

# Mapping and Economic Development in Johnson County, KS

USE DATA TO DRIVE DEVELOPMENT IN YOUR COMMUNITY

JOHNSON COUNTY AIMS

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# Introduction

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AIMS has a long history of providing open and efficient access to geographic data for Johnson County to help stakeholders make more efficient and effective decisions. Ultimately, these decisions add value to the quality of life our stakeholders have come to expect by making Johnson County a place where people want to live, work, and play.

In an effort to further support economic development in Johnson County, AIMS began working with several members of the development community to better understand their data and information needs. Over the last year we have worked with local commercial realtors, County departments, Chambers of Commerce and Economic Development Councils to identify certain types of public data that would be most useful in helping them promote economic development within each of their jurisdictions.

This document highlights the methodology behind each of the new datasets that we have added to our [Online Mapping](#) application. Each of these new layers is intended to help end users find the best possible location to live or to start\grow a business.

# Economic Development Layers

The following layers are available in the Online Mapping application for Economic Development research and reference. Their location in the Online Mapping Table of Contents and a brief explanation are listed below.

## *Plat - % Developed*

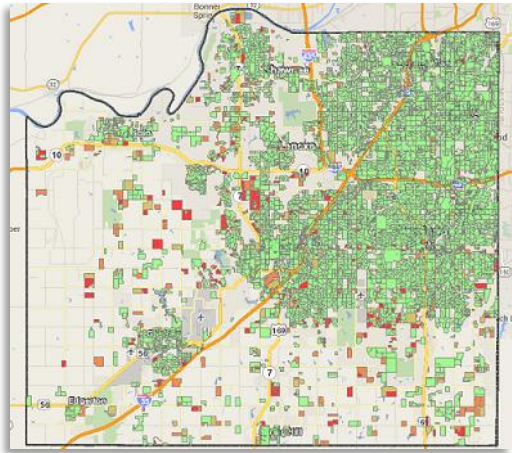
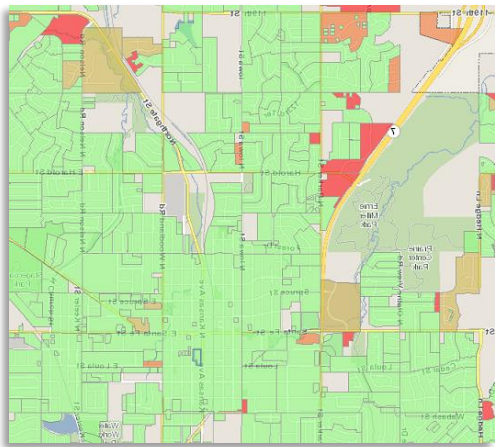
This layer represents the percentage of development of each plat in Johnson County. By comparing the total number of platted buildable lots against a number of variables, we are able to estimate the percentage of developable lots remaining. We first look at the number of lots with a year built and then add to that all properties where a sale has taken place, to identify fully developed lots and those that have already undergone an ownership change. We then add to the above any lot with a building permit that is over 0 % complete and then subtract the total from the number of vacant platted lots to give us the final number of total buildable lots remaining. This does exclude common interest or community owned lots as not being able to be built on.

Our methodology for this layer looks for vacant platted properties by utilizing the Land Based Classification Standards system to filter those lots where the primary function is vacant. We then filter out any lots with an area less than 5,000 square feet.

Plat - % Developed

Plat % Complete - Estimated percent of plat that has been built out

- 0-25%
- 25-50%
- 50-75%
- 75-100%

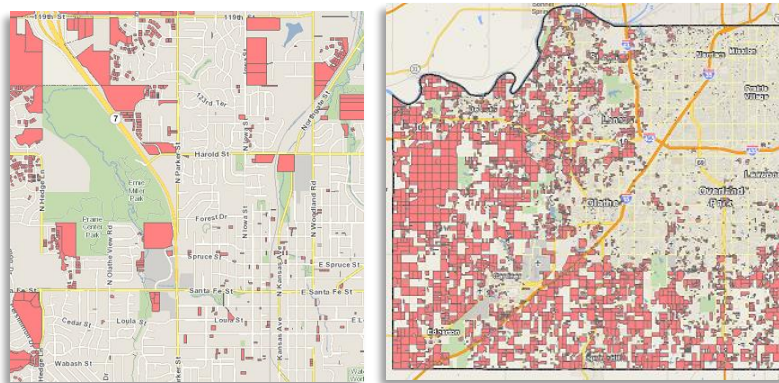


# Undeveloped Parcels

This layer shows what AIMS considers to be vacant developable land in Johnson County. In order to derive this data we assume any parcels over 10 acres in size with access to existing sewer or water infrastructure greater than or equal to 10" or 8" in diameter respectively.

Our methodology starts by looking for vacant properties by utilizing the Land Based Classification Standards system to filter those lots where the primary function is vacant. We then filter out any lots owned by any municipal jurisdiction, school district or LLC. Next, we utilize utility data to remove any lots already being billed by JCW. We then take lines near a sewer gravity main greater than or equal to 10" in diameter or a water main greater than or equal to 8" in diameter. Last, we also intersect the parcels with floodplain data to help depict areas within a single parcel that are still developable.

