

**JOHNSON COUNTY PLANNING COMMISSION**

Johnson County Administration Building,  
111 South Cherry Street, Olathe, Kansas

**Conference Room 200 -- Lower Level Administration Building**

**MEETING AGENDA**

**Tuesday, July 28, 2009**

**5:45 P.M.**

**I. CALL TO ORDER**

**II. APPROVAL OF AGENDA**

**III. CONSIDER MINUTES OF PREVIOUS PLANNING COMMISSION MEETING**

June 23, 2009, Meeting Minutes. *Recommendation:* Approval.

**IV. PUBLIC HEARING – CONTINUED FROM JUNE 23, 2009: CARNP UPDATE**

As directed by the Board of County Commissioners, continue a public hearing from June 23, 2009, to receive comments, discuss, and consider amending the *Comprehensive Arterial Road Network Plan (CARNP)* to: 1) remove the “corridor to be determined” study area shown in the southeast portion of Johnson County, and 2) establish a CARNP Type I designation of 179<sup>th</sup> Street between Metcalf and Nall avenues. And, also consider establishing a CARNP Type I designations on 183rd Street as a complete connection between Nall Avenue and Mission Road, and on Nall Avenue as a complete connection between 167th Street and 175th Street.

*Recommendation:* Forward a recommendation to the Board of County Commissioners to amend CARNP to: 1) remove the “corridor to be determined” study area shown in the southeast portion of Johnson County, and 2) establish a CARNP Type I designation of 179<sup>th</sup> Street between Metcalf and Nall avenues, 3) establish a CARNP Type I designation on 183rd Street as a complete connection between Nall Avenue and Mission Road, and 4) establish a CARNP Type I designation on Nall Avenue as a complete connection between 167th Street and 175th Street.

**V. PUBLIC HEARING: ZONING AND SUBDIVISION REGULATION CHANGES**

Conduct a public hearing to receive comments, discuss, and consider changes to the *Johnson County Zoning and Subdivision Regulations*, including, among other things, the following:

1. Change Article 14, Section 4 (G)(2) and Section 5 (G)(2), to allow building coverage percentages in the PEC-3 and PEC-4 Zoning Districts to be fifty percent of the land parcel area instead of limiting development to Floor Area Ratios (F.A.R.) of .30.

2. To coordinate with the adopted NPDES Regulations:
  - a. Change Sections 3, 6 and 11(E) of Article 15 (Development Plan Procedures);
  - b. Change Section 3(A)(3) of Article 19 (Off-Street Parking Requirements);
  - c. Change Sections 3(J), 4(G), and 4(I) of Article 26 (Preliminary Plat Analysis Reports);
  - d. Change Section 3(B)(3)(c), add a new item (d) to Section 3(B)(3), change Section 4(G), and change Section 5 of Article 27 (Supplementary Subdivision Procedures and Requirements); and
  - e. Change Section 3(B)(8), Section 4(B)(1)(e), (f), and (g), and Section 5(A)(1) of Article 30 (Minimum Subdivision Standards).
3. Correct typographical items in Article 30 (Minimum Subdivision Standards).
4. Change Article 27, Section 5 (Plat Exceptions), to clarify the use of the term “size.”
5. Change Article 30, Section 3 (B)(3) to clarify the setbacks required when a lot abuts more than one street.
6. Change Article 31, Section 3(B) by amending the street-type terminology utilized in the text to match the terms used in the County’s Street Standards and thereby clarify the minimum street requirements.

*Recommendation:* Hold public hearing, review, and make changes as needed and have staff forward recommended changes to the Board of County Commissioners to consider as amendments to the Regulations.

## **VI. REVIEW PROPOSAL TO ATTACH LANDS TO RURAL WATER DISTRICT NO. 7**

In accordance with state statutes, consider whether there are any incompatibilities between the proposed expansion of Rural Water District No. 7 and the *Johnson County Rural Comprehensive Plan*. *Recommendation:* Forward a finding to the Board of County Commissioners that the proposed expansion of Rural Water District No. 7 is compatible with the *Johnson County Rural Comprehensive Plan*.

## **VII. FUTURE ZONING REGULATION CHANGES**

Discuss other possible changes to the Zoning Regulations, including: 1) a CUP for only very limited light manufacturing/assembly in the RUR District, 2) allowing for rule exceptions from the County’s zoning regulations, and 3) modifying the co-location requirements for communication towers and the landscaping requirements. *Recommendation:* No action at this time.

**VIII. UPDATES/OTHER BUSINESS**

- a. New Flood Plain Regulations
- b. New Century AirCenter Plan
- c. BNSF
- d. Overland Park Planning – West Aubry Study Area
- e. Other

**IX. ADJOURNMENT**

**The next regularly scheduled Planning Commission meeting will be Tuesday, August 25, 2009, at 5:45 p.m.**