

JOHNSON COUNTY, MISSOURI COMPREHENSIVE PLAN

**Prepared by the Johnson County Temporary Planning and Zoning Commission
2008-2009**

**This Comprehensive Plan was prepared with assistance by:
Pioneer Trails Regional Planning Commission
Johnson County Economic Development Commission
University of Missouri - Extension**

TABLE OF CONTENTS

o O o

JOHNSON COUNTY

EXISTING CONDITIONS

County Profile

Johnson County was named in honor of Richard Mentor Johnson, a distinguished soldier in the Indian wars, a United States Senator and later Vice President of the United States. The county was originally part of Lafayette County. By act of the General Assembly of Missouri the county was organized December 13, 1834. Johnson County first comprised four townships, Jackson, Washington, Jefferson and Madison.

The first settlement was made near the present town of Columbus in 1833 with Nicholas Houx building the first house. Later in 1833, Richard Huntsman settled near Fayetteville. He planted a large number of fruit tree cuttings brought from Tennessee. Early attention was paid to the education of the young, and schools were established as rapidly as means were available. The first church in the county was established by the Methodist of Columbus.

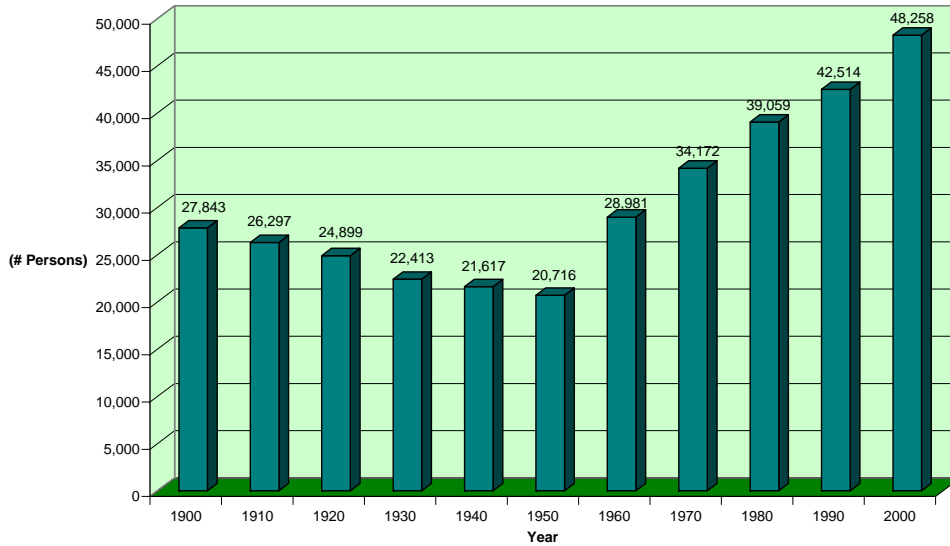
Johnson County's population slowly declined from the turn of the century until 1950 and then endured a growth spurt until 1960. From 1960 to the present a steady increase in population growth at an average rate of 13% has been experienced in Johnson County. Today, 49% of the population lives in rural areas. However, only 5.1% of the total population actually lives on a farm. These statistics and the accompanying population density map indicate a strong presence of sprawl.

TABLE 1

Johnson County Population by Age Brackets		
Age Bracket	Population	Percent
Under 5	3,231	6.7
5 to 9	3,301	6.8
10 to 14	3,457	7.2
15 to 17	2,128	4.4
18 to 19	2,837	5.9
20 to 24	6,887	14.3
25 to 34	6,285	13.0
35 to 44	7,039	14.6
45 to 54	5,102	10.6
55 to 59	1,918	4.0
60 to 64	1,580	3.3
65 to 74	2,459	5.1
75 to 84	1,494	3.1
Over 85	533	1.1
Total	48,258	100

Source: U.S. Census 2000

Historic Population Trend of Johnson County



Demographic information

The 2000 U.S. Census was used to construct a profile of the average Johnson County resident. Statistically, this average person is between age 35 and 44, has a household income of \$43,069 and is married, living in a rural home worth \$96,339 and drives to work alone. This person has at least a high school diploma and lives and works in Johnson County.