In addition to the full dataset explained above, there are five additional Undeveloped Parcel views that can be utilized. They are described in the Table of Contents as shown below; greater than 10 acres, greater than 20 acres, greater than 30 acres, greater than 40 acres and undeveloped parcels larger than 10 acres & within ¼ mile of a main sewer line. If the distance to the sewer is greater than 1 mile it will be indicated with a 1 at the bottom of the Identify Results window under "Nearest Sewer Main Over 1 mile."



- Undeveloped Parcels
- > 10 acres
  - Undeveloped Parcels > 10 acres
  - Vacant agricultural and residential parcels that are considered undeveloped land.
- > 20 acres
  - Undeveloped Parcels > 20 acres
- > 30 acres
  - Undeveloped Parcels > 30 acres
- > 40 acres
  - Undeveloped Parcels > 40 acres
- Sewers < 1/4 mile
  - Undeveloped Parcels
  - These parcels are over 10 acres and within 1/4 miles of a 10" or greater active gravity main sewer line.

**Identify Results**

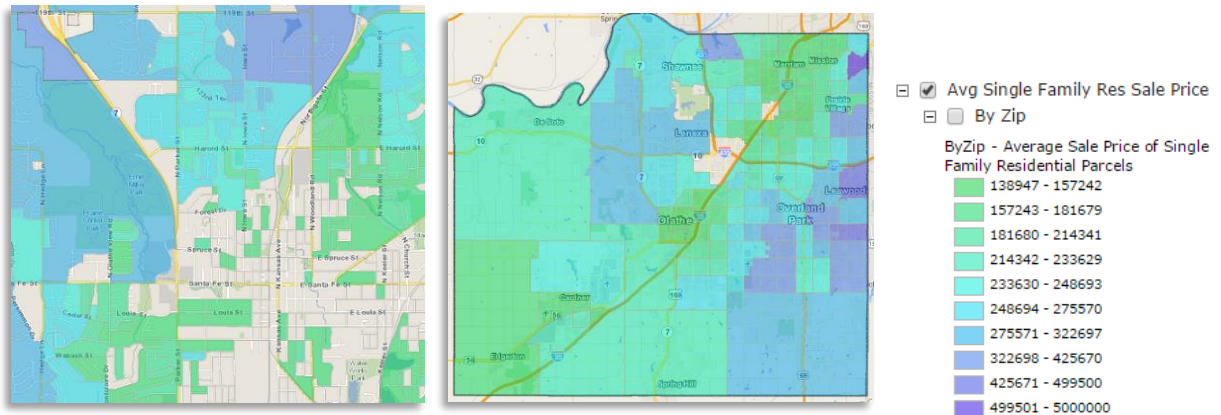
This layer is a subset of parcel data. The data includes all privately owned vacant agricultural and platted parcels - 11048 [Show](#) [Pan To](#)

Address	15205 GRANT ST
Tax PropID	NP117500000078
Geo PropID	NP117500000078
Acres	0.28
Sq Ft	12,327
LBCS Function	9010
LBCS Func Description	Farming / ranch land (no improvements)
Appr Land Value	\$20
Appr Improved Value	
Appr Total Value	\$20
Zoning	RP-1
City Code	N
JCW Type Desc	CONTRACT
Future Landuse	Very-low-density Residential
In Sewer Dist	JCW
Crosses Watershed Boundary	1
Sewer within 1/4 mile	0
Nearest Sewer Main Over 1 mile	1
In Floodzone	0

## Average Single Family Residential Sale Price

This layer represents the average single family residential sale price over the last 3 years where the number of sales is greater than 1. The data has been aggregated up to varying geographies to provide an indication of where the higher priced residential developments are occurring in Johnson County. Areas of no color represent where no data are available or the number of sales is less than or equal to 1.

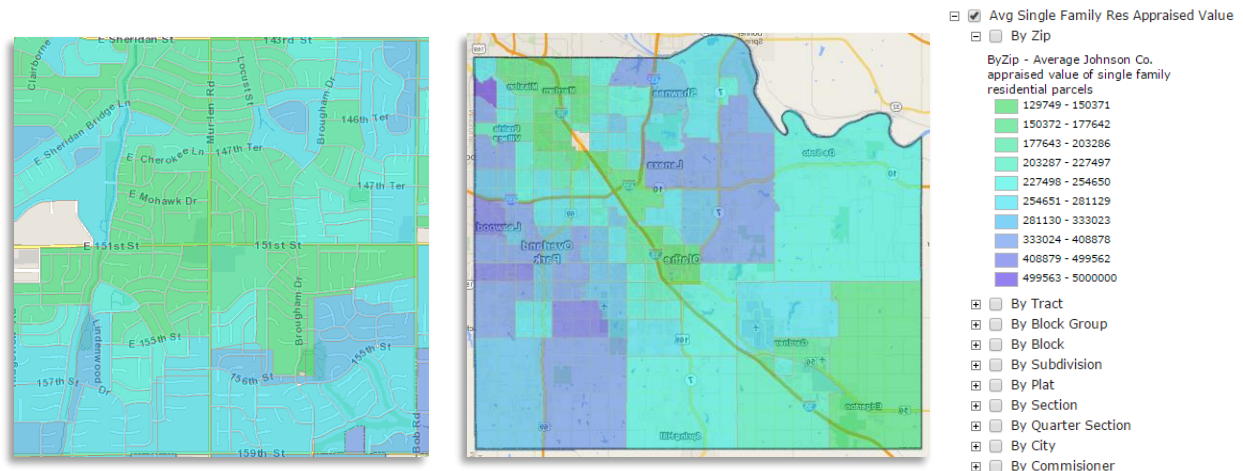
In addition to the full dataset explained above, there are five additional geographies that can be utilized, all with a similar color legend. They are; Zip code, Tract, Block Group, Block, Subdivision, Plat, Section, Quarter Section, City, and Commissioner District.



