

Johnson County Planning Department

Directory of Development Services

A reference guide of agencies involved in the planning and development process in the unincorporated areas of Johnson County, Kansas.

For More Information:

Visit Johnson County's Web site at www.jocogov.org

Purpose

The following provides a list of regulatory agencies and service bodies involved in the land development process. A brief description of the role of each agency is provided. Property owners and developers interested in developing land in the unincorporated area of Johnson County should contact each of the relevant organizations early in the process to avoid costly delays.

The enclosed information applies only to property located in the unincorporated areas of Johnson County. For property located in any city in Johnson County, please contact the respective city offices.

The following describes general service area boundaries for several utility providers. The descriptions are approximate and are shown in *italics*. Each agency should be directly contacted for exact district boundary lines.

Planning, Zoning and Subdivisions

The Johnson County Planning Department provides information about Land Use trends and projections, Current Zoning, procedures for Rezoning, Platting and Subdividing property, Sign Permits, Airport Area Regulations and Flood Plain Regulations.

For more Information:

Questions should be directed to:

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
Department of Planning, Development, and Codes
County Administration Building
111 S. Cherry Street, Suite 3500

Olathe, Kansas 66061
913-715-2201
913-715-2222 FAX

Building Codes and Contractor Licensing

Building permits within the unincorporated are reviewed and issued by the Building Codes Division of the Johnson County Planning, Development, and Codes Department. The County Codes Division reviews plans, issues building permits, conducts building and fire inspections, and provides information about building and fire code requirements for all residential or nonresidential construction projects. The Codes Division also issues and monitors contractor licenses for Johnson County.

For more Information: <http://buildingcodes.jocogov.org>

County Administration Building
111 S. Cherry Street, Suite 3500
Olathe, Kansas 66061
913-715-2200
Fax 913-715-2232

Water Availability and Service Connections

Water districts provide information about the availability of drinking water, water pressure, gallons per minute water flow, and service connections procedures and fees.

NOTE: Water lines do not exist to serve *all* of these areas.

Water One

10747 Renner Blvd.
Lenexa, Kansas 66219

South of 47th to 213th and State Line to Clare Road, including some areas within the City of Olathe.

Customer Service 913-895-1800

Rural Water District No. 1

West of Hwy 7 to Corliss and South of 67th to 96th.

Customer Service 913-585-1492

Rural Water District No. 6

202 N. Chestnut
Olathe, Kansas 66061

West of Clare Road and South of 127th.
Customer Service 913-829-1001

Rural Water District No. 7

534 W. Main Street
Gardner, Kansas 66030

West of Clare Road and South of 127th
Customer Service 913-856-7375

Environmental – Septic Systems

The Johnson County Environmental Department provides information about the type, design, and requirements for individual, private, on-site wastewater disposal systems, and issues permits for such systems. The Environmental Department also acts as agents for state licensing procedures.

For more Information: <http://jced.jocogov.org>

Johnson County Environmental Department
11811 South Sunset Drive, Suite 2700
Olathe, Kansas 66061-7061
913-715-6900
Fax 913-715-6970

Sanitary Sewers

The Johnson County Wastewater District manages most of the county public sewer systems. Some cities such as Olathe, have their own separate public sewer system. The Wastewater District of Johnson County issues public sewer hookup permits and can answer questions about the capacity of public treatment plants to handle new development and future Wastewater District expansion plans.

For more Information: <http://www.jcw.org>

Johnson County Wastewater District
11811 South Sunset Drive, Suite 2500
Olathe, Kansas 66061-7061
913-715-8500
Customer Service 715-8590
FAX 913-715-8501, 913-715-8502

**Public Works –
Road Improvements**

The Johnson County Public Works Department maintains rural roads and provides information about driveway permits, right-of-way, road improvements and natural drainage and stormwater system specifications.

For more Information: <http://www.jocogov.org/pubwrks/index.htm>

Johnson County Public Works
1800 W. 56 Hwy
Olathe, Kansas 66061
913-715-8300
FAX 913-715-2453

Johnson County Transit – Public Transportation

The Johnson County Transit Department manages public transportation (The *JO*) and *Special Edition*, transportation for senior citizens.

