



Planning Division

STAFF REPORT**Planning Commission Meeting: June 8, 2020**

Application:	FP20-0006: Final Plat for Courts at Stonebridge, First Plat		
Location:	Northeast corner of W. 168 th Terrace and W. 169 th Place		
Owner/Applicant:	Brian Rodrock; Stonebridge Land & Cattle		
Engineer:	Tim Tucker, P.E.; Phelps Engineering, Inc.		
Staff Contact:	Zachary Moore, Planner II		
Site Area:	<u>6.03± acres</u>	Use:	<u>Multi-Family Residential Townhomes</u>
Tracts:	<u>1</u>	Current Zoning:	<u>R-3 (Residential Low-Density Multifamily)</u>

1. Comments:

The following application is a final plat for Courts at Stonebridge, First Plat. This plat will dedicate public street right-of-way, dedicate public easements, and establish Tract A. Tract A is dedicated to be used for the future development of townhomes, in addition to homeowner amenities, landscaping, monument signs, and private open space. The subject property was rezoned to the R-3 District in April 2020 with an associated preliminary site development plan which included 25 townhome units on the subject property.

The applicant has also submitted a final site development plan (PAR20-0020) which is currently under staff review. The property has never been platted previously, and must be platted prior to the issuance of any building permits.

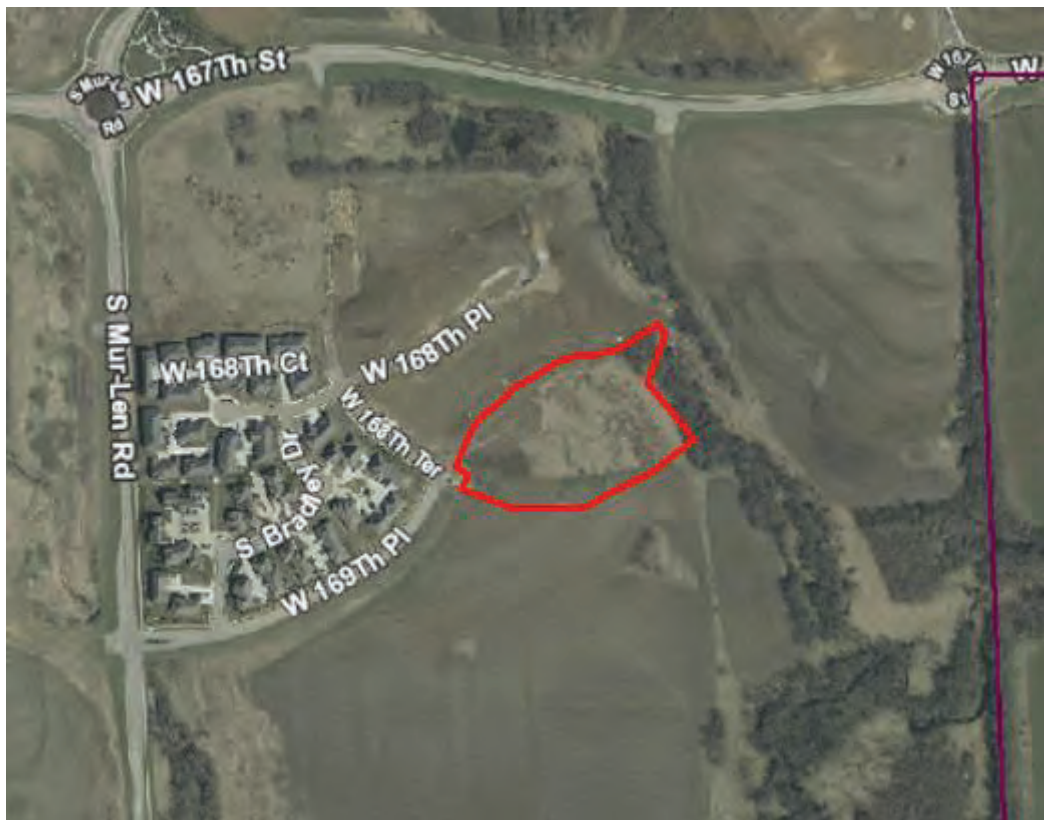
2. Plat Review:

- a. **Lots/Tracts** – The plat includes one common tract approximately 4.28± acres in size. There are no lots within this plat, however, future plats will be submitted to plat each individual townhome unit and to divide them for private ownership.
- b. **Public Utilities** – The subject property is located within the Johnson County Wastewater and WaterOne service areas. Drainage Easements (D/E), Sanitary Sewer Easements (S/E), and Utility Easements (U/E) will be dedicated with this final plat.
- c. **Streets/Right-of-Way** – Fifty (50) feet of right-of-way for Bell Road, a local roadway, will be dedicated with this plat, providing roadway access to all future townhomes in the development. Sixty (60) feet of right-of-way for W. 169th Terrace, a collector

roadway, will also be dedicated along the southern plat boundary to provide future east/west access.