## Average Single Family Residential Appraised Value

This layer represents the average single family residential total appraised value for the current tax year and comes from the Johnson County Appraiser's office.

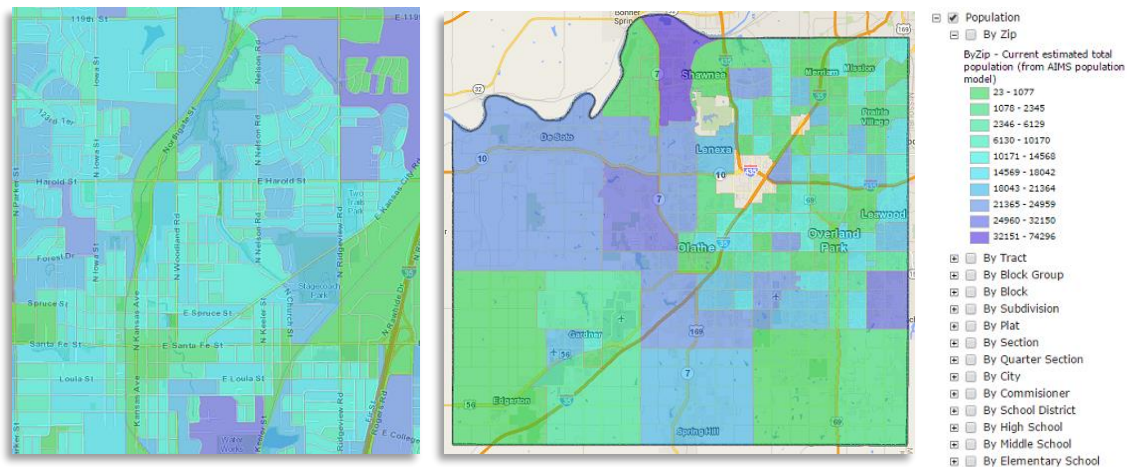
In addition to the full dataset explained above, there are five additional geographies that can be utilized, all with a similar color legend. They are; Zip code, Tract, Block Group, Block, Subdivision, Plat, Section, Quarter Section, City, and Commissioner District.



# Population

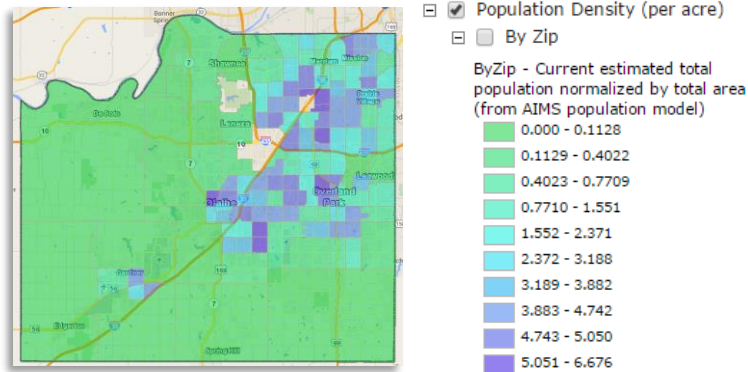
This layer represents the estimated population within the selected geographic area within Johnson County. AIMS uses the latest information maintained by the Johnson County Appraisers office to estimate the total number of people living on each parcel. The geographies one can view the data by are Zip code, Tract, Block Group, Block, Subdivision, Plat, Section, Quarter Section, City, Commissioner District, School District, High School, Middle School or Elementary School.

Our methodology for this layer finds each parcel where the number of dwelling units is greater than zero and converts that parcel into a point. We then multiply the number of dwelling units by the block level average household size and vacancy rate data from the US Census to get the current estimate. We use land use data to distinguish between owner occupied and renter occupied housing because average household size and vacancy rates tend to vary between single family neighborhoods and multi-family housing or apartments.



## Population Density

This layer represents population density per acre within the selected geographic area based on data for the current population within Johnson County. The geographies one can view the data by are Zip code, Tract, Block Group, Block, Subdivision, Plat, Section, Quarter Section, City, Commissioner District, School District, High School, Middle School or Elementary School.

