

PART I Appendix B: Outline of Public Participation

The following is a general summary of some of the major topics and comments made at the four public workshops held in conjunction with the preparation of the Plan. These workshops were held in different locations throughout the County to obtain as broad as possible perspective of citizen's views on how they would like to see growth managed within the unincorporated area.

Throughout these workshop discussions there were some conflicting views expressed regarding the extent of development that should be allowed (e.g., density, land uses, appearance) and where development should be allowed to occur. The general consensus, however, was that development within the unincorporated area should continue at its current relatively modest rate (averaging approximately 100 residential building permits per year) to be primarily low-density (1 dwelling unit per 10 acres), to the extent reasonable the rural character and open spaces should be preserved, public resources should be wisely allocated, and development should be directed to locations where there is adequate infrastructure available to support it.

The information obtained from these workshops was used to assess the public's perception about current development trends and issues as well as used as a basis for formulating proposed goals, policies, and actions steps. The conflicting views that were expressed were noted and considered throughout the planning process but have not necessarily been included in the Plan.

- **Workshop #1 – July 23, 2001 at Johnson County Community College.** Citizens provided input on the strengths and weaknesses in rural Johnson County.

Results: The key issues identified were preserving green space, very low density (1 dwelling unit per 10 acres), and guiding growth. The County's strengths were perceived to be parkland dedication regulations, public input, services provided, grid road system, and the flexibility of the County's current Plan document. Weaknesses identified included insufficient monitoring and support for existing regulations, the perception that cities have disproportionate influence over rural residents, the regulations do not adequately contain sprawl, development is not paying its share of needed public infrastructure, failure to approve the transportation corridor (no 21st Century Parkway), and the too frequent waiving of minimum infrastructure requirements.

- **Workshop #2 – October 1, 2001 at the Sprint/North Supply Building (600 New Century AirCenter).** The public participants at the workshop prepared and prioritized a list of guiding principles. They also critiqued the first draft of alternative future development scenarios.

Results: Some of the guiding principles receiving the highest scores were:

Appendix B – Outline for Public Participation

- New development should be restricted in the unincorporated area and new development should primarily occur within existing municipalities.
- Environmentally sensitive areas including stream valleys, steep slopes, wetlands, forest cover, and native prairies should be heavily protected from development to preserve and protect greenways and buffers should be required between developed areas.
- Only lots of 10 acres and greater should be considered as being rural in character.

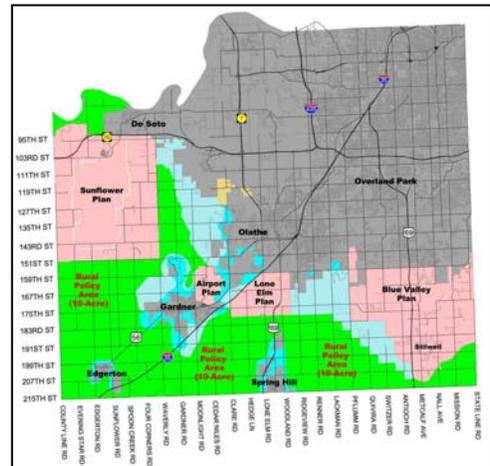
- **Workshop #3 – December 3, 2001 at De Soto High School.** At this workshop, attending members of the public were presented maps and detailed scenarios regarding the possible outcomes of different growth scenarios. They were given questionnaires and asked which scenarios they found the most acceptable.

Results: Four scenarios or depictions of how the unincorporated area might evolve were prepared. Each scenario was based on a different set of assumptions. The scenarios were then presented to the public for comparison.

The four scenarios are summarized below. A copy of the scenario descriptions and questionnaire used at workshop #3 is provided included at the end of this Appendix.

1. Current Plan Scenario – With the County’s current Plan document, cities will continue to grow, gradually suburbanizing Johnson County. In the next 20 years, as you drive from the cities into the unincorporated area, you will first see single-family homes on 3 acre lots. Then as you drive further, you will see houses on 10-acre lots mixed with some areas of open space and farms.

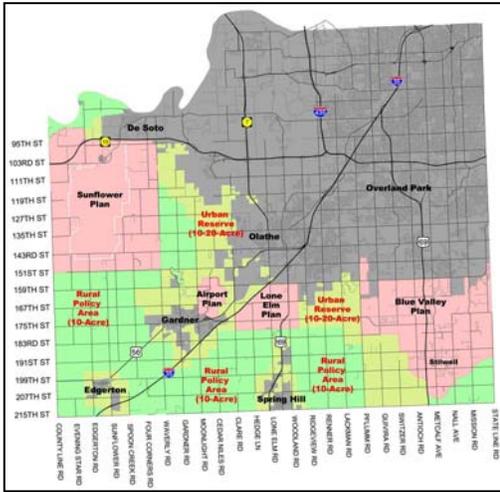
CURRENT PLAN SCENARIO



2. Urban Reserve Scenario – In the next 20 years, as you drive from the suburbs into the unincorporated area, you will see areas open for suburban expansion. Development will be encouraged to occur within and in cooperation with city expansion. Areas adjacent to cities will develop according to joint city-county plans. If there are no joint plans, development will consist of residences on 10 to 20 acre lots until annexed into cities.