View of the subject property, looking east

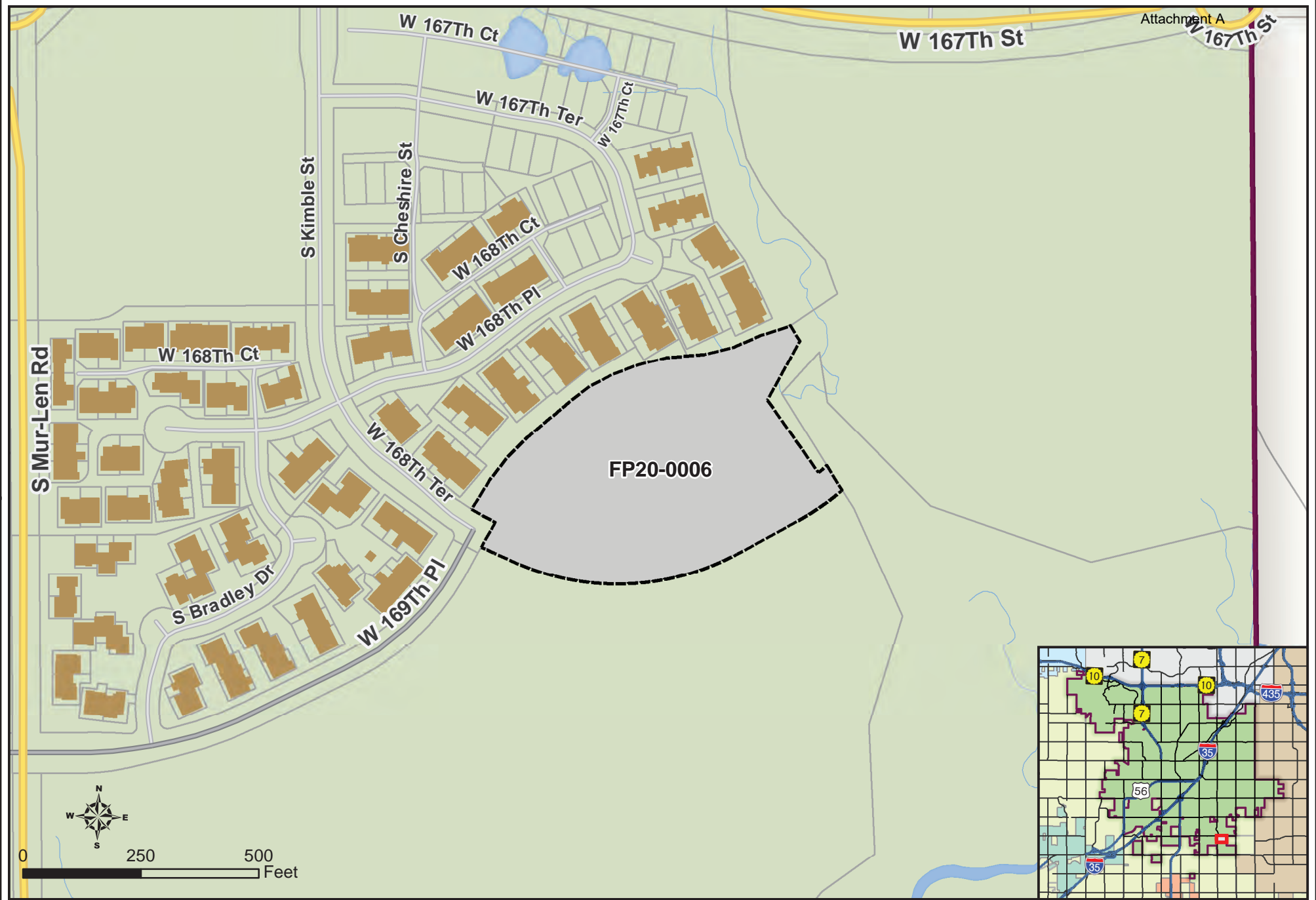


Aerial view of site outlined in red

3. Staff Recommendation:

Staff recommends approval of FP20-0006, final plat for Courts at Stonebridge, First Plat with the following stipulations:

1. Prior to recording the plat, a digital file of the final plat (.pdf format) must be submitted to the Planning Division.
2. Prior to recording, the plat must reflect any applicable stormwater treatment facilities and a Stream Corridor Maintenance Agreement must be submitted to the Public Works Department.
3. Prior to the issuance of building permits, this development must meet Title 17 Stormwater quality treatment requirements, along with approval of a final stormwater management plan.
4. Prior to recording the plat, the street labeled as W. 169th Terrace must be renamed W. 168th Terrace.
5. Above ground electrical equipment and telephone cabinets must be placed in the rear yard.
6. All new on-site wiring and cables must be placed underground.
7. Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities' meter banks and coolers must be screened from public view, either with three-sided landscaping or with an architectural treatment compatible with the buildings.



COURTS AT STONEBRIDGE, 1ST PLAT
FP20-0006



User: JaredMD
Date: 06/02/2020



FINAL PLAT OF
COURTS AT STONEBRIDGE, FIRST PLAT

A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER
SECTION 20, TOWNSHIP 14 SOUTH, RANGE 24 EAST, IN THE
CITY OF OLATHE, JOHNSON COUNTY, KANSAS

LEGAL DESCRIPTION
All that part of the Northwest Quarter of Section 20, Township 14 South, Range 24 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of said Section 20; thence S 88°01'38" W, along the North line of the Northwest Quarter of said Section 20, a distance of 973.15 feet; thence S 17°02'22" E, perpendicular to the last described course, a distance of 712.52 feet to a point on the Southern plat line of the COURTS AT FAIRFIELD VILLAGE, FIFTH PLAT, a plat subdivision of land in the City of Olathe, Johnson County, Kansas, said point also being the point of beginning; thence S 33°33'47" W, a distance of 38.35 feet; thence S 26°36'43" W, a distance of 143.20 feet; thence S 37°02'42" E, a distance of 188.13 feet; thence Northeastery on a curve to the left, said curve having an initial tangent bearing of N 48°34'41" E and a radius of 470.00 feet, on an arc distance of 110.7 feet; thence N 47°13'41" E, a distance of 12.10 feet; thence S 34°00'05" E, a distance of 60.71 feet; thence S 47°13'41" W, a distance of 2.84 feet; thence Southeastery on a curve to the right, said curve being tangent to the last described course and having a radius of 530.00 feet, on an arc distance of 114.15 feet; thence S 39°34'07" W, a distance of 34.07 feet; thence Westerly on a curve to the right, said curve being tangent to the last described course and having a radius of 530.00 feet, on an arc distance of 484.99 feet; thence N 68°00'04" W, a distance of 49.38 feet; thence Westerly on a curve to the right, said curve being tangent to the last described course and having a radius of 680.00 feet, on an arc distance of 30.54 feet to a point on the Eastern plat line of the COURTS AT FAIRFIELD VILLAGE, SECOND PLAT, a plat subdivision of land in the City of Olathe, Johnson County, Kansas, thence along the Eastern plat line of said THE COURTS AT FAIRFIELD VILLAGE, SECOND PLAT, for the following three (3) courses; thence N 27°05'19" E, a distance of 59.33 feet; thence N 62°54'41" W, a distance of 30.00 feet; thence Northeastery on a curve to the right, said curve being tangent to the last described course and having a radius of 620.00 feet, on an arc distance of 26.69 feet to the Southeast most corner of the COURTS AT FAIRFIELD VILLAGE, THIRD PLAT, a plat subdivision of land in the City of Olathe, Johnson County, Kansas; thence along the Southern plat line of said THE COURTS AT FAIRFIELD VILLAGE, THIRD PLAT, for the following nine (9) courses; thence N 25°53'03" E, a distance of 72.71 feet; thence N 36°08'20" E, a distance of 60.02 feet; thence N 43°02'51" E, a distance of 60.63 feet; thence N 47°37'57" E, a distance of 115.04 feet; thence N 49°08'00" E, a distance of 53.73 feet; thence N 60°48'30" E, a distance of 56.00 feet; thence N 67°19'22" E, a distance of 57.92 feet; thence N 74°02'59" E, a distance of 61.06 feet; thence N 82°46'26" E, a distance of 45.01 feet to the Southeast plat corner of said THE COURTS AT FAIRFIELD VILLAGE, THIRD PLAT, said point also being the Southwest plat corner of the COURTS AT FAIRFIELD VILLAGE, FIFTH PLAT; thence along the Southern plat line of said THE COURTS AT FAIRFIELD VILLAGE, FIFTH PLAT, for the following five (5) courses; thence N 82°46'26" E, a distance of 36.28 feet; thence N 74°03'50" E, a distance of 63.84 feet; thence N 64°39'57" E, a distance of 61.05 feet; thence N 70°13'37" E, a distance of 62.80 feet; thence N 54°02'57" E, a distance of 4.66 feet to the point of beginning, containing 6.0317 acres, more or less, of unplatted land.