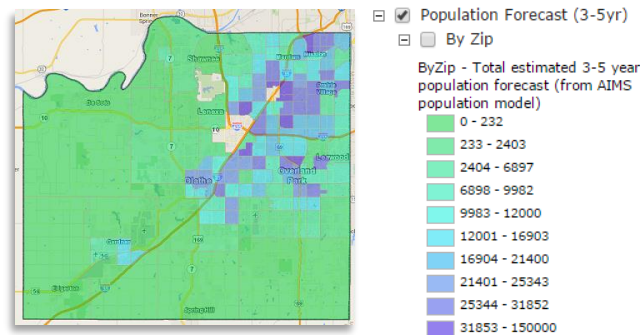


## Population Forecast (3-5yr)

This layer represents the 3-5 year forecasted future population within the selected geographic area within Johnson County. AIMS uses the latest address information maintained by Johnson County to estimate the total number of people living on each parcel.

Our methodology for this layer finds each address point where the land use is classified as some form of residential or vacant land. Using address points provides us with the ability to project future growth in certain areas because address points are often established years before the physical structure(s) may be complete. We then multiply each address point by the block level average household size and vacancy rate data from the US Census to get the 3-5 year estimate. We use land use data to distinguish between owner occupied and renter occupied housing because average household size and vacancy rates tend to vary between single family neighborhoods and multi-family housing or apartments.

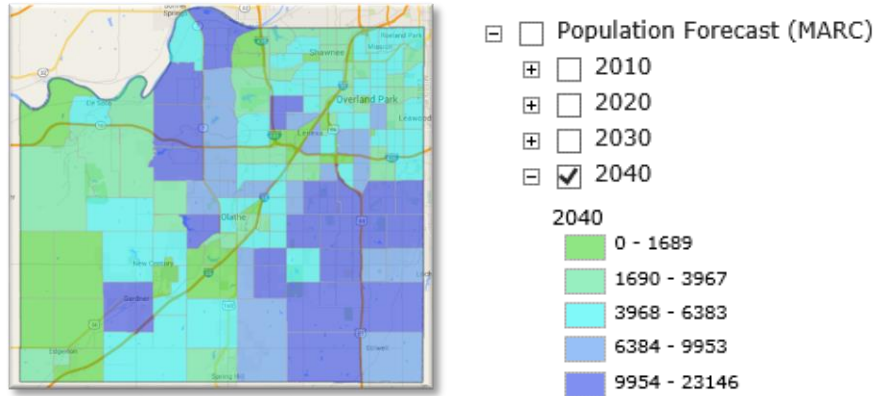
The geographies one can view the data by are Zip code, Tract, Block Group, Block, Subdivision, Plat, Section, Quarter Section, City, Commissioner District, School District, High School, Middle School or Elementary School.





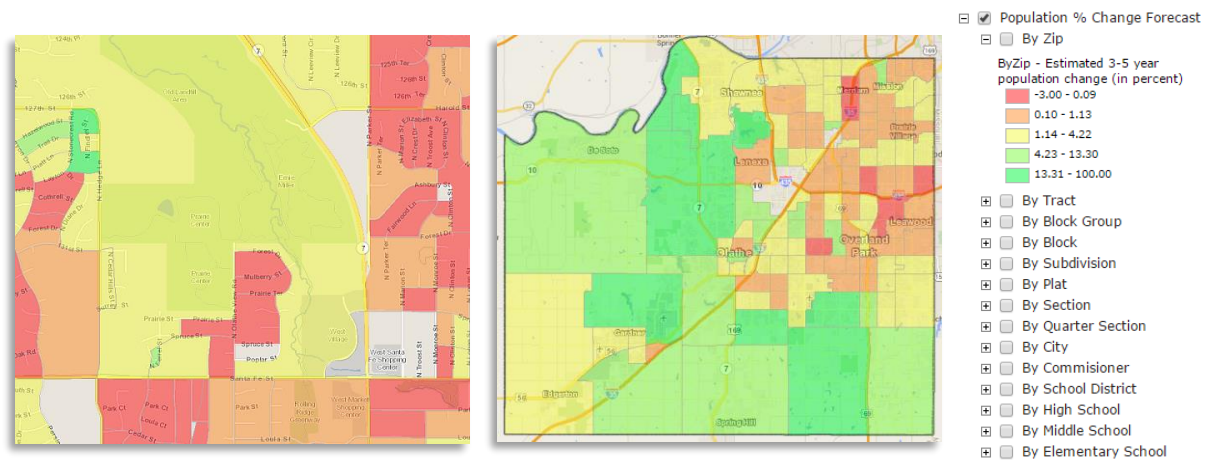
## Population Forecast (MARC)

This layer represents the Mid-America Regional Council's 10, 20 and 30 year forecasted future population growth, based on the 2010 US Census, within the selected geographic area within Johnson County. Information pertaining to population change, employment change and change in households can be found within this layer. The geographies one can view the data by are Zip code, Tract, Block Group, Block, Subdivision, Plat, Section, Quarter Section, City, Commissioner District, School District, High School, Middle School or Elementary School.