Although Johnson County remains predominantly white in the 2000 Census, the diversity of the population has increased for all ethnic groups except blacks. Historically, diversity has been scarce. However, the 2000 Census showed the presence of non-white races currently makes up 11.4% of the total population. The portion of the county’s Native Hawaiian, Alaskan, and American Indian populations particular grew significantly. Between 1990 and 2000, the county’s Native Hawaiian and Pacific Islander population increased from 56%, while the American Indian and Alaskan Native population increased by 52%. However, the black population in the county decreased by 15%. Table 2 presents a more detailed look at the county’s diversity.

TABLE 2

Johnson County Diversity				
Race	Census		% Change	% of Total
	1990	2000	1990 to 2000	for 2000
White	38,996	43,491	14%	90.1%
Black	2,452	2,089	-15%	4.3%
Am Indian/Alaska Native	206	314	52%	<1%
Asian	564	692	23%	1.4%
Native Hawaiian/Pacific Islander	39	61	56%	<1%
Other	257	623	142%	1.3%

• Source: 2000 U.S. Census

TABLE 3

Johnson County and Incorporated Areas											
Historical Population Trends											
Jurisdiction	1900	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000
Centerview	***	***	268	175	198	179	208	234	223	214	249
Chilhowee	***	425	469	414	415	335	339	297	349	335	329
Holden	2,126	2,007	2,011	1,807	1,818	1,765	1,951	2,089	2,195	2,389	3,496
Knob Noster	673	670	617	683	640	585	2,292	2,264	2,040	2,261	2,462
Kingsville	323	238	214	237	212	207	225	284	365	279	257
La Tour	***	***	82	100	101	80	68	83	84	87	65
Leeton	***	420	463	416	436	372	371	425	604	632	619
Warrensburg	4,724	4,689	4,811	5,146	5,868	6,857	9,689	13,125	13,807	15,244	16,340
Johnson County	27,843	26,297	24,899	22,413	21,617	20,716	28,981	34,172	39,059	42,514	48,258

Source: 200 U.S. Census, *** not applicable

- Roughly 86% of Johnson County’s 25-plus population are high school graduates or higher.
- The county’s age brackets in Table 3 show that 62% the population is of labor force age; 79% of the workforce is age 25-54. Typical vulnerable populations include those age 65 and over at 9.4% as well as those age 14 and under at 20.7% of the general population.

Primary industries

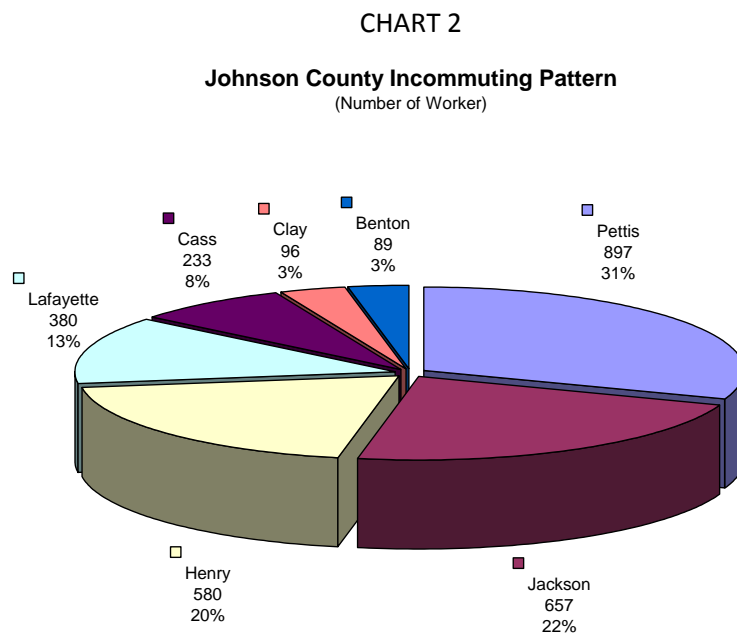
Continued automation in the manufacturing process has helped drive up the demand for the higher wages of skilled labor while requiring less employees to operate the systems. Johnson County’s primary products include aluminum casting, and lawnmower fabrication,

batteries, retail trade, agricultural goods, electronic components and developmental disabilities services.

Employment within the county by industry, as of Census 2000, consists of 16.1% education, 15.6% manufacturing, and 12.1% retail trade, 9.1% healthcare and social services. The remaining 46% includes finance, insurance, real estate, transportation, public utilities, wholesale trade, agricultural, forestry, fishing and mining.

