

PLANNING AND CODES

OPERATION AND MISSION

Our mission is to ensure coordinated, efficient, and safe development for current and future County residents and businesses by providing professional long-range planning; policy and demographic analysis; development plan reviews; zoning and building code enforcement; and construction contractor licensing, education, and monitoring.

INTERACTION AND ADJACENCIES

- Board of County Commissioners
- County Manager and Administration
- Legal Services
- Infrastructure and Transportation
- Environmental Department
- Wastewater
- AIMS
- Register of Deeds
- County Clerk
- Facilities Management

FACTORS INFLUENCING CHANGE

- Establishment of new group, which administers contractor licensing.
- BOCC continuously generates new activities for this department.
- Growth and development in the County will tend to enlarge the coordinating and long range planning functions for this department, while current building code and planning functions (e.g. zoning) will likely continue at the same general rate despite the ongoing process of annexation in the County.

SPECIAL NEEDS

- Equipment needs, including plotters, light table.
- Storage of plats, staff reports, and plans.
- Moderate volume of public contact- some security concerns.
- Operate County vehicles.

CURRENT CONDITIONS

This department is currently located in the County Administration Building in Olathe, where space needs and growth are adequate but exceeding present capacity. Contractor Licensing operations are now in a separate facility with a good location but lacking in any amenities (e.g., no windows or outside light source).



JOHNSON COUNTY STRATEGIC FACILITIES MASTER PLAN

SPACE NEEDS ASSESSMENT: PLANNING CODES & LICENSES

Current Space:		Sq. Ft.			2008 Needs			2013 Needs			2018 Needs			2023 Needs		
Spaces	Applied Design Standard		Net Unit Sq.Ft.	Gross Factor	No.	Total Net Sq.Ft.	Total Dept. Gross Sq.Ft.	No.	Total Net Sq.Ft.	Total Dept. Gross Sq.Ft.	No.	Total Net Sq.Ft.	Total Dept. Gross Sq.Ft.	No.	Total Net Sq.Ft.	Total Dept. Gross Sq.Ft.
	Room Std.	Description														
Administration Building																
CODES SPT SPACE																
Small Conference - 3 @ 120	CNF-004	4 Pers Conf Room 100 SF	100	1.35	3	300	405	3	300	405	3	300	405	3	300	405
Conference - 1 @ 300	CNF-012	12 Pers Conf Room 300 SF	300	1.35	1	300	405	1	300	405	1	300	405	1	300	405
Construction Plan Storage	FILLAT-001	Lateral File Unit (ea)	16	1.35	6	96	130	6	96	130	6	96	130	6	96	130
Files Lateral	FILLAT-001	Lateral File Unit (ea)	16	1.35	4	64	86	4	64	86	4	64	86	4	64	86
Files vert	FILVRT-001	Vertical File Unit w/circ	12	1.35	28	336	454	28	336	454	28	336	454	28	336	454
Public Counter Area - 2 @ 60	REC-0002	Reception Area 60 SF	60	1.35	2	120	162	2	120	162	2	120	162	2	120	162
Reception/ Waiting - 1 @ 300	REC-0010	Reception Area 300 SF	300	1.35	1	300	405	1	300	405	1	300	405	1	300	405
Storage Area	STOR00200	Storage Room 200 SF	200	1.35	1	200	270	1	200	270	1	200	270	1	200	270
Storage/ Equipment Area with sink - 1 @ 500	STOR00500	Storage Room 500 SF	500	1.20	1	500	600	1	500	600	1	500	600	1	500	600
Storage Area	STOR00500	Storage Room 500 SF	500	1.20	1	500	600	1	500	600	1	500	600	1	500	600
Copy Area - 1 @ 128	WKCP00120	Work/Copy/Eq Area 120 SF	120	1.35	2	240	324	2	240	324	2	240	324	2	240	324
Plan Review Area	WKCP00120	Work/Copy/Eq Area 120 SF	120	1.35	1	120	162	1	120	162	1	120	162	1	120	162
Common Work/ Light Table Area - 2 @ 300	WKCP00300	Work/Copy/Eq Area300 SF	300	1.35	2	600	810	2	600	810	2	600	810	2	600	810
Public Carel	WS05	WS Typ 05 - CARREL 30 SF	30	1.40	1	30	42	1	30	42	1	30	42	1	30	42
		TOTAL:			54	3,706	4,855	54	3,706	4,855	54	3,706	4,855	54	3,706	4,855
CONTRACTOR LICENSING SPT SPACE																
Lateral Files	FILLAT-001	Lateral File Unit (ea)	16	1.35	6	96	130	8	128	173	8	128	173	8	128	173
Testing Area - 2 @ 60	INTRV0060	Interview Room 60 SF	60	1.35	2	120	162	2	120	162	2	120	162	2	120	162
Counter Area - 1 @ 120	REC-0004	Reception Area 120 SF	120	1.35	1	120	162	1	120	162	1	120	162	1	120	162
Waiting/ Reception Area - 1 @ 200	REC-0006	Reception Area 180 SF	180	1.35	1	180	243	1	180	243	1	180	243	1	180	243
Copy Area - 1 @ 80	WKCP00080	Work/Copy/Eq Area 80 SF	80	1.35	1	80	108	1	80	108	1	80	108	1	80	108
In-House Training Area - 1 @ 300	CLSRM-010	10 Pers Classroom 350 SF	350	1.35	1	350	473	1	350	473	1	350	473	1	350	473
Project Assistant Work Stations	WS02	WS Typ. 02 64 SF	64	1.40	2	128	179	2	128	179	2	128	179	3	191	268
Education Space for 20	CLSRM-020	20 Pers Classroom 750 SF	750	1.35	1	750	1,013	1	750	1,013	1	750	1,013	1	750	1,013
		TOTAL:			15	1,824	2,468	17	1,856	2,511	17	1,856	2,511	18	1,919	2,601
STAFF - Admin																
0020.Director of Planning	POFC0180	Private Office 180 SF	180	1.35	1	180	243	1	180	243	1	180	243	1	180	243
2567 & 2568.Senior Secretary. Grade 13	WS02	WS Typ. 02 64 SF	64	1.40	2	128	179	2	128	179	2	128	179	2	128	179
		TOTAL:			3	308	422	3	308	422	3	308	422	3	308	422
STAFF - CONT LIC. OFFICE MGR																
	WS03	WS Typ. 03 90 SF	90	1.40	1	90	126	1	90	126	1	90	126	0	0	0
		TOTAL:			1	90	126	1	90	126	1	90	126	0	0	0
STAFF - CONT LICENSE																
2574 & 2575.License Monitor. Grade 13	WS02	WS Typ. 02 64 SF	64	1.40	2	128	179	3	191	268	3	191	268	3	191	268
3832.Special Projects Asst. (temp. positions)	PEOPLEVIRT	Virtual People	0	1.00	8	0	0	10	0	0	12	0	0	14	0	0
1109.Contractor Licensing Pr. Grade 16	WS03	WS Typ. 03 90 SF	90	1.40	1	90	126	1	90	126	1	90	126	1	90	126

