

**SENATE BILL No. 273**

By Committee on Assessment and Taxation

2-21

1 AN ACT concerning planning and zoning; relating to planning and zoning  
2 by a city; eliminating the authority of a city to adopt planning and  
3 zoning regulations for land located outside of such city; amending  
4 K.S.A. 12-749 and repealing the existing section; also repealing K.S.A.  
5 12-715b, 12-715c and 12-715d.

6  
7 *Be it enacted by the Legislature of the State of Kansas:*

8 Section 1. K.S.A. 12-749 is hereby amended to read as follows: 12-  
9 749. (a) Following adoption of a comprehensive plan, a city planning  
10 commission may adopt and amend regulations governing the subdivision  
11 of land. A city planning commission shall apply subdivision regulations to  
12 all land located within the city ~~and may apply such regulations to land~~  
13 ~~outside of but within three miles of the nearest point of the city limits~~  
14 ~~provided such land is within the same county in which the city is located~~  
15 ~~and does not extend more than <sup>1</sup>/<sub>2</sub> the distance between such city and~~  
16 ~~another city which has adopted regulations under this section.~~ A county  
17 planning commission may establish subdivision regulations for all or for  
18 parts of the unincorporated areas of the county.

19 (b) Subdivision regulations may include, but not be limited to,  
20 provisions for:

- 21 (1) Efficient and orderly location of streets;
- 22 (2) reduction of vehicular congestion;
- 23 (3) reservation or dedication of land for open spaces;
- 24 (4) off-site and on-site public improvements;
- 25 (5) recreational facilities ~~which~~ *that* may include, but are not limited  
26 to, the dedication of land area for park purposes;
- 27 (6) flood protection;
- 28 (7) building lines;
- 29 (8) compatibility of design;
- 30 (9) stormwater runoff, including consideration of historic and  
31 anticipated 100-year rain and snowfall precipitation records and patterns;  
32 and
- 33 (10) any other services, facilities and improvements deemed  
34 appropriate.

35 (c) Subdivision regulations may provide for administrative changes to  
36 land elevations designated on a plat. Such regulations may provide for plat

1 approval conditional upon conformance with the comprehensive plan.  
2 Such regulations may provide for the payment of a fee in lieu of dedication  
3 of land. Such regulations may provide that in lieu of the completion of any  
4 work or improvements prior to the final approval of the plat, the governing  
5 body may accept a corporate surety bond, cashier's check, escrow account,  
6 letter of credit or other like security in an amount to be fixed by the  
7 governing body and conditioned upon the actual completion of such work  
8 or improvements within a specified period, in accordance with such  
9 regulations, and the governing body may enforce such bond by all  
10 equitable remedies.

11 (d) Before adopting or amending any subdivision regulations, the  
12 planning commission shall call and hold a hearing on such regulations or  
13 amendments thereto. Notice of such hearing shall be published at least  
14 once in the official city newspaper in the case of a city or in the official  
15 county newspaper in the case of a county. Such notice shall be published at  
16 least 20 days prior to the hearing. Such notice shall fix the time and place  
17 for such hearing and shall describe such proposal in general terms. In the  
18 case of a joint committee on subdivision regulations, such notice shall be  
19 published in the official city and official county newspapers. The hearing  
20 may be adjourned from time to time and at the conclusion of the same, the  
21 planning commission shall prepare its recommendations and by an  
22 affirmative vote of a majority of the entire membership of the commission  
23 adopt the same in the form of proposed subdivision regulations and shall  
24 submit the same, together with the written summary of the hearing  
25 thereon, to the governing body. The governing body either may: (1)  
26 Approve such recommendations by ordinance in a city or resolution in a  
27 county; (2) override the planning commission's recommendations by a  $2/3$   
28 majority vote; or (3) may return the same to the planning commission for  
29 further consideration, together with a statement specifying the basis for the  
30 governing body's failure to approve or disapprove. If the governing body  
31 returns the planning commission's recommendations, the planning  
32 commission, after considering the same, may resubmit its original  
33 recommendations giving the reasons therefor or submit new and amended  
34 recommendations. Upon the receipt of such recommendations, the  
35 governing body, by a simple majority thereof, may adopt or may revise or  
36 amend and adopt such recommendations by the respective ordinance or  
37 resolution, or it need take no further action thereon. If the planning  
38 commission fails to deliver its recommendations to the governing body  
39 following the planning commission's next regular meeting after receipt of  
40 the governing body's report, the governing body shall consider such course  
41 of inaction on the part of the planning commission as a resubmission of the  
42 original recommendations and proceed accordingly. The proposed  
43 subdivision regulations and any amendments thereto shall become

1 effective upon publication of the respective adopting ordinance or  
2 resolution.

3 Sec. 2. K.S.A. 12-715b, 12-715c, 12-715d and 12-749 are hereby  
4 repealed.

5 Sec. 3. This act shall take effect and be in force from and after its  
6 publication in the statute book.