Access to employment: in-commuting

More than 2,900 persons commute into Johnson County to work. An equal number commute outside the county to the Kansas City Metro area to work as well.



Roadways

Roadways continue to be the main source of transportation within the region to support the movement of people and goods along 1,566 miles of road. The Missouri Department of Transportation (MoDOT) provides and maintains all federal and state roadways, 384 miles of road, within the county while Johnson County maintains more than 1070 miles of roadway in unincorporated areas. Roughly 86% are either soil or gravel roads. Incorporated areas maintain a total of 112 miles of roads within their jurisdictions.

Railroads

Union Pacific, Chicago Rock Island and Pacific, Missouri-Kansas-Texas, as well as St. Louis Southwestern Railways all have railroad lines crosses the county. Passenger service is available within through Amtrak serving a stop in Warrensburg.

Airports

The FAA notes seven airports serving Johnson County. Two are public and four are privately owned. Additionally, there is a heliport located in Warrensburg at the Western Missouri Medical Center, as well as one in the city of Holden. Skyhaven Airport is located along Highway 50, 4 miles west of downtown Warrensburg; Skyhaven is the largest airport in Johnson County and is owned by the University of Central Missouri, however the facility is public.

Commercial airline travel is accessible 62 miles from the center of Johnson County at Kansas City International Airport (KCI).

The table below gives a more detailed description of each airport.

Airport	Ownership	Associated City	Runway Type	House Aircraft
Max B. Swisher	UCM	Warrensburg	asphalt (lights)	yes
Fletcher Field	private	Centerview	turf	yes
Fender JH	private	Kingsville	turf	yes
Whiteman	USAF	Knob Noster	concrete (lights)	yes
Lake Sexton	private	Warrensburg	turf/gravel	no
Short	private	Warrensburg	turf	yes
Ferguson Farms	private	Windsor	turf	no

* Registered with the FAA

Public transportation

Public transportation in the county is provided by OATS, Inc. as well as the City-operated system in Warrensburg, the Old Drum. These publicly-funded systems provides door-to-door transportation service with flexible schedules to meet the needs of those who may have little or no alternative means of travel, regardless of age or disability.

Infrastructure, services and facilities

Sewer and Water

The county continues to improve its ability to service residents and businesses with public water and sewer.

Public water and sewer service is available within Centerview, Chilhowee, Leeton, Holden, Knob Noster, and Warrensburg. Water service in Kingsville is provided by PWD #2, and Centerview is provided by PWD #1. Within the county, there is a significant rural population that is served by private wells or public water supply districts.

Wastewater needs are serviced by individual septic tanks, lagoons or private sewer systems. The Missouri Department of Natural Resources (DNR) and the U.S. Department of Commerce Economic Development Administration (EDA) also have contributed to funding water and sewer projects. The “Southeast Sewer District” was established in 2003.

Electricity and Natural Gas

KCP&L, Consolidated Support Service Inc., and West-Central Electric Co-op Inc. all provide electrical service within the county. Ameren UE, Empire, Panhandle Eastern Pipeline Co., and Missouri Gas Energy supply natural gas to some of the incorporated areas within Johnson County.

Solid waste disposal

The county’s solid waste is collected by Heartland Allied Waste Services, Brooks Disposal, Vic’s Disposal, Ryans Hauling and Rural Route Trash (Odessa). Most waste is trucked to the Show-Me Regional Landfill in Warrensburg.

Inventory of commercial/industrial facilities

Several major manufacturing plants, a mix of both national and local companies, are located within the county. These plants employ a minimum of 50 employees. The table below also includes the area's retail and commercial centers.

Company Name	Product	City	Full-Time Employees
GE Rail Global Signaling	Railroad and Elec. Equip.	Warrensburg	398
Swisher Mower & Machine	Mfg. Lawnmower & Acc.	Warrensburg	250
Stahl Specialty Company	Aluminum Castings	Kingsville	350
		Warrensburg	250
University of Central Missouri	Education	Warrensburg	1,731
EnerSys Energy Products	Batteries	Warrensburg	620
Whitman AFB	Military	Whiteman	7,576
BOMAG Paving Products	Mfg. Paving Equipment	Warrensburg	72
Rose Acre Egg Farm	Chicken Egg Production	Knob Noster	67
Wal-Mart	Retail Store	Warrensburg	425

Source Johnson County Economic Development Corp. 5-06-08

Four industrial/business parks exist within the county, located in Warrensburg, Holden, and two in the Centerview area.