For more Information: <http://www.jocogov.org/pubwrks/index.htm>

Johnson County Transit
1701 W. 56 Hwy
Olathe, Kansas 66061
913-782-2210
Fax 913-715-2475

Maps

Automated Information Mapping System (AIMS) provides a flexible mapping system that supplies accurate map information designed to meet the individual needs of customers. Information that can be obtained from AIMS maps includes aerial photography of property, road layout, elevations, and lot configurations based on legal descriptions.

For more Information: <http://aims.jocogov.org>

111 South Cherry Street, Suite 2000
Olathe, Kansas 66061
913-715-1600
Fax 913-715-2251

Natural Gas Utilities

Note: Natural gas lines do not exist to serve all areas.

Kansas Gas Service Company

*South of 159th and West of Moonlight Road
East of Switzer and South of 135th*
Customer Service (Toll free) 1-800-794-6106

Atmos Energy Company

*South of 119th, excluding KPL service areas
North of 119th and West of Clare Road*
Customer Service (Toll free) 1-888-442-1313

Electrical Utilities

Note: Electrical lines do not exist to serve all locations.

KPL

North of 127th and along US169 Highway
Administration Office
Customer Service (Toll free) 1-800-794-4780

KCPL

South of 127th
Customer Service 816-471-5275

Parks and Recreation

Open space dedication to the Johnson County Parks and Recreation District may be required as a condition of the subdivision of land. Information concerning the location and arrangement of dedicated or reserved land can be obtained from the Planning Department.

For more Information: <http://www.jcprd.com>

Johnson County Park and Recreation District
7900 Renner Road
Shawnee, Kansas 66219
913-831-3355

Other County Offices

Appraiser
11811 South Sunset Drive, Suite 2100
Olathe, Kansas 66061-7061
913-715-9000

Department of Records and Tax Administration 913-715-2300

The County Appraiser, the Department of Records and Tax Administration, and Treasurer all work together to maintain accurate property records. These four separate offices are actively involved in the recording of real estate transactions. Their respective functions include, valuation of property, calculation of tax rates (mill levies), recording deeds, and collection of taxes. In the early spring, the Appraiser's Office notifies each owner of the appraised value for his or her property. In June, the Appraiser certifies the market value to the Department of Records and Tax Administration. In the fall, the Department of Records and Tax Administration Office receives the budgets of the various taxing districts, sets the tax rates (mill levies) for the various districts based on their assessed value and budget requests, and creates the tax roll. The tax roll is then certified to the County Treasurer and bills are sent to the mortgage companies or individual owners to pay the taxes. Law establishes each office's duties.

Department of Records and Tax Administration
County Administration Building, Suite 1200
111 S. Cherry
Olathe, Kansas 66061
913-715-0775

For more Information visit www.jocogov.org

Board of County Commissioners

The Board of County Commissioners (BOCC) is Johnson County's chief governing and policy-making body. The elected chair and six elected district members adopt resolutions and establish the county's annual strategic goals, operating budget and capital improvements plan; select a county manager to oversee daily operations; make decisions related to zoning; and appoint citizen volunteers to committees, agency governing bodies, and advisory panels.

Chair – Annabeth Surbaugh
1st District – C. Edward Peterson
2nd District – Jim Allen
3rd District – David A. Lindstrom
4th District – Dolores Furtado
5th District – Douglas E. Wood
6th District – Calvin Hayden

The Board of County Commissioners meets in public business sessions held at 9:30 a.m., Thursdays, at the Johnson County Administration Building, 111 South Cherry Street, Olathe, Kansas.

For More Information visit www.jocogov.org

Zoning Boards

The Zoning Boards are comprised of residents of unincorporated Johnson County. They are appointed by the Board of County Commissioners to make recommendations on Plats, Rezoning, Development Plans, and Conditional Use Permits.

Johnson County Planning Commission

The Planning Commission is comprised of Johnson County residents both incorporated and unincorporated areas. The members are appointed by the Board of County Commissioners to make recommendations on Future Land Use plans, Zoning and Subdivision Regulations and special studies as assigned.

School Districts

There are five school districts serving the residents of Johnson County:

Olathe Unified School District 233

District Office
14160 Black Bob Road
Olathe, Kansas
913-780-7000

DeSoto Unified School District 232

District Office
35200 W. 91st Street
DeSoto, Kansas 66018
913-583-8300

Gardner-Edgerton-Antioch Unified School District 231

District Office
231 E. Washington
Gardner, Kansas 66030
913-856-7102

Spring Hill Unified School District 230

District Office
101 E. South
Spring Hill, Kansas
913-592-7200

Blue Valley Unified School District 229

District Office
15020 Metcalf Ave.
Overland Park, Kansas
913-681-4000

For More Information

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HISTORY OF JOHNSON COUNTY, KANSAS PLANNING, DEVELOPMENT, AND CODES DEPARTMENT

11/06/03
Revised 11/8/08

The following is a general summary history of the Johnson County Planning, Development, and Codes Department. It should be noted that some of the dates are approximations.