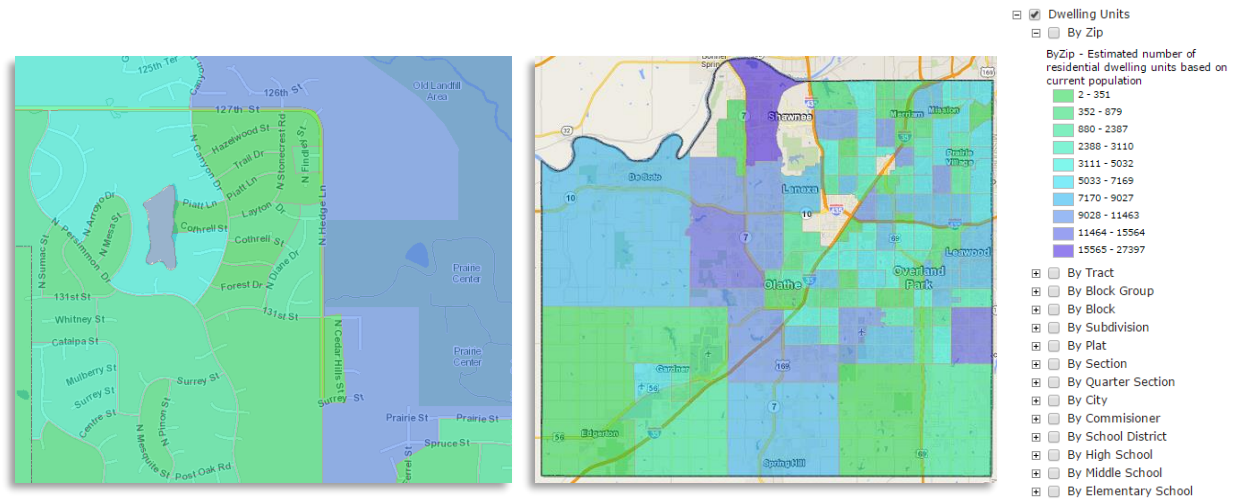
## Population % Change Forecast

This layer represents the change in population using our current model and 3-5 year forecasts within the selected geographic area within Johnson County. The geographies one can view the data by are Zip code, Tract, Block Group, Block, Subdivision, Plat, Section, Quarter Section, City, Commissioner District, School District, High School, Middle School or Elementary School.



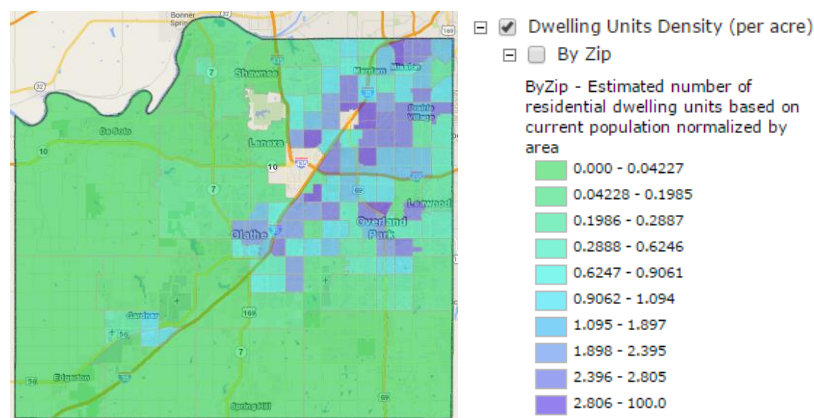
## Dwelling Units

This layer represents dwelling units as maintained by the Johnson County Appraisers office. A dwelling unit may refer to a house, apartment, mobile home, or 'other' structure used by one or more households as their primary place of residence. The geographies one can view the data by are Zip code, Tract, Block Group, Block, Subdivision, Plat, Section, Quarter Section, City, Commissioner District, School District, High School, Middle School or Elementary School.



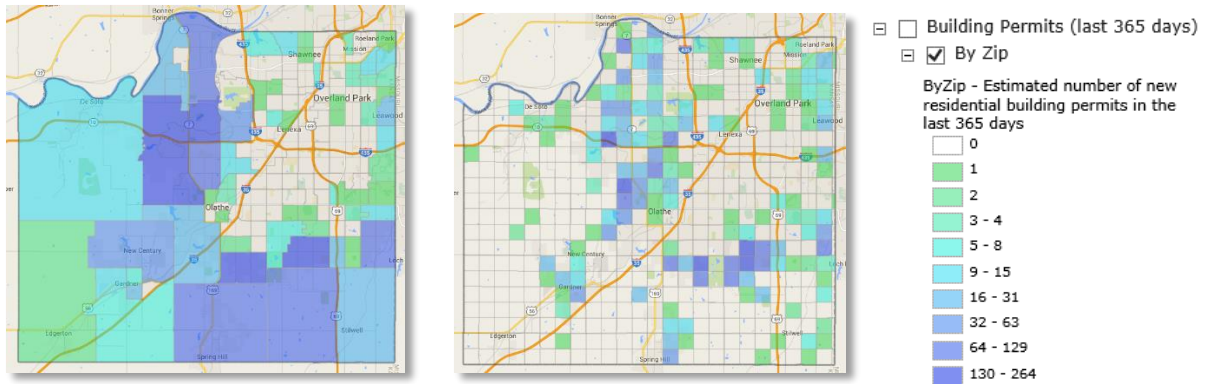
## Dwelling Units Density (per acre)

This layer represents the density of dwelling units per acre within the selected geographic area based on data for Johnson County. The geographies one can view the data by are Zip code, Tract, Block Group, Block, Subdivision, Plat, Section, Quarter Section, City, Commissioner District, School District, High School, Middle School or Elementary School.