Housing

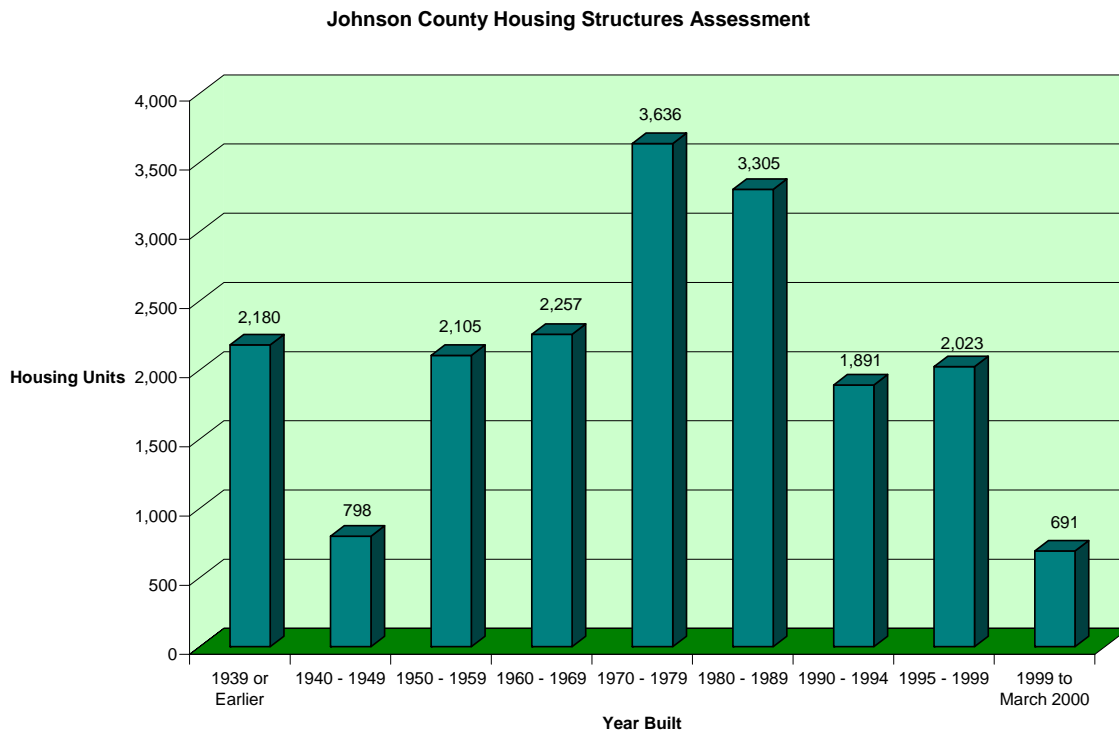
The Johnson County housing supply is generally tight; especially for homes at or below the \$129,600 average single-family house. Of the total 17,410 housing units, 51% are rural units, 92% are occupied, 61.5% are owner-occupied, 66.3% are single-family units, 14.6% are mobile homes, and 3.3% are lacking telephone service.

Housing Types	Number	Percent
Occupied	17,410	92%
Vacant	1,476	8%
Urban	9,342	49%
Rural	9,544	51%
Total Housing Units	18,886	100%

Source: 2000 U.S. Census

With a total of 17,390 households and 1,476 vacant units, the county would have a 9% margin in dwelling units to accommodate changing residential needs. Of the county's 18,886 residential structures, 84% were built after 1950. The average housing structure in Johnson County is 29 years old.

CHART 4



FUTURE LAND USE PLAN

Johnson County, Missouri is home to the City of Warrensburg and several smaller incorporated communities where the vast majority of residential, commercial and industrial development is located. The unincorporated county is rich in agricultural operations and rural environments, though the past decades have seen an increase in rural residential subdivision development. While this development pattern has occurred in various locations around the county, concentrations have developed in certain parts of the county along major transportation routes and in closer proximity to Jackson County and the Kansas City urban area.

Agriculture operations remain an economic mainstay of the local economy and future development should respect this primary land use. However, there are appropriate locations within the county where future rural residential development is still appropriate. Such

development should be located in areas where the future impact and cost to providing county services can be minimized. And development standards should be established to ensure a long-term, residential environment will be created for current and future residents.