- The Planning Office was formed in 1978 as the Johnson County Community Development Department. John Pierce was the first Director. The department consisted of two divisions, Planning and Zoning headed by David Yearout and Building Codes headed by Jack King. At that time there were three county commissioners: Clay Wirt, John Franke, and Bob Bacon.

The purpose of the new county community development department was to prepare a comprehensive plan for the unincorporated area of Johnson County as well as prepare more uniform zoning regulations and building code requirements for the unincorporated area.

The first office was located on the 7th floor of the Court House for five months and then moved to a former hardware store (next to Mother McGuires) at 117 West Park Street, just south of the courthouse. Connie Schmidt, who was later appointed as the County's Election Commissioner, was one of the first secretaries for the department.

- Prior to 1978 there were nine separate township zoning boards, each with its own set of zoning regulations, own building permit requirements, and own enforcement and review procedures. The nine township zoning boards were:

1. Aubry
2. Gardner
3. Lexington
4. Monticello
5. McCamish
6. Olathe
7. Oxford
8. Shawnee
9. Spring Hill

- In 1979 a Township Liaison Committee (TLC) was established to propose alternatives for better coordinating and reorganizing the zoning and planning functions and operations for the nine separate townships.
- In 1979 the first uniform County Building Codes were adopted and implemented by the Community Development Department.

- In 1982 Johnson County changed its form of government to have a County Administrator and the Community Development Department was reorganized into two separate departments. John Pierce resigned and David Yearout was made director of the Planning and Zoning Department and Jack King made the Building Official of the Building Code division, which was moved to Public Works.
- In 1982 a “land use guide plan” was prepared for the unincorporated area but was never formally adopted.
- On March 1, 1982 the first coordinated zoning regulations were established for each of the separate townships. Each township continued to have its own separate regulations, which were generally uniform with on a few differences in requirements.

Phil Harness, county Counselor and Lyndus Henry, the previous County Counselor assisted with zoning and building code implementation.

- In 1984, Barry Hokanson was appointed Director of the Johnson County Planning Office.
- In 1984 Separate Planning and Zoning State Statues were adopted for Johnson County. The new statute was prepared by David Yearout and Gary Church, of the County’s legal department. The new statute enabled the continuation of the separate township zoning boards along the establishment of a single planning commission for the unincorporated area, with at least one representative from each zoning board. The statute also enabled the establishment of a board of zoning appeals (BZA) and the consolidation of the zoning boards, if desired.
- In 1984, the Shawnee and Monticello Township Zoning Boards were merged and became the Shawnee and Monticello Consolidated Zoning Board.
- 1984, the Johnson County Planning Office undertook the creation of the Automated Information Mapping System (AIMS) Mapping Division. This new division was charged with the responsibility for preparing a geographic information system (GIS) for the entire county. In 1989, the AIMS program became operational.
- In 1985, Rick Lind joined the County Legal Department and was assigned to assist the Planning Department. That same year, Don Jarrett, was appointed the County’s new Chief Counselor.
- In 1986 the department relocated a block east to the second floor of 110 South Cherry Street. The planning department eventually occupied the first floor as well as the second floor.

