

# Memorandum

## City of Lawrence

### Planning & Development Services

**TO:** David L. Corliss, City Manager

**FROM:** Planning Staff

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

**Date:** For the March 23, 2010 City Commission Meeting

**RE:** Extension request for SP-06-51-06; Site Plan for Joyce  
Construction Corp Office/Warehouse Buildings; Lot 1, Joyce  
Addition; 724 N. Iowa Street

Please place the following request on the March 23, 2010 City Commission agenda.

Attachments: Location Map  
Extension Request Letter  
Approved Site Plan

A Site Plan [SP-06-51-06] for Joyce Construction Office/Warehouse Buildings was approved by the City Commission at their July 10, 2007 meeting subject to two conditions. A location map and a copy of the approved site plan are included with this memo. This site plan was submitted prior to the adoption of the 2006 Development Code and was processed under the previous Code. The pre-2006 Development Code provided a one-year time frame for the approval of site plans. If building permits were not obtained within that one-year time frame, the site plan would become null and void. (Section 20-1435, 1966 Zoning Ordinance)

The applicant requested an extension of the approval as building permits had not been obtained and the site plan approval would expire on July 10, 2008. Extensions to the site plans approved under the pre-2006 Development Code were granted administratively by the Planning

Director and a one-year extension was granted on June 25, 2008 which extended the approval to July 10, 2009. The applicant provided a letter requesting another one-year extension to the site plan approval on June 23, 2009.

The first extension request was processed under the pre-2006 Code while this new extension request is based on provisions in the 2006 Development Code. The approval and maximum extension time frames in the Development Code were increased through a text amendment, TA-5-6-09, which was approved by the City Commission at their June 23, 2009 meeting and became effective on July 12, 2009.

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 the site plan had been approved for one year and a one year 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.

The applicant explained that the extension is being requested due to the dramatic change in economic conditions. The applicant's request explaining the need for the extension is attached. Given the current economic situation, it is appropriate to extend the approval of this site plan; however, the site plan was designed using the standards in the pre-2006 Code. Staff recommends that the extension be approved subject to the condition that the site plan be revised to comply with the standards in the 2006 Development Code. This condition is consistent with other site plan extensions granted by the Commission since the Development Code was amended.

Staff processed several site plan extensions following the adoption of TA-5-6-09 and unfortunately overlooked this request. City Commission approval will reinstate the site plan approval and extend it for two years from the previous extension date.

**Staff Recommendation:**

Planning Staff recommends approval of the 24 month extension request for the Joyce Construction Corp Office/Warehouse Buildings Site Plan [SP-06-51-06] which would permit the site plan approval to remain valid until July 10, 2011, subject to the following conditions:

1. The applicant shall submit a revised site plan to the Planning Office which brings the site into compliance with the standards of the Development Code.
2. Submittal and approval of a Stormwater Pollution Prevention Plan to the City Stormwater Engineer.
3. Submittal and approval of water line plans to the Fire Department and Utilities Department.