## Building Permits (last 365 days)

This layer represents the estimated number of new residential building permits issued in the last 365 days throughout Johnson County. The geographies one can view the data by are Zip code, Tract, Block Group, Block, Subdivision, Plat, Section, Quarter Section, City, Commissioner District, School District, High School, Middle School or Elementary School.



## Development Projects – currently in development

This layer will represent Infill Opportunities, Proposed Projects and Commercial Construction in Johnson County.

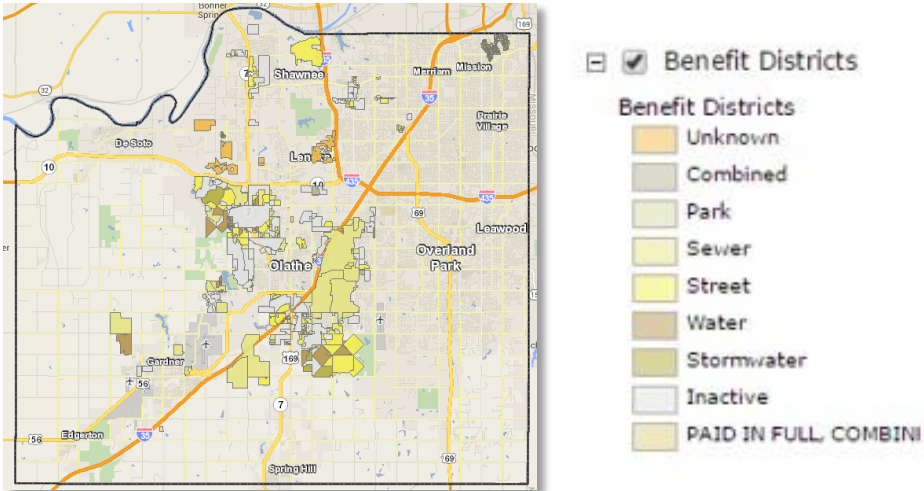


# Public Improvement Financing Layers

The following layers are also available in the Online Mapping application for Economic Development research and reference. These layers represent many different types of districts used by local jurisdictions to help fund development. Their location in the Online Mapping Table of Contents and a brief explanation are listed below.

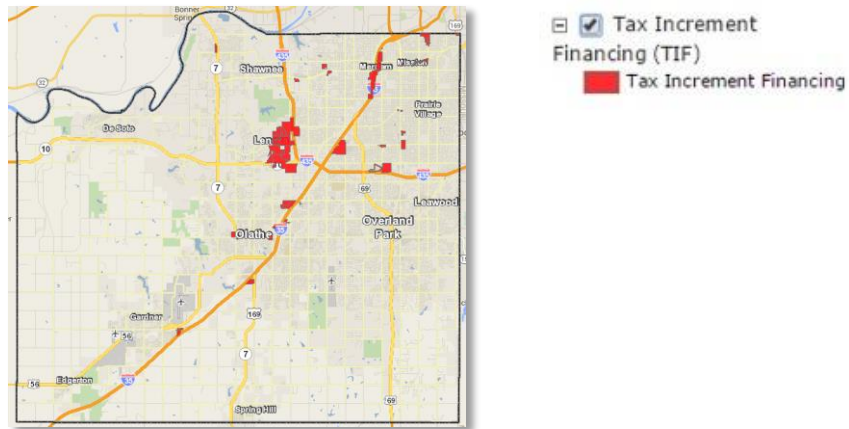
## Benefit Districts

This layer represents benefit districts throughout Johnson County. A benefit district is an area created by either a utility company directly or through a city ordinance in which a special assessment is levied in order to help pay for certain infrastructure costs, including but not limited to; parks, sewers, streets, and water.



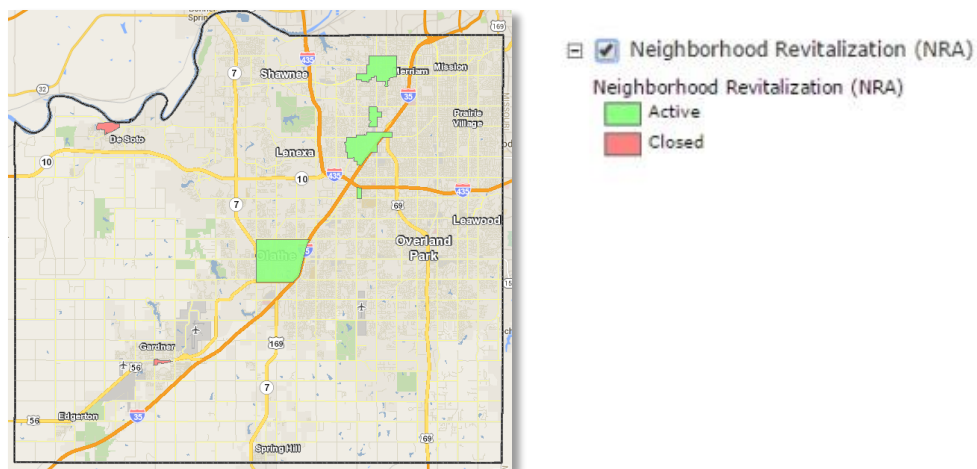
## Tax Increment Financing (TIF)

This layer represents the Tax Increment Financing areas in Johnson County. A TIF district is a development tool that allows certain types of taxes generated by the development to be used for public infrastructure and other improvements.