While most commercial and industrial development should be directed toward the municipalities, a level of highway and neighborhood commercial services can be provided in the unincorporated areas. The county should also be prepared to respond to proposed industrial uses where those uses may be most desirable in a non-municipal setting. Non-residential development should adhere to established community standards regarding development quality, environmental sensitivity and low impact on surrounding properties.

Johnson County boasts many important public and semi-public resources that add immensely to the quality of life and enjoyment of its residents. These resources, owned by both government and non-profit agencies, provide an important public benefit and as such should be preserved and supported.

AGRICULTURAL

Goal: To maintain the integrity of agricultural land and preserve family farm operations.

Agricultural operations are an important characteristic and economic engine to Johnson County. Agricultural operations, as defined in the broadest sense, (i.e. the raising of crops, livestock, orchards and forestry), including farm buildings or structures or primary residential single-family houses on farms should not be subject to zoning regulations or building codes – except in regards to floodplain management and public health codes.

Objective: Limit government regulation of agricultural operations except for state and federal standards and public health and floodplain management regulations.

Strategies:

- Explicitly exempt agricultural operations in residential developments.
- Develop efficient administration of county floodplain and public health regulations

Objective: Minimize regulation of accessory buildings in agricultural areas.

Strategies:

- Explicitly exempt accessory buildings in agricultural areas from zoning regulations and building codes.

Goal: Permit a certain level of land subdivision before subdivision regulations are applied.

The splitting of land tracts for agricultural purposes is a critical aspect of agricultural operations. This allows for the expected evolution of farming operations in both size and management. Subdivision regulations should not intrude on this expected land subdivision practice. Additionally, the sale of limited smaller tracts of land for residential building sites is a common practice that can have positive effects on strengthening the family farm culture in the county. However, care must be given so that limited smaller tract sales do not present a manner in which larger residential developments can occur without application of reasonable subdivision standards.

Objective: To permit the reasonable division of agricultural property for conveyance in continued agricultural operation.

Strategies:

- Land subdivision to a minimum tract size of 40 acres should be permitted without application of subdivision regulations.

Objective: To permit a certain level of subdivision to small building tracts.

Strategies:

- Each tract of land, regardless of current size, should be permitted to have one (1) tract “split” to tracts of land less than 40 acres without application of subdivision regulations.

RURAL RESIDENTIAL

Goal: Low density rural residential subdivisions should be located in appropriately identified regions.

Rural residential development has been a part of the Johnson County character for sometime, yet its scattered nature and differing development standards have led to certain impacts on public service provision and quality of life. With a more comprehensive approach for locating and developing new residential subdivisions, the rural residential lifestyle many

county residents enjoy can continue and be expanded in more conscientious and fiscally responsible manner.

Objective: To permit new rural residential development in regions of the county with appropriate transportation access and public services, and where compatible with surrounding land uses.

Strategies:

- New rural residential development can be encouraged in regions consistent with the Future Land Use Map.

Goal: Assure reasonable standards of safety for residential development

Many standards and requirements are currently in place by various public service agencies regarding new residential development. Administrative functions should be in place to ensure these standards are fully applied in an efficient manner.

Goal: Safe housing should be available to residents at a variety of income levels.

The existing range of housing types, sizes and costs in Johnson County helps foster the positive diversity of people in the county. Rural residential development standards should continue to encourage this range of housing development so opportunities are available to all lifestyles.

Objective: Allow a wide range of housing types, including stick built and manufactured homes.

Strategies:

- Require permanent foundations on manufactured homes, except those located in mobile home parks
- Allow “echo” housing, but with limitations on length of time

COMMERCIAL/INDUSTRIAL

Goal: To maintain and support a diverse economic base and provide appropriate neighborhood commercial services for residents.

The vast majority of Johnson County’s economic base is located within the incorporated cities. However the unincorporated areas offer certain appropriate locations for commercial or industrial uses that may appeal to particular business uses and may provide useful commercial services to non-municipal residents.

Objective: Identify adequate and appropriate areas in the unincorporated area for development of commercial and industrial activity.

Strategies:

- Develop site development standards addressing safety, design and compatibility
- Develop public infrastructure improvement standards necessary to support non-residential development

Objective: Make neighborhood services available while limiting negative impacts on surrounding land uses.

