

# Memorandum

## City of Lawrence

### Planning & Development Services

**TO:** David Corliss, City Manager

**FROM:** Mary Miller, Planning Staff

**CC:** Dianne Stoddard, Assistant City Manager  
Cynthia Boecker, Assistant City Manager  
Scott McCullough, Planning and Development Services Director

**Date:** August 12, 2009

**RE:** Extension request for SP-12-93-06; Site Plan for office building at 501 Rockledge Drive

**Attachments:** A—Location Map  
B—Extension Request Letter  
C—Letter Indicating Cause  
D—Approved Site Plan SP-12-93-06

A Site Plan [SP-12-93-06] for an office building at 501 Rockledge Drive was administratively approved and released on May 31, 2007. A location map and a copy of the approved site plan are included with this memo. The applicant had requested an extension of the site plan approval as they had not obtained building permits within the 18 months provided by the Development Code and the approval would expire on Nov 31, 2008. A six-month extension to the site plan approval was granted by the City Commission at their October 21, 2008 meeting which extended the approval to May 31, 2009. The applicant provided a letter requesting an extension prior to the expiration date.

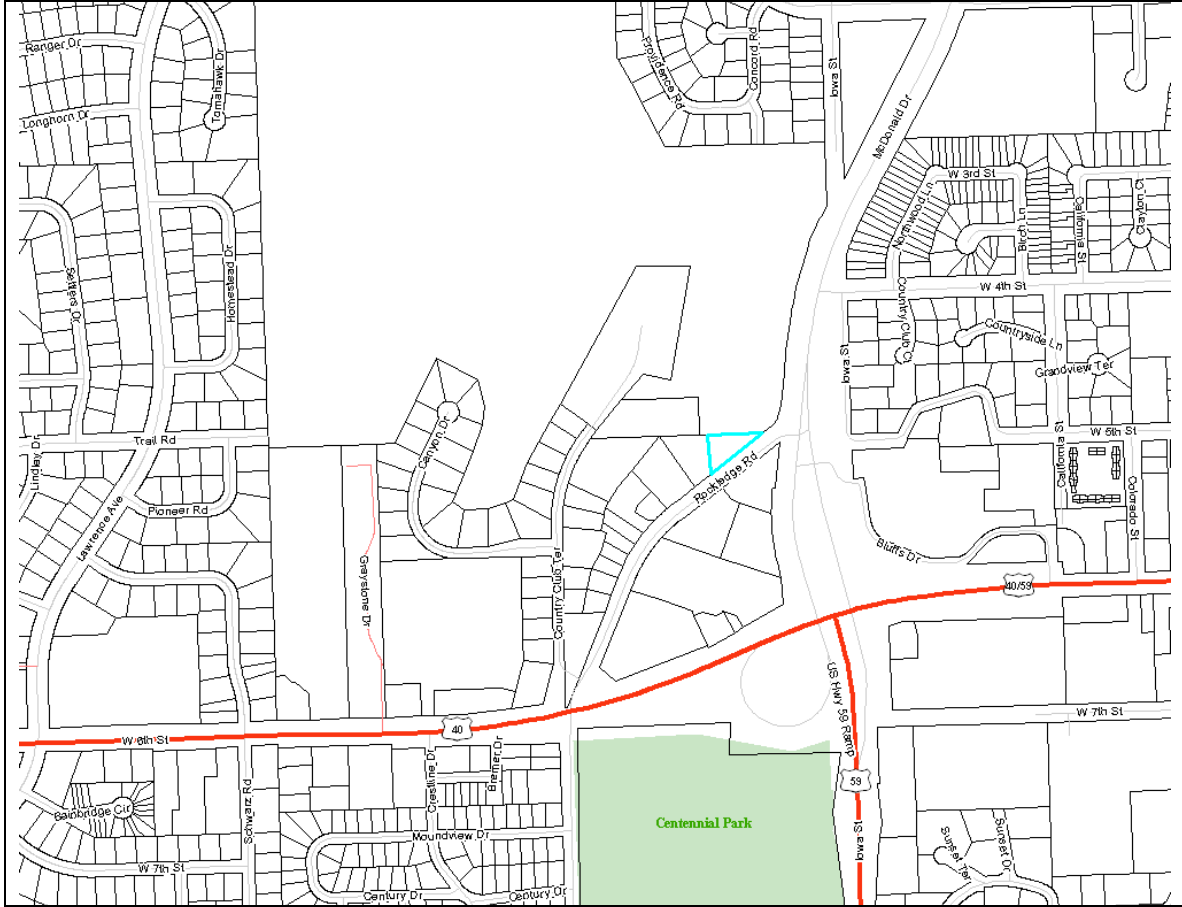
At the time of the first extension request, Section 20-1305(o)(1) of the Development Code set an approval time frame of 18 months. A one-time extension of up to 6 months was possible, for good cause shown. Since that time, the Code has been revised to increase the approval time frame and maximum extension periods from 18 months and 6 months respectively, to 24 months each. This change was made through a text amendment, TA-5-6-09, which was approved by the City Commission at their June 23, 2009 meeting. The Ordinance revising the Code became effective on July 12, 2009.

The applicant is requesting an extension because of the amount of inventory of office buildings at this time. Attachment C contains the applicant's letter outlining the cause for the extension. Given the current economic situation, an extension to this site plan approval would be appropriate.

The amended language in the Code provides for an initial approval period of 24 months and a possible extension of up to 24 months. As a 6 month extension has previously been granted, the site plan has had an approval period of 24 months. An extension of 24 months would be possible for this site plan.

**Staff Recommendation:**

Planning Staff recommends approval of the 24 month extension request which would permit the site plan approval to remain valid until May 31, 2011.

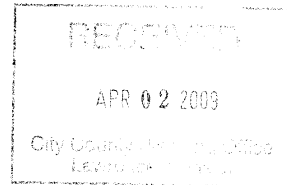


**Attachment A:**

Location map. Subject property is outlined in blue.

April 2, 2009

RE: 501 Rockledge SP-12-93-06 Extension



Dear Scott McCullough,

Under the current code, SP-12-93-06 will expire May 30, 2009. We would like to request an extension and relief under the potential for adoption of the proposed text amendment submitted to the City Commission.

Specifically, we would like to request an extension of the site plan for 501 Rockledge (SP-12-93-06). We would ask for a 2 year extension, to expire on May 30, 2011.

Currently we could extend this site plan by resubmitting or by applying for a building permit. Both of these options occupy the staff's time as well as ours. For this reason and the fact that the site plan is current, it would seem an extension is reasonable.

We would suggest that the City Commission extend all site plans with similar conditions for a minimum of 2 years.

Thank you for your consideration,

A handwritten signature in cursive script, appearing to read "Paul Werner".

Paul Werner

August 4, 2009

RE: 501 Rockledge SP-12-93-06 Extension

Dear Scott McCullough,

Under the current code, SP-12-93-06 will expire May 30, 2009. We would like to request an extension and relief under the potential for adoption of the proposed text amendment submitted to the City Commission.

Specifically, we would like to request an extension of the site plan for 501 Rockledge (SP-12-93-06). We would ask for a 2 year extension, to expire on May 30, 2011.

Currently we could extend this site plan by resubmitting or by applying for a building permit. Both of these options occupy the staff's time as well as ours. For this reason and the fact that the site plan is current, it would seem an extension is reasonable.

The owner plans to develop this lot in the future. However, due to the inventory of offices available in town the timing does not seem appropriate.

Thank you for your consideration.



Paul Werner

**Attachment C:**

Applicant's Letter Explaining Cause for Extension