## Neighborhood Revitalization (NRA)

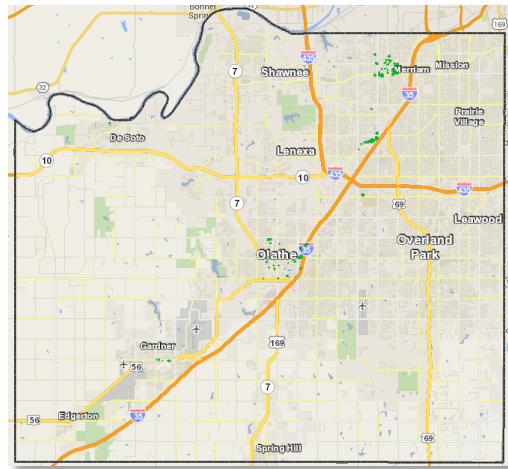
This layer represents Neighborhood Revitalization areas in Johnson County. The NRA is designed to encourage development in older parts of a city by reducing the tax burden on the property owner. Rebates can be given to the owners of both commercial and residential properties on the incremental increase in property taxes of 80-90%.



## Neighborhood Revitalization (NRA) - Participants

This layer represents Neighborhood Revitalization Participants in Johnson County.

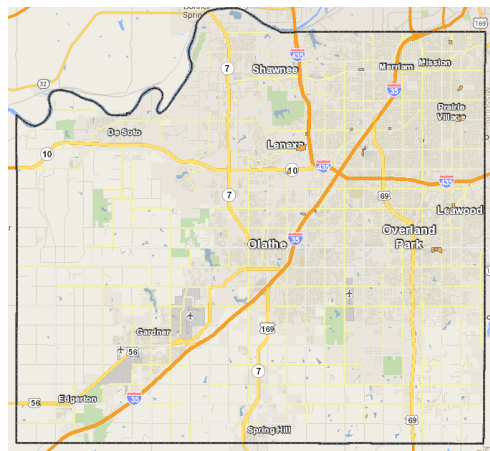
- Neighborhood Revitalization (NRA) - Participants
- Neighborhood Revitalization (NRA) - Participants



## Community Improvement (CID)

This layer represents the Community Improvement Districts in Johnson County. The CID is another type of development tool that allows a commercial property owner to petition the City to levy special assessments or impose up to an additional 2% sales tax within a CID to fund eligible project costs. The costs may include infrastructure, design, engineering, and construction-related activities.

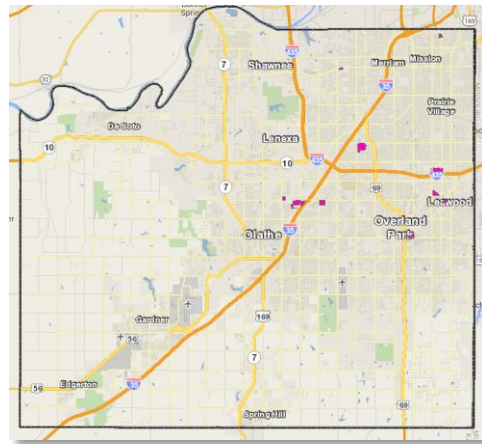
- Community Improvement (CID)
- Community Improvement (CID)



## Transportation Development (TDD)

This layer represents the Transportation Development Districts in Johnson County. A TDD is a special taxing district in which a petitioner (of 100% of the landowners) can request the levy of special assessments or a sales tax (up to 1%) on goods and services sold within a given area. Under Kansas law, the revenue generated by TDD special assessments or sales tax may pay the costs of transportation infrastructure improvements in and around the new development.

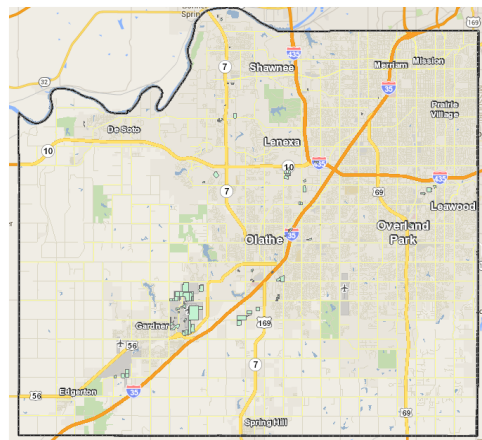
- Transportation Development (TDD)
- Transportation Development (TDD)



## Industrial Revenue Bonds (IRB)

This layer represents the Industrial Revenue Bonds in Johnson County. The IRB allows cities to provide qualified businesses with an exemption of up to 100% of the new real property taxes for up to 10 years. A city can also offer a sales tax exemption on the purchase of building materials.