Strategies:

- Develop site development standards addressing safety, design and compatibility
- Develop reasonable and consistent signage standards

Goal: To best manage the public health and safety challenges from adult entertainment facilities.

Adult entertainment facilities can often generate community concern regarding development design and operation. These concerns can often prove detrimental to quality of life and create potential impacts to rural residential enjoyment, public safety and values.

Objective: Ensure appropriate location, design and operational standards for adult entertainment facilities.

Strategies:

- Develop conditional use permit standards so each adult entertainment facility can be evaluated on its proposed location, design and operation.

Goal: To minimize potential negative impacts from residential care facilities and group homes.

Communities benefit from the care and service provided by neighborhood based care facilities and group homes. They often provide critical support and care services for community members who otherwise may not receive it or be subject to higher levels of structured care. Johnson County should accommodate these types of facilities but with certain standards applied and with an established public review process to ensure the best arrangements can be met for both county residents and care recipients.

Objective: Ensure appropriate location, design and operational standards for residential care facilities and group homes.

Strategies:

- Develop conditional use permit standards so each residential care facility and group home can be evaluated on its proposed location, design and operation.

Goal: To balance the necessity and need of certain large-scale, open-air industrial type activities in rural areas (such as landfills, quarries and concrete/asphalt plants) with the surrounding agricultural and rural residential land uses.

Several types of large-scale industrial type activities are most appropriately located in larger open spaces, often in a rural setting. These activities are often quite necessary to the service of the county and local communities and should be accommodated within acceptable community standards and expectations.

Objective: Ensure appropriate location, design and operational standards for large-scale, open-air industrial type activities.

Strategies:

- Develop conditional use permit standards so each large-scale, open-air industrial type activity can be evaluated on its proposed location, design and operation.

Goal: To maintain and encourage a strong home based business economy for those residents wanting to operate a business.

The rural county economy is ripe with many home based businesses providing a source of employment for residents, services for area families and economic benefit to the region. These businesses are a vital element of the local economy and are encouraged. Measures should be established so that home based businesses can flourish in agricultural and rural residential areas with minimal impact upon the surrounding properties and their uses.

Objective: No government regulation on home occupations that do not adversely affect other property owners in the neighborhood.

Objective: Protect resident’s property investment and quality of life from neighboring home occupations that, by size and operation, create negative impacts on surrounding properties.

Strategies:

- Develop standards that will mitigate negative impacts, to include such things as noise, odor, traffic, hazardous materials.
- Potential measure to include number of employees.

PUBLIC/SEMI-PUBLIC RESOURCES

Goal: Preserve the public benefit of existing public / semi public resources.

Johnson County residents enjoy the benefits of many public and semi-public resources that are owned by the government or non-profit agencies. These resources include (but not limited to):

- | | |
|-------------------------|------------------------|
| Whiteman Air Force Base | Knob Noster State Park |
| Powell Gardens | Fairgrounds |
| Skyhaven Airport | Conservation Areas (4) |
| UCM Shooting Range | College Farm |
| Holden City Lake | |

As potential development activity may be proposed in areas adjacent to these resources, care should be given so that the proposed activities do not negatively impact the public benefit of these resources. Compatibility varies by the type of public/semi-public resource. Commercial development may be considered compatible with areas adjacent to public parks or gardens, but industrial development with possible emissions may not. Dense residential development or tall structures might be incompatible near airports.

Objective: Evaluate compatibility of land uses adjacent to public / semi-public resources.

Strategies:

- Requested exemptions to zoning regulations adjacent to public/semi-public resources should be closely evaluated
- Consider possible standards for future land uses adjacent to public/semi-public resources, specific to those respective resources.

DEVELOPMENT BUFFER - MUNICIPALITY

Goal: To work cooperatively with the county's municipalities to ensure a coordinated land development pattern in identified development buffers around municipalities.

Warrensburg, Holden and Knob Knoster currently identify in their respective comprehensive plans certain growth areas outside of their corporate boundaries for future municipal development. The remaining municipalities have a vested interest in development activity around their city boundaries. Proposed development in these development buffers while in the unincorporated county should be done in some level of coordination with all county municipalities to ensure shared success in future development.

Objective: Develop a process of coordination and cooperation with the county's municipalities regarding proposed development in the identified development buffers.

