

# Memorandum

## City of Lawrence

### Planning & Development Services

**TO:** David Corliss, City Manager

**FROM:** Mary Miller, Planning Staff

**Date:** For April 16, 2013 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  
C—Approved Site Plan SP-12-93-06  
D—Public Comment

#### 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.

Previous extension requests:

1. 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.
2. The applicant requested a second extension on April 2, 2009 because of the amount of inventory of office buildings. Staff recommended approval of this extension request given the economic situation at the time. The City Commission approved the 24 month extension request to May 31, 2011 at their August 18, 2009 meeting.
3. A third extension request was submitted in 2011 based on the economic situation. The City Commission approved the 24 month extension request to May 31, 2013 at their April 12, 2011 meeting.

#### EXTENSION REQUEST

Three extensions have been approved for this property. The extension provisions in the Development Code were revised in 2009 to increase the time frame for extensions from 6 months to 24 months based in large part on the economic situation and also to establish uniform extension time periods within the Development Code.

The economic situation has not improved significantly since the previous extensions were approved. 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:

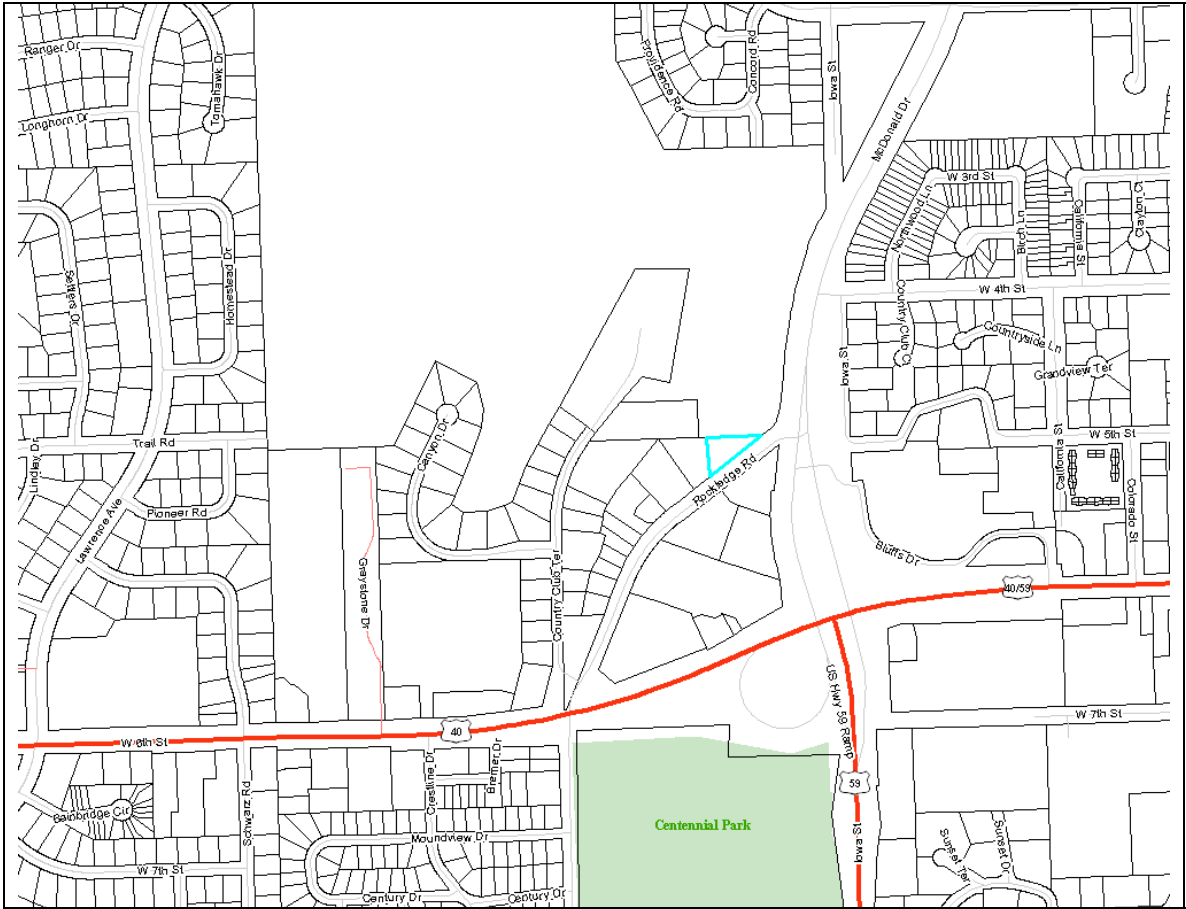


**Development activity in the area of 501 Rockledge Road since SP-12-93-06 was approved (May 31, 2007). 501 Rockledge Road in red.**

1. Country Club Terrace No 2, a replat of 4 residential lots on Rockledge Drive following a rezoning from the RS10 to the RS7 District. Recorded Feb 20, 2008.
2. SP-01-02-08: conversion of office at 500 Rockledge Rd to a day care center (Googols of Fun); approved and released March 10, 2008
3. SP-11-96-08: exterior site modifications for hotel at 515 McDonald Drive; approved and released 12/31/08.

**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, 2015.



Location map. Subject property is outlined in blue.



March 15, 2013

Mary Miller  
Planning and Development Services  
6 East 6<sup>th</sup> St.  
Lawrence, KS 66044

RE: Rockledge Site Plan Extensions; SP-12-93-06

Dear Mary,

This letter is a request to extend the approved site plan for 501 Rockledge, which expires May 31, 2013, for a period of 2 years. Due to the economy the past few years' development on the site has been difficult. However, the Owner is very motivated to develop this site and has some new prospects in mind which he hopes will allow development of the site in the next 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.

Sincerely,

A handwritten signature in cursive script that reads "Joy Rhea".

Joy Rhea, RLA

Cc: Scott McCullough  
Paul Werner

**Mary Miller**

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**From:** Phillip Rademacher [Phillip@RademacherFinancial.com]  
**Sent:** Monday, March 25, 2013 10:57 AM  
**To:** Mary Miller  
**Subject:** 501 Rockledge

Mary –

I am the owner of 515 Rockledge. I have no objection and would support the extension for 515 Rockledge.

Thanks,

**Phillip Rademacher, CFP®**

Rademacher Financial Inc., An Independent Registered Investment Advisor  
515 Rockledge  
Lawrence, KS 66049  
(785) 865-5308  
(785) 865-5379 FAX  
<http://www.RademacherFinancial.com>

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