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	Room Std.	Description														
		<i>TOTAL:</i>			11	218	305	14	281	394	16	281	394	18	281	394
STAFF- Bldg Codes																
2570.Senior Secretary. Grade 13	WS02	WS Typ. 02 64 SF	64	1.40	1	64	89	1	64	89	1	64	89	1	64	89
1654.Fire Inspector. Grade 14	WS02	WS Typ. 02 64 SF	64	1.40	1	64	89	1	64	89	1	64	89	1	64	89
2571.License Monitor. Grade 13	WS02	WS Typ. 02 64 SF	64	1.40	1	64	89	1	64	89	1	64	89	1	64	89
0230.Building Code Official. Grade 19	WS03	WS Typ. 03 90 SF	90	1.40	1	90	126	1	90	126	1	90	126	1	90	126
0396.Chief Building Inspector. Grade 17	WS03	WS Typ. 03 90 SF	90	1.40	1	90	126	1	90	126	1	90	126	1	90	126
1108.Building Inspector. Grade 15	WS03	WS Typ. 03 90 SF	90	1.40	1	90	126	1	90	126	1	90	126	1	90	126
		<i>TOTAL:</i>			6	461	646	6	461	646	6	461	646	6	461	646
STAFF- Zoning																
2573.Zoning Assistant. Grade 13	WS02	WS Typ. 02 64 SF	64	1.40	1	64	89	1	64	89	1	64	89	1	64	89
1653.Code Enforcement Officer. Grade 14	WS02	WS Typ. 02 64 SF	64	1.40	1	64	89	1	64	89	1	64	89	1	64	89
0229.Deputy Director. Grade 20	POFC0120	Private Office 120 SF	120	1.35	1	120	162	1	120	162	1	120	162	1	120	162
0394 & 0395.Planner. Grade 17	WS03	WS Typ. 03 90 SF	90	1.40	2	180	252	3	270	378	3	270	378	3	270	378
		<i>TOTAL:</i>			5	428	593	6	518	719	6	518	719	6	518	719
STAFF-Planning																
2572.Intern. Grade 13	WS02	WS Typ. 02 64 SF	64	1.40	1	64	89	1	64	89	1	64	89	1	64	89
0397.Planner (Temp.). Grade 17	WS03	WS Typ. 03 90 SF	90	1.40	1	90	126	1	90	126	1	90	126	1	90	126
0119 & 0120. Principal Planner. Grade 19	WS03	WS Typ. 03 90 SF	90	1.40	2	180	252	2	180	252	2	180	252	2	180	252
		<i>TOTAL:</i>			4	334	467	4	334	467	4	334	467	4	334	467
		<i>BUILDING TOTALS:</i>				7,367	9,880		7,553	10,139		7,553	10,139		7,527	10,102
Contingency Space Allowance (1% per year)										507			1,014			1,515
TOTAL REQUIRED						7,367	9,880		7,553	10,646		7,553	11,153		7,527	11,617