

## Legislation Text

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**PUBLIC HEARING - Appl. #PL2017-121 - UNIFIED DEVELOPMENT ORDINANCE (UDO) AMENDMENT #62** - Article 8 Accessory Uses and Structures, revision to the regulations for photo studios as in-home occupations; City of Lee's Summit, applicant.

Issue/Request:

This request is being brought forward from a business owner that has scaled down their business and no longer has employees or the need for commercial space. Jenny Roland with J&M Imagery will be present to discuss her request for an amendment to the Home Occupation section of the UDO. Currently, photographic studios are only allowed as a home occupation on properties with a minimum of 1 acre in size and where access to a collector street from a residential driveway is no greater distance than one lot depth or 250 feet whichever is less.

This change would allow photographic studios inside single family neighborhoods with only the driveway and street frontage for parking. Staff has provided language that we feel is acceptable to achieve the desired results. The proposed changes alter the provision related to the prohibited home occupation except for the one acre requirement and related conditions but includes multiple employees. By adding this multiple employee provision the photo studio as a home occupation with only the owner and 1 employee would now be a "permitted" home occupation under the UDO home occupation Section provided they meet all conditions established therein.

Recommendation: Staff recommends **APPROVAL** of UDO Amendment #62.

Committee Recommendation:

The CEDC heard this request on May 10, 2017, and authorized the proposed amendment to be brought forward to the Planning Commission for public hearing.

On motion of Ms. Roberts and seconded by Mr. Lopez the Planning Commission voted unanimously by voice vote on June 27, 2017, to recommend **APPROVAL** of **Appl. #PL2017-121 - UNIFIED DEVELOPMENT ORDINANCE (UDO) AMENDMENT #62** - Article 8 Accessory Uses and Structures, revision to the regulations for photo studios as in-home occupations; City of Lee's Summit, subject to staff's letter dated June 23, 2017.

The Planning Commission - June 27, 2017: On the motion of Ms. Roberts, seconded by Mr. Funk, the Planning Commission members voted unanimously by voice vote to recommend **APPROVAL** of Application PL2017-121, Unified Development Ordinance (UDO) Amendment #62: Article 8 Accessory Uses and Structures, revision to the regulations for photo studios as in-home occupations; City of Lee's Summit, applicant.