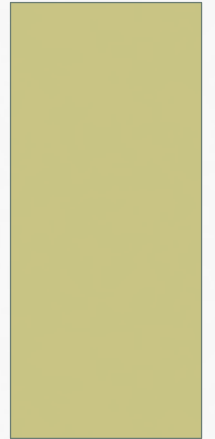




LEAVENWORTH COUNTY PLANNING & ZONING

DEPARTMENTAL OVERVIEW



MISSION STATEMENT

Leavenworth County Planning and Zoning department exists to create and maintain a desirable quality of life for all residents, protect our common environments, and to promote the public health, safety, and welfare. Our first and foremost desire is to work with our citizens in a way that meets their aims, goals, and ambitions.

The function of Planning & Zoning is to protect the health, safety and welfare of County residents by enforcing the *Zoning & Subdivision Regulations* and the policies set forth in the *Comprehensive Plan*.

SERVICES

- Building Permits
- Private Septic Permits
- Entrance Permits
- Sign Permits
- Special Use Permits
- Rezoning Requests
- Temporary Special Use Permits
- Flood Plain Administration
- Land Divisions
- Information on Wastewater Installers
- Open Records Requests
- Code Enforcement
- Site Plan Review

AREAS OF RESPONSIBILITY

- Report to the Board of County Commissioners
- Report to the Planning Commission & Board of Zoning Appeals
- Administer the Zoning & Subdivision Regulations
- Administer the County Sanitary Code
- Administer the Floodplain Development Regulations
- Building Permits
- Provide Long Range Land Use Planning
- Code Enforcement
- Amend and Adopt Building Codes
- Comprehensive Plan Review and compliance

ZONING AMENDMENT (REZONING)

All properties within Leavenworth County carry zoning district classifications that govern the use and development of the land. The zoning amendment process provides review of changes to the boundary of zoning districts (rezoning) that may be necessary to account for changed conditions in the general area or a change in public policies with respect to future development.

Leavenworth County Zoning Classifications

Rural Residential RR-2.5/5

Residential R-1

Business Industrial

Planned Residential

Mixed Use

Planned Commercial

Planned Industrial

DEVELOPMENT PLANS

APPLICABLE IN 2.5 ACRE OR LESS HIGHER DENSITIES WITH 8 OR MORE LOTS

When a property is requested to be rezoned to a density higher than RR-2.5 or it will create more than 8 lots, a conceptual development plan shall be considered as part of the rezoning application. The Development Plan is a generalized plan for the entire area proposed. The purpose of the development plan is to allow a preliminary general review of the proposed development layout before substantial technical work has been undertaken.



LAND DIVISIONS

Leavenworth County requires all property go through a land subdivision process to be further divided.

Common Land Divisions are:

- Preliminary and Final Plats
- Cross Access Easements
- Tract and Lot Splits

WHY PLANNING AND ZONING?

The weirdest images to come from Houston's lack of zoning laws

By **Fernando Ramirez** Updated 8:09 am CDT, Friday, August 17, 2018



IMAGE 8 OF 23

Old Town Harrisburg

An animal feed manufacturer placed next to a house.

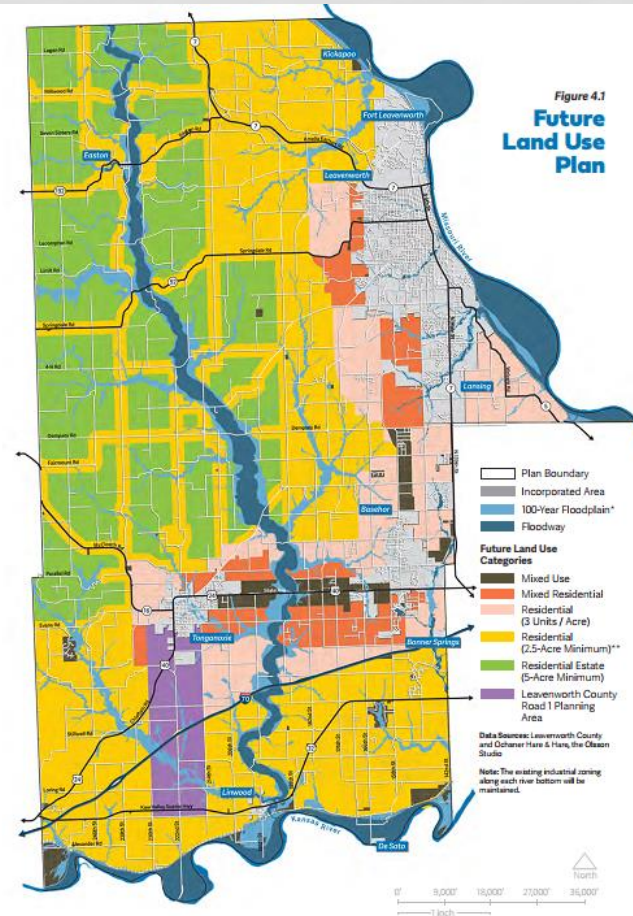
WHY DO WE NEED ZONING?

- To promote the health, safety, and general welfare of the community
- **Protect and conserve property values and encourage the most appropriate use of the land through a localized “visioning “ document called a Comprehensive Plan.**
- Set apart land uses that are incompatible with surrounding properties or neighborhoods

WHY DO WE NEED PLANNING?

- Orderly growth
- Safe guarding property values through logical development of complimenting uses
- Preserving land for future development in regards to population growth, preservation of Ag. areas and infrastructure
- Quality of life: economic, social, and environmental benefits
- Appropriate planning of public infrastructure

FUTURE LAND USE MAP



* Also known as Zone A or Zone AE, which are FEMA-defined Special Flood Hazard Areas

** Residential (2.5-Acre Minimum) is the designated future land use within a quarter-mile of each side of the centerline of all improved roads within Leavenworth County, unless the quarter-mile area on either side of the centerline of an improved road is designated as a different future land use, such as Residential (3 Units / Acre), Mixed Residential, or Mixed Use. "Improved" roads refer to all-paved roads within Leavenworth County, not including those roads that have been hard-surfaced through the dual-statement process. Due to sporadic data inaccuracy, Figure 4.1 Future Land Use Plan may show this quarter-mile Residential (2.5-Acre Minimum) buffer along roads that are not improved. In such cases, the Residential (2.5-Acre Minimum) quarter-mile buffer does not apply to either side of the unimproved road's centerline.

PUBLICATION AND NOTIFICATION PROCEDURES

Public Hearing Items- Zoning Amendments and SUP`s

- Notice is published in the official paper 20 days prior to meeting
- Notifications are mailed to property owners within 1,000'* at least 20 days prior to the hearing
- A public notice sign is placed on the property at least 20 days prior to the hearing

Non Public Hearing Items- Platting

Plats are not required to be published. We advise the public to visit the Leavenworth County website to view the Planning Commission Agenda.

CONCLUSION

- The Planning and Zoning Department strives to clarify procedures and regulations to assist property owners and developers with compliance elements of established land development criteria.
- Administers permitting, provides regulatory interpretation and policy processes development.
- Provides technical guidance to the general public and elected officials as well as, assisting in policy formation as required.