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "COURTS AT STONEBRIDGE, FIRST PLAT".

DEDICATION

The undersigned proprietors of said property shown on this plat do hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on this plat as streets, terraces, paces, roads, drives, lanes, parkways, avenues and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietors hereby disavow and agree to indemnify the City of Olathe, Johnson County, Kansas, from any expense incurred in the relocation of any such existing utility installations within said prior easements.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, surface drainage facilities, subsurface drainage facilities, and similar facilities, upon, over, and under these areas outlined and designated on this plat as "Drainage Easement" or "D/E" is hereby granted to the City of Olathe, Kansas.

An easement to lay, construct, maintain, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress and egress, over and through those areas designated as "Sanitary Sewer Easement" or "S/S" on this plat, together with the right of ingress and egress over and through adjoining land as may be reasonably necessary to access said easement and to hereby dedicated to the Consolidated Main Sewer District of Johnson County, Kansas or their assigns. Alteration of land contours will be permitted only with the express written approval of JCM. Any placing of improvements or planting of trees on said permanent right-of-way will be done at the risk of subsequent damage thereto without compensation therefor.

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, pipes, wires, surface drainage facilities, ducts, cables, etc., upon, over and under those areas outlined herein and designated on this plat as "U/E" or "Utility Easement".

Notice: This site includes Stormwater Treatment Facilities, as defined and regulated in the Olathe Municipal Code. Restrictions on the use or alteration of the said facilities may apply.

STREAM CORRIDOR NOTICE
This property is located within or contains a Stream Corridor, as defined and regulated in the City of Olathe, Kansas, Municipal Code. Restrictions on the use or alteration of land within the Stream Corridor may apply. This property is also subject to the obligations and requirements of the Stream Corridor Maintenance Agreement (SCMA) approved by the City.

Tract "A" shall be owned and maintained by Stonebridge Courts Homes Association. Said tract is intended to be used for future development of future townhomes and homeowner amenities, landscaping, monuments and private open space.

CONSENT TO LEVY

The undersigned proprietors of the above described land hereby agree and consent that the Board of County Commissioners of Johnson County, Kansas, and the City of Olathe, Johnson County, Kansas, shall have the power to release said land proposed to be dedicated to public ways and thoroughfares, or parts thereof, for public use, from the lien of any special assessments, to the extent the amount of unpaid special assessments on such land so dedicated, shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated public way or thoroughfare.

EXECUTION

IN TESTIMONY WHEREOF, Stonebridge Partners, LLC, has caused this instrument to be executed on this ____ day of ____.

Stonebridge Partners, LLC

By: Brian Rodrock, Manager

ACKNOWLEDGMENT

STATE OF KANSAS)
COUNTY OF JOHNSON) SS

BE IT REMEMBERED that on this ____ day of ____, 20____, before me, the undersigned, a Notary Public in and for said County and State, came Brian Rodrock, Manager of Stonebridge Partners, LLC, who is personally known to me to be such person who executed, as such officer, the within instrument on behalf of said partnership, and such person duly acknowledged the execution of the same to be the act and deed of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public: _____ My Appointment Expires: _____

Print Name: _____

APPROVALS

Approved by the Planning Commission of the City of Olathe, Johnson County, Kansas, this ____ day of ____, 20____.

Chairman: C.S. Vokas

Approved by the Governing Body of the City of Olathe, Kansas, this ____ day of ____, 20____.