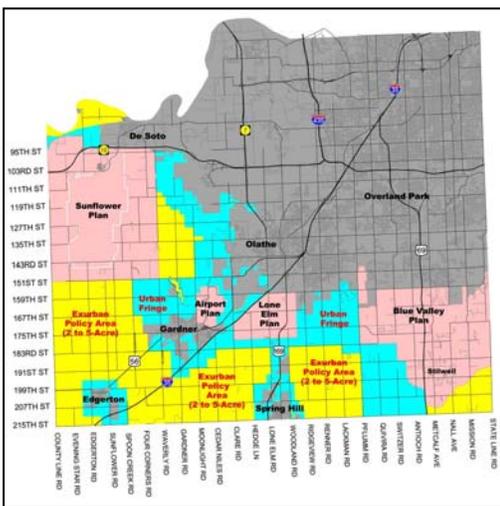
Appendix B – Outline for Public Participation

URBAN RESERVE SCENARIO



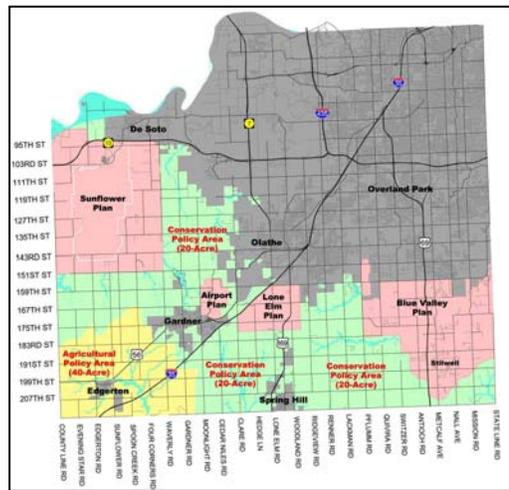
3. Exurban Reserve Scenario – In the next 20 years, as you drive from the suburbs into the unincorporated area, you will see areas reserved for suburban expansion. As you proceed, you will see exurban development that consists of numerous existing and developing subdivisions with single-family homes on 2 to 3-acre lots scattered throughout the area. Natural open spaces and farms will continue to exist, but at a much lesser degree than today.

EXURBAN SCENARIO



4. Conservation Development Scenario – In the next 20 years, as you drive through the unincorporated area leaving the suburbs behind, you will see residences on 20-acre lots and some smaller lots clustered together preserving large areas of open space. As you reach the extreme southwest corner of the County, you will see 40-acre or larger farms.

CONSERVATION DEVELOPMENT SCENARIO



Development examples were provided to the public to illustrate the key differences between the scenarios, particularly the Current Plan and the Exurban Plan.

“Exurban” Development Pattern



Appendix B – Outline for Public Participation

The first example above, “Exurban” Development Pattern, illustrate what the County could look like if policies changed to allow a range of residential densities everywhere if the Exurban Scenario were adopted.

The second example below, “Planned Rural” Development Pattern, illustrates the concept of clustering similar residential densities and preservation of open space. This development pattern could be achieved with either the Urban Reserve or the Conservation scenarios through different implementation mechanisms. The Current Plan blends the best of both principals by modify the current plan and policies.

“Planned Rural” Development Pattern



When the questionnaires about the scenarios were tabulated the information was used to guide the preparation of draft alternative land use plans. The public then reviewed these alternative land use plans.

- **Workshop #4 – April 30, 2002 at the Oxford Middle School in Overland Park.** Citizens provided comments and completed questionnaires regarding goals contained in the County’s current Plan document and two possible versions of the Future Land Use Map. The scenario proposals

were based on a blending of the Urban Reserve and Conservation Development Scenarios. One version showed an Urban Reserve Area next to the cities, a Rural 10 Area with 10-acre lots further away from cities, and a Rural 40 Area with 40-acre lots in the southwest corner of the County. The second version simply showed two areas: the Urban Reserve next to the cities and the rest as a Rural Area with 10-acre lots.

Results: The comments and questionnaires showed support for keeping 10-acre lots as the standard for rural Johnson County. The possibility of an area designated for 40 acres was proposed in the southwest corner of the County but was not considered politically viable.

The questionnaire also asked people about the current plan goals along with the policy areas. The suggestions receiving the most favorable responses included equally sharing the costs of infrastructure between the public and private sectors, protecting natural amenities, and conducting more specific joint city/county area plans. The biggest split vote was on whether or not to encourage concentrated development within existing growth areas. The other split votes showed a hesitancy to encourage city expansion into rural areas.