

Advance Plans Committee

Summary of Meeting

9:00 a.m., December 3, 2015

Attendance

AP Committee Members: David Dennis, Bob Dool, Joe Johnson, Bill Ramsey, John Todd
MAPD staff: Stephen Banks, Dave Barber, Scott Knebel, Dale Miller
Others: Justin Waggoner

Discussion Summary

1. The Advance Plans Committee approved the summary of the November 12, 2015 Committee meeting.
2. The Committee reviewed and discussed possible revisions to the Wichita-Sedgwick County Unified Zoning Code regarding minimum lot size and separation requirements for rural home occupations. The proposed revisions would reduce the minimum lot size for a rural home occupation from five acres to two acres by right, and from two acres to 20,000 square feet with a Conditional Use approval. The required separation distance between a rural home occupation and a residence would also be reduced from 120 feet to 75 feet. These revisions were drafted by staff based upon a request by the County Commission Chairman to consider code amendments that would reduce the minimum lot size and separation requirements for rural home occupation.

Staff provided some relevant history related to the proposed revisions. In September 2012, the MAPC recommended similar amendments to the rural home occupation regulations ... to reduce the minimum lot size to two acres and reduce the required separation distance between a rural home occupation and a residence to 40 feet. However, this recommendation was not supported by the County Commission. The MAPC then recommended a minimum lot size of five acres and a minimum separation distance of 120 feet which was subsequently approved by the County Commission in 2013. Recently, a majority of the County Commission has expressed support for the minimum lot size and separation requirements as originally recommended by the MAPC back in 2012 so as to allow more people the opportunity for small business rural economic development activities in the County.

Staff explained that the rationale for larger lot sizes and separation requirements would be to provide greater separation from potentially offensive activities such as vehicle repair and certain types of manufacturing activity.

Following further discussion, a motion was made by Todd and seconded by Dool to approve the rural home occupation revisions to Section IV-E.7 of the Unified Zoning Code as submitted by staff, and to recommend that the MAPC adopt these revisions to the Unified Zoning Code.

Motion carried 5-0

3. Meeting adjourned at 9:25 a.m.