

Memorandum

City of Lawrence

Planning & Development Services

TO: David L. Corliss, City Manager

FROM: Mary Miller, Planner

CC: Scott McCullough, Director of Planning and Development Services
Sheila Stogsdill, Assistant Planning Director

Date: For July 3, 2012 City Commission meeting

RE: 24 month extension request for Final Development Plan for the Miracon Plaza Planned Commercial Development—Phase 1, located at NE corner of Clinton Parkway and Wakarusa Drive.

The Final Development Plan for Phase 1 of the Miracon Planned Commercial Development proposes the construction of a two-story retail/office/bank building containing approximately 8,000 sq ft and associated site improvements. A copy of the approved plan is attached. The following table outlines the approval dates of the Final Development Plans, subsequent extension requests, and the current request.

Request	Decision Making Body	Approval Date and Time Frame
Final Development Plan	Planning Commission	February 26, 2007 18 month to August 26, 2008
2008 Extension Request	Planning Commission	August 25, 2008 24 month to August 26, 2010
2010 Extension Request	City Commission	September 7, 2010 24 month to August 26, 2012
Subject Extension Request	City Commission	If approved, approval would be extended to August 26, 2014

The City Commission amended the land Development Code to standardize approval timeframes and extension processes for development issues. All extensions for site plans and development plans are considered by the City Commission and a 24 month extension time period is permitted for good cause. [Section 20-1304 (e)(vii)]

The applicant's representative submitted the attached letter outlining the economic issues that have impacted the commencement of this project and the owner's concerns for additional time and resources that would be required to re-apply for development

approvals. The extension request was received in a timely manner and notice letters have been sent to property owners within 200 ft as required by the Development Code.

This request is similar to several others the Commission has considered in the past few years as development projects have slowed due to the current economic conditions.

Action Requested:

Approval of a 24 month extension for FDP-01-02-07; Final Development Plan for Miracon Plaza – Phase 1, effective until August 26, 2014. If a building permit is not issued, or another extension granted, by this date the FDP would be void and a new plan would need to be submitted in accordance with the Land Development Code.