

Johnson County Planning Department

Planned Zoning Districts

A guide through the development plan process in unincorporated areas of Johnson County, Kansas.

This document is for informational use only and should not be substituted in lieu of the *Johnson County Zoning and Subdivision Regulations*.

What is Planned Zoning?

Planned zoning districts promote flexibility and innovation in design through the preservation of natural site features and open spaces. Commercial and employment center development should be limited and must be carefully planned to be compatible with residential areas.

Purpose

The objectives of Planned Zoning Districts are set forth in the *Johnson County Zoning and Subdivision Regulations* (Regulations) and include:

- Promoting and encouraging innovation in residential growth;
- Providing for careful planned retail, business, and employment centers conveniently located to housing;
- Allowing a variety of designs and layouts to better complement residential areas;
- Maintaining the overall intensity of uses and development patterns consistent with the adopted comprehensive plan;
- Conserving open space by incorporating such spaces in development plans; and
- Providing greater opportunities for better housing, recreation, and convenient retail, business and employment center facilities.

Application Requirements

To apply for planned development zoning, the applicant must submit the following information or items to the Johnson County Department of Planning, Development and Codes.

1. Verification of lot conformance with zoning district.
2. Completed application form.
3. Legal description of the property.
4. Payment of the required review fees for Preliminary and Final Development Plans.
5. "Letter of authorization," if the applicant is not the legal owner of the property.
6. List of the owners of all properties within 1,000 feet of the subject property. This list must be completed by a licensed abstractor or title company. **The abstractor shall**

certify that the list is consistent with the identified owners of record filed with the Johnson County Department of Records and Tax Administration.

7. Twelve copies of the site layout drawing(s) and one reduced-scale copy no larger than 11"x17".
8. The posting of a "Public Hearing Notice" sign within 48 hours of filing the application and completion of a sign certification form. (Sign supplied by the Johnson County Department of Planning, Development, and Codes.)
9. Attendance at the appropriate Zoning Board Hearing.

Application forms, detailed instructions, and other related information should be obtained from the Johnson County Department of Planning, Development, and Codes.

The Time Frame

Depending upon whether the Preliminary and Final Development Plan applications are submitted simultaneously, the process may take 60 to 120 days from the date of application to final approval by the Board of County Commissioners (BOCC).

The process, however, can take an additional 30 to 90 days if either party requests an extension or if the BOCC asks the Zoning Board to reconsider the application.

Planned Zoning Districts

The following planned zoning districts are established in the Regulations.

Residential Districts

- Planned Rural District (PRUR)
- Planned Residential Low Density (PRLD)
- Planned Residential Neighborhood (PRN2 and PRN-1)
- Planned Urban Single-Family (PRU-1A and PUR-1B)
- Planned Residential Two-Family (PRU-2)
- Planned Residential Urban Townhouse (PRU-3)
- Planned Residential Urban Apartment (PRU-4)
- Planned Residential Manufactured Home (PRMHP and PRMHS)

Commercial Districts

- Planned Limited Retail Business District (PRB1-A)
- Planned Rural Retail Business (PRB-1)
- Planned Residential Neighborhood Retail Business (PRB-2)
- Planned Urban Neighborhood Retail Business (PRB-3)
- Planned Adult Entertainment (PAE)

Employment Center Districts

- Planned Research and Development Park (PEC-1)
- Planned Research, Development, and Office Park (PEC-2)
- Planned Research, Development, and Light Industrial Park (PEC-3)

Compliance between Preliminary and Final Development Plans

The Final Development Plan must substantially comply with the Preliminary Development Plan, previously approved. The Zoning Administrator or his designee reviews the Final Development Plan and determines whether it complies with elements of the Preliminary Development Plan. The following guidelines are used in determining compliance:

1. Gross development density does not vary by more than 5%.
2. Open spaces, screening or buffering does not vary to reduce open space separations suggested in the preliminary plan.
3. Area of open space is not reduced by more than 10%.
4. Location of any building or structure shall not significantly vary.
5. The floor areas for nonresidential use does not increase by more than 10%.
6. The total ground area covered by buildings shall not increase more than 5%.
7. The height of structures shall not vary by more than 5 ft.
8. The location of any main entrance driveway shall not be varied more than 100 feet from its proposed location.

Other Important Information

For the Planned Residential Districts, the Preliminary Development Plan also serves as a Preliminary Plat for the property and must meet Preliminary Plat requirements. Likewise, the Final Development Plan serves as the Final Plat and must meet Final Plat requirements. For non-residential development, a separate platting process is required.

Applications initially satisfying all Preliminary and Final Development Plan requirements and procedures, may be submitted with a request for simultaneous processing. Such a single-stage development plan review process, however, may not necessarily result in shortened processing and review times if revisions or refinements are required.

The applicant must file a Final Development Plan for at least the first phase of the development **within one year** of the BOCC's approval of the Preliminary Development Plan. Failure to do so will cause the approved Preliminary Development Plan to become null and void unless a time extension, limited to twelve months, is applied for by the applicant and granted by the BOCC.

Criteria Considered

Three categories of standards are applied for development plans in order to ensure the compatible use of land.

The following categories of standards are used in determining appropriateness of development plans. These standards are contained in the Regulations.

Performance Standards

Performance Standards in the following categories must be met in the Planned Zoning Districts:

- Refuse
- Exterior Storage
- Screening
- Glare
- Explosives
- Odors
- Vibration
- Environmental Protection
- Radiation and Electrical Emissions

Minimum Infrastructure Requirements

Each planned district has “Minimum Infrastructure Requirements” that set forth minimum standards for the elements of development such as proximity to fire stations, quality of roads, adequacy of storm drainage, type of wastewater disposal, water supply, schools, parks, recreation facilities and open space.

General Standards

Traffic
Outdoor Signs
Landscaping
Buildings and site layout
Drainage
Bulk, area, height

For More Information

Johnson County Web Page: www.jocogov.org
Johnson County Department of Planning, Development, and Codes Web Page:
<http://planning.jocogov.org>

Or to Johnson County, Kansas
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