



May 14, 2007

Village Meadows LLC
Attn: Charles F. Bryant
10610 W. 128th Street
Overland Park, Kansas 66213-3445

Re: UPR-09-03-04 - Village Meadows Retirement Community, additional 6-month time extension
17.8 acres on west side of Congressional Drive, from W. 6th Street to Overland Drive.

Dear Mr. Bryant:

This letter is a follow-up to our conversation today and a response to your letter dated May 8, 2007. You have indicated that since the last extension approval in January of this year, you have been working to fulfill the conditions of approval originally attached to the UPR for Village Meadows. You have indicated that you were not aware of the City's requirement to submit public improvement plans for the water, sanitary sewer and stormwater improvements that are necessary for your development *prior* to issuance of building permits for this project. You have indicated that you anticipate it will take 4 – 5 additional months to complete these plans.

The City Manager has authorized me to grant one additional approval extension in order to facilitate this investment in Lawrence and to provide you the necessary time to submit public improvement plans and construction plans for this proposed development. Therefore, UPR-09-03-04 is granted an additional six-month time extension. The approvals for this development will expire on December 11, 2007 if a building permit has not been issued by that date.

The previous conditions of approval will still apply and must be completed before the UPR site plan is released to Neighborhood Resources for issuance of building permits:

1. A site plan performance agreement be executed.
2. Filing at the Register of Deeds of a replat prior to release of the plan to Neighborhood Resources for building permits.
3. Provision of a photometric plan.
4. Provide a general timetable for phasing of project.
5. Provision of an agreement not to protest the formation of a benefit district for the geometric and signalization improvements for the intersection of W. 6th Street and Congressional Drive.
6. Provision of the following notes on the Site Plan:
 - a. "No building permit shall be issued until the City is presented with a written guarantee or other financial assurance (e.g. bond, letter or credit, escrow account, etc.), in a form acceptable to the City, guaranteeing payment for the assessed special assessments on the property for the improvement of Overland Drive and Congressional Drive. This condition shall be waived by the City Manager if the special assessments district is not subject to litigation."
 - b. "Off-site detention basin to be constructed as part of this project."

7. Provision of the following items for the Stormwater Engineer:
 - a. Show the detention basin improvements associated with this site. The detention system must be completed prior to occupancy. Provide DE's for the system and submit public improvement plans for review prior to release of the plan to the building inspector.
 - b. Storm sewer information is incomplete. Show all existing storm sewer locations and elevations. Show all proposed storm sewer locations, elevations and sizes.
 - c. Provide additional curb inlets to capture runoff in the southeast entrance drive. Report the project bench mark on the site plan.
 - d. Storm sewers located in the single-family and duplex area must be public systems. Provide DE's for these systems and submit public improvement plans for review prior to release of the plan to the building inspector.
 - e. Per City Code Section 9-903(B), a stormwater pollution prevention plan (SWP3) must be provided for this project. This project will not be released for building permits until an approved SWP3 has been obtained. Construction activity, including soil disturbance or removal of vegetation shall not commence until an approved SWP3 has been obtained.
8. Approval of rezoning of the property to a residential zoning district which would accommodate the proposed use.
9. Provision of a revised site plan to show 5' sidewalks on both sides of all local streets.
10. Provision of the following General Note to the UPR site plan, "Building permits shall not be issued until there is a determination by the Utilities Department that there is adequate wastewater capacity to serve the development proposal."

Once the conditions have been met, please provide 4 paper copies to the Planning Office. They will be stamped and signed; three copies will be transmitted to Neighborhood Resources to go with the building permit and one copy will be placed in the planning file.

If the above conditions are not met and the building permit is not issued by December 11, 2007, the use or development activity may be completed or occupied only in strict compliance with the requirements of the City of Lawrence's new Land Use Development Code, which went into effect on July 1, 2006.

If you have any questions, please contact me at 785-832-3157.

Sincerely,



Sheila M. Stogsdill
Interim Planning Director
Lawrence-Douglas County Metropolitan Planning Office

C: Meadowlark Village, LLC, Attn: Larry Levy, 6521 Granada Drive, Suite 100, Prairie Village, Kansas 66208-1541
Paul Werner Architects, P.O. Box 1536, Lawrence, Kansas 66044
Philip Ciesielski, Utilities Department
Tim Pinnick, Neighborhood Resources
Planning File: UPR-09-03-04



January 12, 2005

Paul Werner Architects L.L.C.
P.O. Box 1536
Lawrence, Kansas 66044

RE: **Z-09-42-04:** O-1 Office District and PRD-2 Planned Residential District proposed rezoning to RO-1B, property on west side of Congressional Drive from W. 6th Street to Overland Drive.
UPR- 09-03-04: Use Permit Upon Review for Village Meadows Retirement Community, property on west side of Congressional Drive from W. 6th Street to Overland Drive.

Dear Paul Werner:

The Lawrence City Commission at their meeting on Tuesday, January 11, 2005, approved the rezoning of the above property based on the findings of fact as listed in the body of the staff report, and contingent upon the following:

1. Approval and filing of a replat of the property at the Register of Deeds Office.

The City Commission also approved the Use Permit Upon Review on the property for the Village Meadows Retirement Community, with a modification to condition no. 9, subject to the following:

1. A site plan performance agreement be executed.
2. Filing at the Register of Deeds of a replat prior to release of the plan to Neighborhood Resources for building permits.
3. Provision of a photometric plan.
4. Provide a general timetable for phasing of project.
5. Provision of an agreement not to protest the formation of a benefit district for the geometric and signalization improvements for the intersection of W. 6th Street and Congressional Drive.
6. Provision of the following notes on the Site Plan:
 - a. "No building permit shall be issued until the City is presented with a written guarantee or other financial assurance (e.g. bond, letter or credit, escrow account, etc.), in a form acceptable to the City, guaranteeing payment for the assessed special assessments on the property for the improvement of Overland Drive and Congressional Drive. This condition shall be waived by the City Manager if the special assessments district is not subject to litigation."
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8. Approval of rezoning of the property to a residential zoning district which would accommodate the proposed use.
 9. Provision of a revised site plan to show ~~6'~~ 5' sidewalks on both sides of all local streets.

If you have any questions, please contact me at 832-3153.

Sincerely,



Paul Patterson
City/County Planner

C: Continuum Associates, L.L.C., 6521 Granada Drive Suite 100, Prairie Village, Kansas 66208
6Wak Land Investments L.L.C., Attn: Bill Newsome, 411 N. Iowa Street, Lawrence, Kansas 66044
Barry Walthall, Codes Enforcement Manager, Neighborhood Resources.