

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: For April 12, 2011 meeting

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 and Email with Additional Information
C—Approved Site Plan SP-12-93-06

BACKGROUND.

A Site Plan for an office building at 501 Rockledge Drive [SP-12-93-06] was administratively approved and released for building permits on May 31, 2007. A location map and a copy of the approved site plan are included with this memo. The applicant requested an extension of the site plan approval on October 8, 2008 as they had not obtained building permits within the 18 month time-frame provided by the Development Code and the approval would expire on Nov 31, 2008. the City Commission approved a six-month extension to the site plan approval at their October 21, 2008 meeting which extended the approval to May 31, 2009.

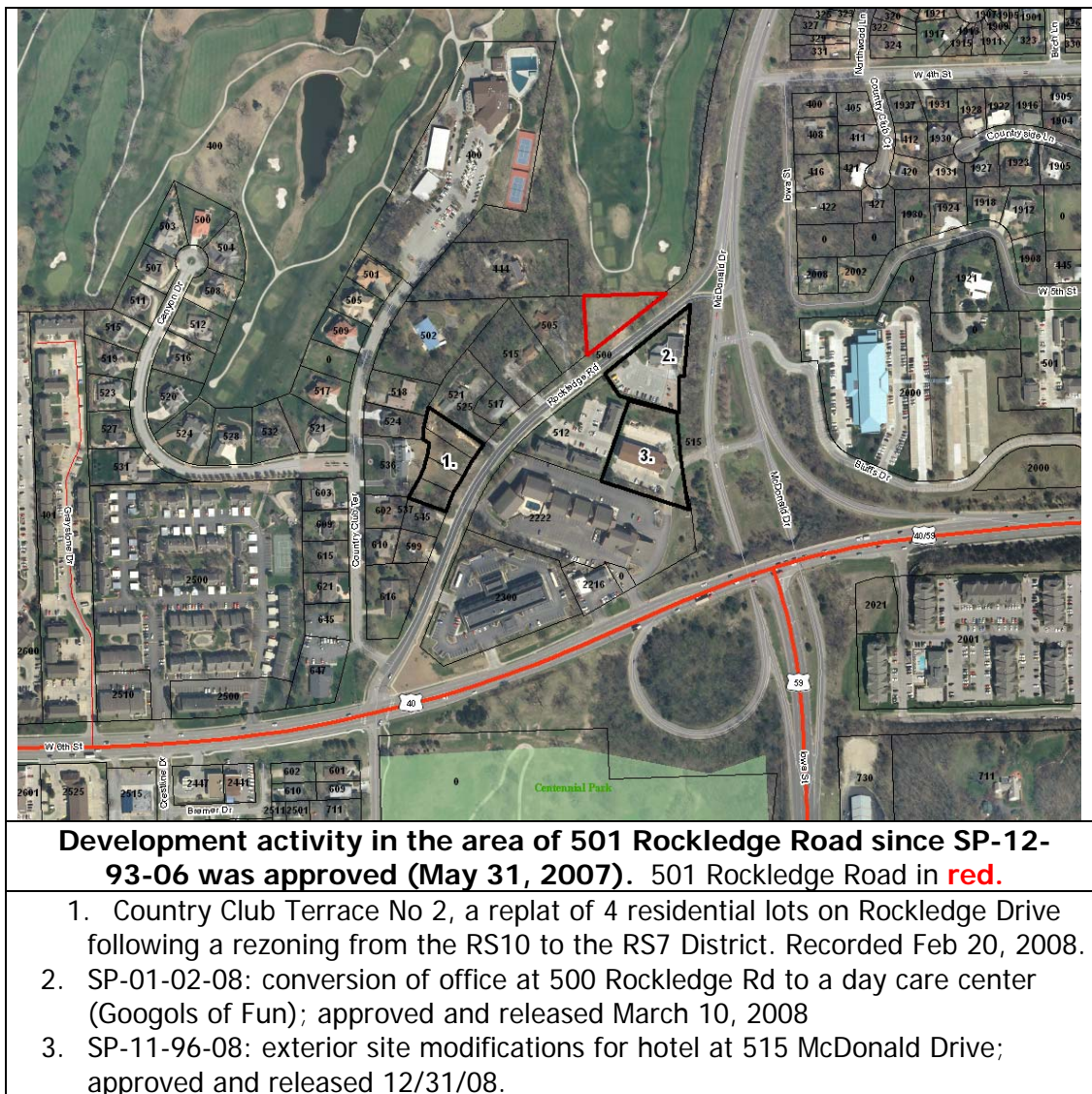
At the time of the first extension request, Section 20-1305(o)(1) of the Development Code set an approval time limit of 18 months. A one-time extension of up to 6 months was possible, for good cause shown. Since that time, the Code has been revised to increase the approval and extension time frames from 18 months and 6 months 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 requested a second extension on April 2, 2009 because of the amount of inventory of office buildings at this time. Staff recommended approval of this extension request given the economic situation at the time.

The City Commission voted to approve the 24 month extension request to May 31, 2011 at their August 18, 2009 meeting.

EXTENSION REQUEST

While two extensions have been approved for this site plan, the time frame of the extensions is 30 months (2.5 years) rather than the 4 years which is possible with 2 extensions under the current code. The economic situation has not improved significantly since the previous extensions were approved in 2008 and 2009. The development approved with the site plan should still be compatible with the surrounding area, as little development or change in uses has occurred in this area since the site plan was approved. There have not been significant changes to the development standards in the Code since this project was first site planned and therefore there is no public gain in requiring the applicant to resubmit the project for a new review. The image below shows development activity in the area since the site plan was approved in 2007:



Staff Recommendation:

As the character of the area has remained fairly constant since the site plan was approved and the economic situation has not improved significantly since the first extension was approved, Planning Staff recommends approval of the 24 month extension request which would permit the site plan approval to remain valid until May 31, 2013.



February 15, 2011

RE: SP-12-93-06; 501 Rockledge Site Plan Extension Request

To Mary Miller,

This letter is a request to extend the approved site plan for 501 Rockledge, which expires May 31, 2011, for a period of 2 years. We are currently working with a couple of possible owners and hope to break ground this year.

We feel this extension is in the spirit of the Development Code, in that there would be no changes to the site plan with a resubmittal.

I look forward to discussing this at your convenience.

Respectfully,

A handwritten signature in blue ink that reads "Paul Werner".

Paul Werner

cc: Scott McCullough

Mary Miller

From: Tiffany Ruse [tiffanyr@paulwernerarchitects.com]
Sent: Wednesday, February 16, 2011 3:52 PM
To: Mary Miller
Subject: RE: 501 Rockledge - Site Plan Extension

Mary,

I guess the main reason for this land not yet being developed is simply the economy. We have it site planned to put offices on the lot. There are many vacant offices along 6th street at the moment, so it would not seem like a wise choice to build another building to stand vacant.

We are sending out some information to some possible buyers so that this could be developed and it wouldn't seem a good selling point if they had to go through the whole site plan process again to get the same thing approved.

Let me know what else you need and I will get with Paul to get you more information.

Sincerely,
Tiffany

