
PROPOSED RENO COUNTY ZONING & SUBDIVISION EXPANSION

The Reno County Planning Commission will hold a public hearing on a proposed amendment to the Zoning and Subdivision Regulations for the expansion of zoning and subdivision jurisdiction over portions of southeast Reno County. The area under consideration is illustrated in Exhibit A.

WHAT DO THESE REGULATIONS ACCOMPLISH?

This amendment to the County's land-use regulations seeks to:

- Promote the health, safety, comfort and general welfare of the citizens of Reno County.
- Conserve agricultural land and protect it from the intrusion of incompatible uses.
- Create a variety of zoning districts designed to protect and enhance the values inherent in each zone. Regulate the scale and scope of non-agricultural land development.
- Provide procedures for the division and improvement of real property for non-agricultural uses.
- Facilitate the adequate provisions of transportation, water, sewage, schools, parks, and other public improvements and services to support new development.
- Inform the public regarding future development in the zoned portions of Reno County.
- Implement the goals of the Comprehensive Plan for Reno County.

WHAT WILL THIS MEAN TO ME?

- All land uses and tract sizes in existence prior to possible adoption of the expansion will not require compliance with the zoning and subdivision regulations.
- Zoning does not regulate agricultural uses of property.
- Zoning does regulate all non-agricultural land uses proposed by a property owner
- Zoning is conditional use based - meaning most non-agricultural land uses require a public hearing and approval by the County Commissioners to be permitted.
- Subdivision regulations govern the division of a tract of land into two or more buildable tracts.
- Subdivision regulations accomplish this through the submittal of a lot split application, agricultural lot split application, or subdivision plat.
- More specific information on the regulations can be obtained by calling the Planning and Zoning Division or attending the public hearing.

WHAT TO EXPECT AT THE MEETING

Any person wishing to be heard regarding this matter may submit written comments to the Reno County Planning Commission prior to or at the public hearing or may present written and/or oral comments at such public hearing.

Upon conclusion of said public hearing, the Reno County Planning Commission may make recommendations concerning the amendment to the Reno County Board of County Commissioners. The Reno County Planning Commission may continue consideration of this matter at the conclusion of the public hearing to a future date without further notice.

Other topics may be considered by the Reno County Planning Commission for an amendment to the Reno County Zoning and Subdivision Regulations at this public hearing and included within any recommendations regarding the same to the Board of County Commissioners. The proposed amendments to the Reno County Regulations were prepared in accordance with K.S.A. 12-741 et seq.

MEETING INFORMATION

WHEN: Tuesday, March 3, 2020, at 4:30 p.m.

WHERE: Reno County Public Works Building, 600 Scott Boulevard, 67505 South Hutchinson, Kansas.

RENO COUNTY PUBLIC WORKS

600 Scott Boulevard
South Hutchinson, KS 67505

Phone: 620-694-2978