- In 1986, the first Johnson County Plan for the Unincorporated Area was completed and approved by the Board of County Commission.
- In 1987, the Shawnee and Monticello Consolidated Zoning Board merged with the Lexington Township Zoning Board to become the Lexington, Monticello, Shawnee Consolidated Zoning Board.
- In 1991, the Planning Department led a multi-jurisdictional team of planners in the preparation of the *K-10 Corridor Study* which was updated in 2003.
- In 1992, the Building Codes Division returned as a division of the Planning office.
- In 1992, the Planning Department moved to Suite 3500, in the newly constructed County Administration Building at 111 South Cherry Street.
- On March 17, 1994, the county approved the updated *Johnson County Zoning and Subdivision Regulations*. These new regulations “down-zoned” many acres of property within the county as well as established, for the first time, one fully unified set of regulations for all of the townships.
- In 1994, Barry Hokanson resigned as Director of the Johnson County Planning Department to become Director of Planning for Lake County, Illinois.
- In 1995, Roger Kroh, was appointed Director of the Planning, Development, and Codes Department.
- In 1995, AIMS became a division of the County Information Technology Services (ITS) Department.
- In 1996 the county updated its comprehensive plan for the unincorporated area. Several area plans prepared jointly with the cities were approved between 1994 and the year 2000. These plans include: the *Blue Valley Plan*, the *Lone Elm Vicinity Plan*, the *Woodland Road Plan*, the *New Century AirCenter Airport Compatibility Plan*, the *Executive Airport Compatibility Plan*, and the *Sunflower Army Ammunition Plan Concept Plan*.
- In 1996, the Planning Department received the Kansas Chapter of the American Planning Association Project Award for its role in the multi-jurisdictional *K-150 Land use and Corridor Development Study*.
- In 1997, the Planning Department received the National Association of County (NACo) Achievement Award for its role in the multi-jurisdictional *K-10 Corridor Public/Private Sector Cooperation Program*.

- In 1998, the two consolidations were approved, leaving the County with six zoning boards
 1. The Lexington, Monticello and Shawnee Townships Zoning Board and Part of Olathe Township, north of 143rd Street, became the Northwest Consolidated Zoning Board.
 2. Spring Hill Township Zoning Board and part of Olathe Township, south of 143rd Street, became the South Central Consolidated Zoning Board.
- In 1998, the Planning Department received the NACo Achievement Award for the *Blue Valley Plan*.
- In 1999, the Planning Department co-led in the development of the *Comprehensive Arterial Road Network Plan (CARNP)*.
- In 1999, the Planning Department received the NACo Achievement Award for its role in the *Comprehensive Arterial Road Network Plan*.
- In 2000, the County, for the first time, commemorated November 8th as a celebration of World Town Planning Day (WTPD). Since then, commemoration of WTDP has become an annual event.
- In 2001, the Planning Department led the development of the CARNP Triggers Policy.
- In 1999, the Planning Department received the NACo Achievement Award for its role in the “Preserving Our Future” County Infrastructure Summit.
- On January 1, 2002 the Johnson County Contractor Licensing Program was established as a division of the Johnson County Planning, Development, and Codes Department.
- In 2002, the County Building Codes Division assisted cities in the area including Gardner, Spring Hill and Bonner Springs by providing backup services for their Building Codes Department as well as disaster relief assistance to area and state cities.
- On December 2, 2002, Roger Kroh resigned as Director of Planning to become the Director of Planning for the City of Lenexa. Dean Palos was appointed to serve as interim planning director.
- In 2002, County staff assisted cities of Roeland Park, Westwood and Kansas City, Kansas, to prepare plans for the commercial corridor between Rainbow Boulevard and Mission Road.

- In 2002, the Planning Department received the National Association of County Information Officers (NACIO) Superior Award for *Countyscape 2020: Growing Together*.
- In 2003 the department celebrated its 25th anniversary.
- In 2003 the Gardner and McCamish Township Zoning Boards merged into the Southwest Consolidated Zoning Board.
- In 2004, the updated *Johnson County Rural Comprehensive Plan* was adopted and the *Executive Airport Compatibility Plan* was also adopted.
- In 2004, Dean Palos was appointed Director of Planning.
- In 2005, the Planning Department received the NACIO Excellence Award for the *K-10 Corridor Study Update*.
- In 2006, the contractor licensing division was recognized by the International Codes Council (ICC) as the second largest provider of building code education in the United States. That year, Contractor Licensing provided over 80 classes totaling more than 42,000 hours of continuing education.
- In 2007, Jerry Mallory, Building Official, was selected as the ICC 2007 “Codes Official of the Year.”
- In 2007, the Planning Department received the NACo Achievement Award for the *Johnson County Rural Comprehensive Plan*.
- Since 1978 County Planning, Development, and Codes Department staff has:
 1. Reviewed over 2,970 zoning and subdivision applications,
 2. Approved 12,500 building permits,
 3. Conducted over 95,000 building inspections,
 4. Received over 300,000 inquiries,
 5. Licensed an average of 2,700 contractors annually, and
 6. Provided seminar classes for over 45,000 filled seats.