FUTURE TRANSPORTATION PLAN

Johnson County, Missouri has a solid transportation network of state highways and county roads. Several railroad lines provide freight services to the region and the public Amtrak rail service maintains a station in the center of Warrensburg. The county road system consists of asphalt, chip & seal and gravel roadways maintained by the County Highway Department.

The county and its municipalities are members of the Pioneer Trails Regional Planning Commission (PTRPC). PTRPC is a partner with the Missouri Department of Transportation in the Statewide Transportation Planning Framework helping to identify transportation needs throughout the PTRPC region, including Johnson County.

The county has adopted rules and regulations for the establishment, acceptance and maintenance of public roads. These rules incorporate minimum street standards for new subdivision roads and are administered by the County Road Supervisor.

LOCAL STREETS

Goal: To promote quality development, maintain the public safety and convenience and minimize future costs to the public.

A local street system is vital to the quality and function of residential neighborhoods and to commercial and industrial developments. Be it a gravel roadway or asphalt surface, the street design and construction should meet a minimum quality standard that is appropriate to the development it supports.

Objective: All new local streets, whether public or private, including all drive approaches and culverts, should be constructed to minimum County standards.

Strategies:

- Incorporate minimum County standards in Subdivision Regulations
- Development inspection standards and procedures to monitor all new street construction
- Develop guidelines under which both new and existing streets would be considered for County acceptance into the public road system

STATE ROUTES

Goal: To maintain an effective inter- and intra-county highway transportation network and work for improvements to the system for the public safety and convenience, and to help facilitate the continued growth and development.

Objective: The county should regularly communicate to the Missouri Department of Transportation and all transportation planning partners the needs, plans and expectations of the county's highway transportation network.

Strategies:

- Maintain active participation in the Statewide Transportation Planning Framework through the Pioneer Trails Regional Planning Commission.
- Maintain up-to-date "needs lists" of transportation enhancements.
- Encourage periodic public meetings of the county's Transportation Advisory Council members to discuss transportation matters with county residents and businesses.

PUBLIC UTILITIES & SERVICES

PUBLIC WATER SUPPLY

Much of the unincorporated county is currently served by a public water supply district. Service and supply for new development is contingent upon the operational factors of each respective district. New development should be sufficiently served by an approved water supply source, either through on-site well systems or the distribution networks of a public water supply district.

Goal: To ensure a sufficient, safe water supply for human consumption

Objective: Water for human consumption should meet Health Department and Missouri Department of Natural Resources standards

Strategies:

- Require water sample testing for multi-unit developments
- Follow MoDNR requirements for supply and distribution
- Encourage water sample testing of private water supply sources

Objective: Encourage sufficient water supply to serve developments

Strategies:

- Define “sufficient”
- Explore benchmarks to measure water supply
- Do not regulate supplies that serve three or fewer households

SANITARY SEWAGE TREATMENT

Goal: To provide appropriate and safe sanitary sewage treatment facilities and options for all development in the county

Sanitary sewage is treated in a variety of methods in the unincorporated county. On-site treatment systems (ie. Septic systems; sewage lagoons) are the most common, though some higher-density residential developments are served by sewage collection systems and package treatment plants owned and operated by home associations. Recently, a sanitary sewer district was established south of the city of Warrensburg in order to extend and receive city sewer service. Regardless of the method, sanitary sewage treatment should be critically evaluated for each new development to ensure proper system planning, installation, support and operation.

Objective: All developments will be served by properly managed and maintained sanitary sewer treatment systems.

Strategies:

- Proposed sanitary sewage treatment systems should be approved by the Health Department prior to final approval by the county
- Health Department enforcement of public health codes should be enhanced to proactively address sanitary sewage problems

FIRE PROTECTION

Goal: To save lives, protect property and minimize damage.

All of the unincorporated county is protected by a public fire district. These all volunteer fire protection services provide outstanding fire protection throughout the region.

Objective: Ensure accessibility to all developments so that emergency response vehicles can get to homes and businesses.

Strategies:

- Encourage development within reasonable response times from fire stations
- Require adequate design width of development entrances to facilitate emergency vehicle access.
- Ensure adequate signage to locate roads and addresses

Objective: Sufficient water available for fire protection services.

Strategies:

- Available water supply should relate to the type of development
- Encourage alternate water supplies (i.e. dry hydrants) where water lines are not adequate to support necessary fire flows, water pressure and fire fighting

Objective: Identify locations of hazardous materials in accordance with State Fire Marshal standards.

o O o