Attest: _____

Mayor: Michael E. Copeland City Clerk: Brenda D. Long

L. THOMAS D. PHELPS, HEREBY CERTIFY THAT IN MARCH 2024, I OR SOMEONE UNDER MY DIRECT SUPERVISION HAVE MADE A SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND AND THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS PLAT.

BY: THOMAS D. PHELPS, KS LS-1075 LAND SURVEYOR

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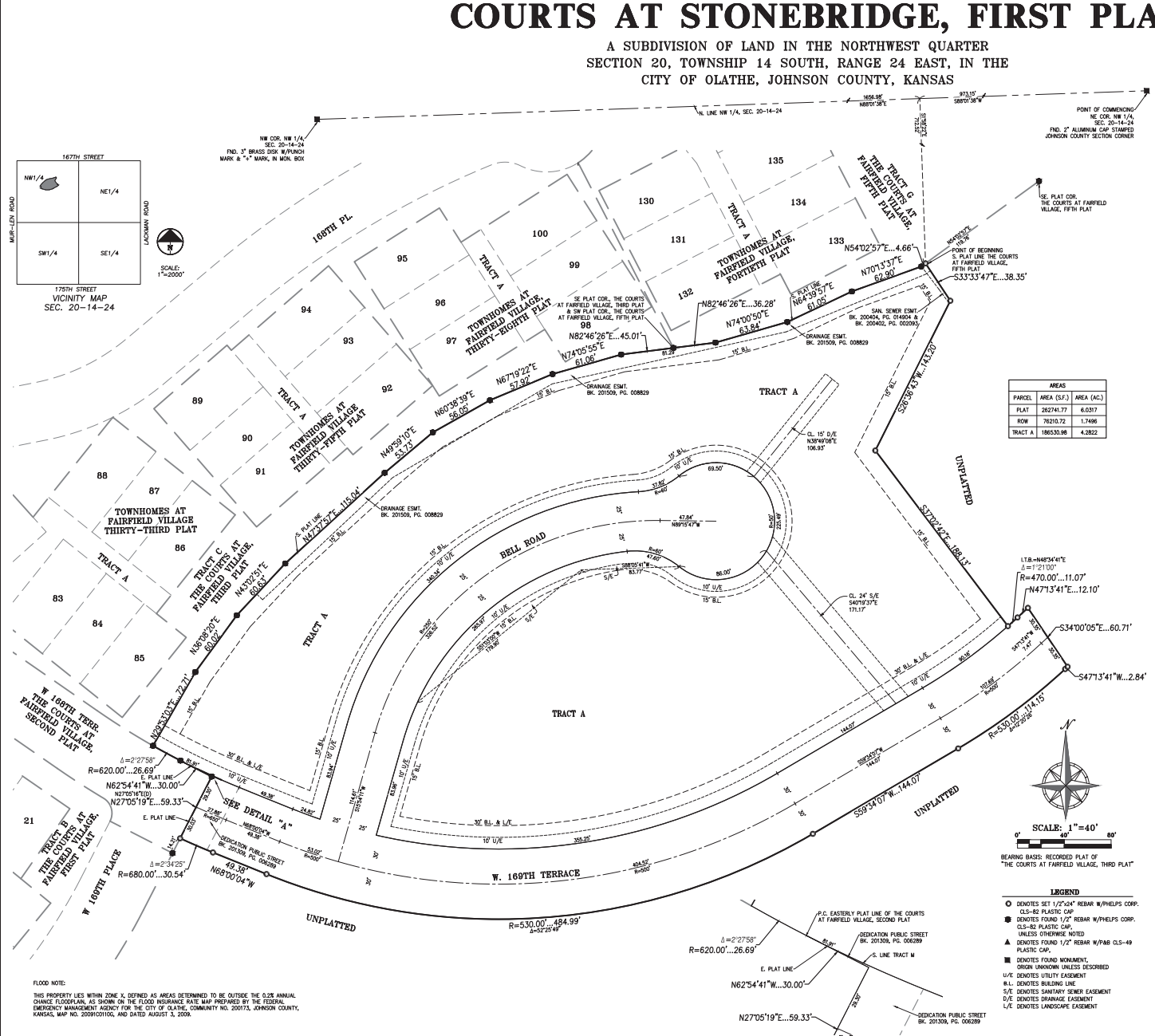
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FLOOD NOTE:
THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCED FLOODPLAIN. NO SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, MAP NO. 2009IC0100, AND DATED AUGUST 3, 2009.