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April 29, 2022

Ryanne Sass
Plaza Street Partners
2400 W. 75th St. #220
Prairie Village, KS 66208

**RE: Request for 90-Day Extension of Approval;
Application Z20-019,
Lincoln Professional Park Gas Station UBSR**

Ms. Sass;

The Town of Parker Town Council held a public hearing on May 17, 2021 and approved your Use by Special Review Application to allow for a gas station within the Lincoln Professional Park development. The site is located on the east side of Dransfledt Road and south of Lincoln Avenue. The approval is effective for a period of 12 months and will expire on May 17, 2022 pursuant to Section 13.01.140(b), Resubmittals and Expiration of Approvals, of the Parker Land Development Ordinance (LDO). The LDO also provides for an extension of the approval for a 90-days at the Section referenced above. On April 20, 2022, a request for a 90-day extension was submitted to the Town of Parker. This correspondence is to inform you that the Town has reviewed your request as it relates to the facts of the matter, the LDO and the Town's established land use process.

Pursuant to Section 13.01.140(b), Resubmittals and Expiration of Approvals, states that "An extension of time of up to ninety (90) days may be granted by the Planning Director for good cause." While good cause is not defined by the LDO, it is commonly understood to mean a justification that is reasonably related to the issue at hand, having a legitimate basis and with the existing of sufficient grounds for the determination requested. Within the April 20, 2022 request for extension, the letter addresses good cause. I find that your reason for requesting a 90-day extension of the Use by Special Review approval to satisfy the stand for good cause for granting the extension. Therefore, the above-mentioned Use by Special Review has been extended an additional 90-days effective May 17, 2022 and valid through August 17, 2022. Please be advised that no further administrative extensions under Section 13.01.140(b) of the LDO are possible. You are required by the LDO to obtain a grading permit or building permit on or before August 17, 2022 in order to preserve the entitlements of your project. Failure to do so shall cause an expiration of the approval and render it null and void.

If you have any questions, please contact this office at (303) 841-2332.

Sincerely,

John Fussa
Community Development Director

cc: Stacey Nerger, Associate Planner