



February 16, 2016

Chairman Huebert, and Members of the Committee, thank you for the opportunity to submit neutral testimony on behalf of the Kansas Building Industry Association (KBIA) on HB 2642 related to the notice requirements for local planning and zoning. KBIA is an affiliate of the National Association of Home Builders and with eight local home builder associations and more than 2,000 members across the State of Kansas.

HB 2642 as written would add a new subsection to the state planning and zoning laws specifically dealing with a proposed replatting that would also include the vacation of a street or streets.

We appear as a neutral conferee today because we are supportive of effective public notice on city planning actions. However, we want to avoid any unintended consequences of such a change in law as well as protect a city's ability to facilitate orderly redevelopment. This bill would initiate a planning commission hearing, trigger notification procedures and require written notice of the action be provided to all owners within 200 feet of the area to be replatted. Please keep in mind that redevelopment of properties located within cities inherently carries additional costs when compared to greenfield developments. Any requirement that adds to the cost, or length of time it takes to replat a property may be a disincentive to the redevelopment and could be the difference between a successful and unsuccessful project.

We feel that a multi-use replatting issue such as this one (replatting combined with a street vacation) is complex and it might be in the best interest of all parties if they have time during the interim to fully consider and vet the appropriate measures needed to complete such an action.

Thank you for your consideration on this issue.

Sincerely,

Sean Miller
Kansas Building Industry Association