

PART I Appendix A: Previous Plans for the Unincorporated Area

1982/1986 Plan (Resolution No. 071-86)

The County Planning Commission created the first plan devoted to the entire unincorporated area in 1982. Called the "Land Use Guide Plan," this document, however, was never formally adopted. Using the draft 1982 plan and previous studies and reports as background, as recommended by the County Planning Commission, the Board of County Commissioners officially adopted the first plan for the unincorporated portion of the County on June 26, 1986. The principal changes from the earlier draft 1982 document were:

1. The 1986 plan more completely reflected growth patterns of the respective cities in Johnson County and recognized that, historically, most urban development in Johnson County has occurred under city jurisdiction. The 1986 plan recognized that it is an appropriate public policy for such a municipal role to continue in the future.
2. The method for growth management and guidance for zoning decisions were simplified in the 1986 plan to make it a more useful tool for Zoning Board and Board of County Commissioner actions on individual zoning applications.
3. Pending the completion of future detailed studies of selected growth corridors or areas, the 1986 plan incorporated a strong program of rural preservation by discouraging scattered, unplanned development in rural areas.
4. The text of the 1986 plan was shortened and streamlined in comparison to the 1982 draft plan in an attempt to be concise, readable, and understandable.
5. A 1983 policy proposal initially considered by the Board of County Commissioners and adopted in the 1986 Plan proposed that a range of densities continue to be anticipated in the rural area. The policy recognized that an additional zoning district was needed to reflect large-lot, low-density residential developments that are smaller than agricultural units but less concentrated than subdivisions of two-acre or one-acre lots.
6. The Plan called for a 40-acre standard lot size and a 10-acre optional lot size in the Rural Policy Area. However, Zoning and Subdivision Regulations require 40-acre minimum lot sizes never were adopted.
7. The Plan supported new development standards, including street paving and

Appendix A – Previous Plans for the Unincorporated Area

other subdivision improvements.

Annual reviews of the plan adopted in 1986 identified topics for further study and consideration, and determined that changes to the plan should be coordinated with the adoption of revised Zoning and Subdivision Regulations.

1991 Plan Update (Resolution No. 081-91)

In summary, the major refinements made to the Plan on August 22, 1991 include the addition of the following:

1. Updated development and demographic trend data.
2. Updated existing land use maps.
3. Specific plan for the Aubry-Stilwell area.
4. Updated and refined future land use maps.
5. Additional reference and background data included directly in the plan.
6. The 40-acre standard lot size policy recommended in the 1986 Plan was changed to a 10-acre minimum lot size for development in the Rural Policy Area.

1994 Plan Update (Resolution No. 020-94)

The March 17, 1994 changes to the Plan included the addition of the

Johnson County Executive Airport Comprehensive Compatibility Plan and the addition of the Johnson County Industrial Airport Comprehensive Compatibility Plan as new Parts 3 and 4 of the Plan. (Note: the Johnson County Industrial Airport was renamed the New Century AirCenter later in 1994.) A major accomplishment in 1994 was adoption of new Zoning and Subdivision Regulations.

1996 Plan Update (Resolution No. 013-96)

The February 8, 1996 Plan update included:

1. Further updated development and demographic trend data.
2. Refinements with respect to a 2-acre minimum lot size for residential lots not served by sanitary sewers.
3. The Blue Valley Area Plan was created for the Urban Fringe Area south of Overland Park, incorporating also what was the Aubry-Stilwell Area Plan, into new Part 5 of the Plan, along with associated changes in Part 1 of the Plan.
4. Goals and Objectives for the K-10 Corridor as a new Part 6 of the Plan.

Appendix A – Previous Plans for the Unincorporated Area

1998 Plan Update (Resolution Nos. 078-98 and 079-98)

The July 23, 1998 Plan updates included adoption to two separate Area Plans as follows:

1. Woodland Road Corridor Plan.
2. Sunflower Army Ammunition Conceptual Land Use Plan.

2000 Plan Update (Resolution No. 052-00)

The June 15, 2000, changes to the Plan included the addition of the Lone Elm Vicinity Plan. The Lone Elm Vicinity Plan was created for a portion of the Urban Fringe Area south of Olathe, south to approximately 183 Street, between Clare Road and approximately one-half mile east of U.S. 169 Highway.

1999 Plan Update (Resolution No. 068-99)

The July 29, 1999 Plan updates are summarized as follows:

1. Clarifications that the Plan encourages in all three land use policy areas conservation/open space subdivisions that maintain large areas as permanent open space or in reserve for development in the future when it becomes appropriate.
2. Refinements to enable conservation/open space subdivisions as an optional development density in the Rural Policy Area.
3. Clarifications that the Plan supports and, in some cases, encourages clustered, neo-traditional residential developments in conservation/open space subdivisions.
4. Changes to the Blue Valley Plan.