

## FREQUENTLY ASKED QUESTIONS, AND ANSWERS, ABOUT THE COUNTY ROAD 1 CORRIDOR LAND USE PLAN

This list is not intended to be exhaustive and you may have additional questions. Please feel free to submit them to county staff by either e-mail at [kvoth@leavenworthcounty.gov](mailto:kvoth@leavenworthcounty.gov) or mailing to Leavenworth County Office of Planning and Zoning, Suite 212, 300 Walnut, Leavenworth, Ks 66048.

FAQ's:

**1. Why did the County do a Land Use Study?**

The county investment in County Road One, made in 2007, is intended to encourage growth in the southwestern area of the county. A land use study provides a basis to consider in planning for the development of the area in an orderly fashion rather than the haphazard manner which could occur if the rezoning is done piecemeal. The land use plan, which was adopted by the Board of County Commissioners in 2019, is the result of years of discussion and study by the current and past commissions with input from professional planners, parties interested in development within the corridor and the property owners within.

**2. Why is the corridor being rezoned?**

The proposed rezoning is based off of the Land Use Study which was conducted during 2018. During that time, there was significant public outreach and input. The proposed rezoning is the fulfillment of the Land Use Study which was adopted by the Board of County Commissioners in 2019.

**3. Developers are used to rezoning property for development, why not make them rezone?**

With current zoning there has not been significant interest from the development community and there has been little economic growth within the corridor. The rezoning will allow developers, and current and future property owners, to have a better understanding of what development may take place on any specific parcel or the area around it. The rezoning process is also available in the future if needed to modify the planned zoning, but the current rezoning is a starting point for that growth and development.

**4. Has there been development pressure/interest which has spurred the rezoning of the Corridor?**

To date, with current zoning, there have been few firm expressions of interest in the corridor. One proposed development in the area was found to be inappropriate. A planned rezoning is intended to guide development within the corridor in a manner that does not detract from the other properties in the corridor.

**5. Why rezone now?**

In 2007 Leavenworth County identified this corridor as an economically viable investment and area for development, and as such, is pursuing the rezoning of this corridor to encourage economic development. Given the amount of time that has elapsed since the initial investment, and the lack of development interests, the County is pursuing rezoning of the corridor to attract development, and guide that development.

- 6. Is this wholesale rezoning best practice? Is this something that is typically done?** The County Road 1 Corridor has been conceived as a local development area and the rezoning of the entirety of the district at this time is considered to be a means to encourage development within the corridor. A wholesale rezoning also allows for a more optimal grouping of uses and avoids the risk of haphazard growth and development within the corridor. The county considers this to be the best practice for this area.
- 7. How many acres are being rezoned?** The CR-1 corridor originally consisted of approximately 18 square miles or 11,520 acres. With the exception of the Business Park zoning district that contains the Tonganoxie Business Park, and the few parcels zoned as B-1 and B-3. Due to existing conditions south of Cantrell, the current proposal for rezoning does not include these properties reducing the total area proposed to be approximately 9,000 acres.
- 8. Will rezoning my property limit my ability to develop my property?** If property owners within the corridor want to keep their property as it is they have the absolute right to do so. Rezoning the corridor does not require current owners to take any action. The proposed rezoning provides more opportunities for development, if the land owner wishes to pursue those opportunities. However, if a land owners desires to continue using their property at the current use, they have the right to continue to do so. The rezoning will not affect the property tax classification on any parcel of property until the actual use of the property changes. The change of use of an adjoining parcel does not change the property tax of your property.
- 9. If the corridor is rezoned, what will the process for development be?** Staff will thoroughly review development proposals to ensure a strict set of development guidelines are being followed to protect adjoining property owners. At the same time, the proposed rezoning will allow current owners and prospective developers a guide as to where to consider locating development.