- Industrial Revenue Bonds (IRB)
- Industrial Revenue Bonds (IRB)

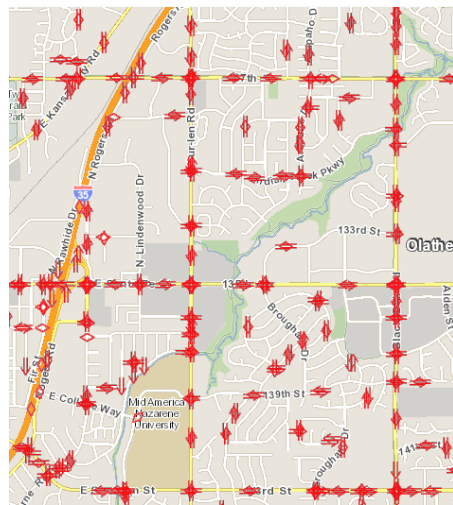
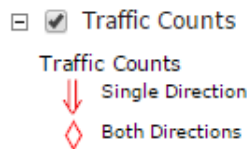


# Other Layers

The following layers are also available in the Online Mapping application for Economic Development research and reference. Their location in the Table of Contents and a brief explanation are listed below.

## Traffic Counts

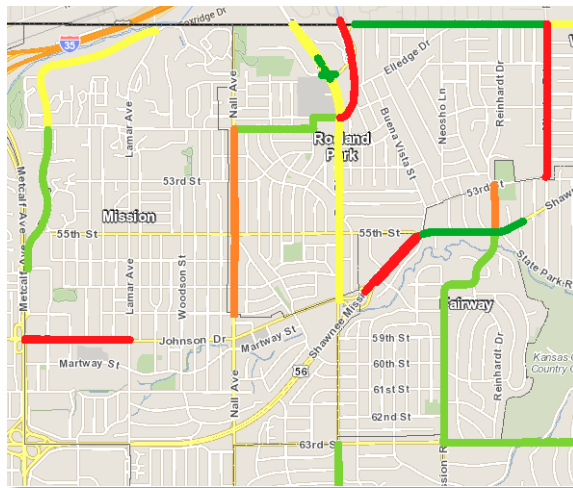
This layer represents the amount of traffic along particular roads throughout Johnson County, KS. Traffic counts are collected annually by many of the different jurisdictions within the County. Each symbol on the map represents the location where counts are collected and the values displayed represent the 24 hour daily average of vehicles at that location. The data are symbolized to indicate where traffic was counted based on the direction of travel or it is aggregated to show the total number of vehicles traveling along each road segment.





## County Assistance Road System (CARS)

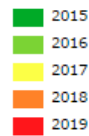
This layer represents CARS program locations in Johnson County. The CARS program provides funds to the cities of Johnson Co to construct and maintain their major arterials. Each year the cities submit a 5-year road improvement plan to Johnson Co. Using a scoring system, Johnson County selects projects and allocates funds. The county pays 50% of the project's construction and construction inspection cost. Cities are responsible for design, right-of-way, and utility relocation costs.



Co. Assistance Road System (CARS)

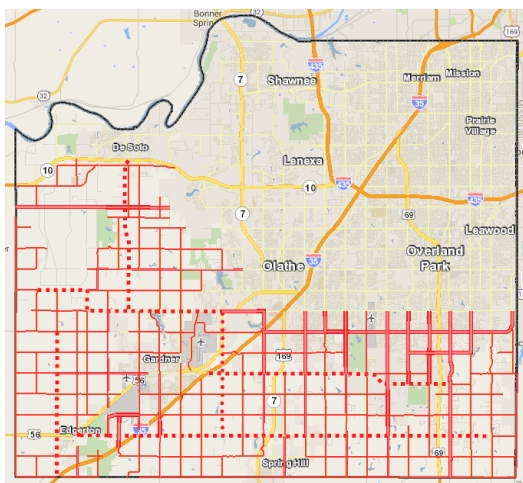
### CARS Projects

The CARS program provides funds to the cities of Johnson Co to construct and maintain their major arterials. Each year the cities submit a 5-year road improvement plan to Johnson Co. Using a scoring system, Johnson Co selects projects and allocates funds. The Co pays 50% of the project's construction and construction inspection costs. Cities are responsible for design, right-of-way, and utility relocation costs.



## County Arterial Road Network Plan (CARNP)

This layer represents the County Arterial Road Network Plan. CARNP is a "plan for future roadways in southern and western Johnson County." The mission of the CARNP is "to achieve a community consensus for maximizing the utility of the County's existing arterial road network to meet anticipate perimeter transportation needs.



Co. Arterial Road Network Plan (CARNP)

### CARNP Roads

CARNP is a "plan for future roadways in southern and western Johnson County." The mission of the CARNP is "to achieve a community consensus for maximizing the utility of the County's existing arterial road network to meet anticipated perimeter transportation needs.

