

April 26, 2023

Attn: Stacey Nerger
Town of Parker
Community Development Department
20120 E. Mainstreet
Parker, CO 80138

RE: Request for 180-Day Extension of Approval;
Application Z20-019 / Z22-013
Lincoln Professional Park Gas Station UBSR

Community Development Department:

We as the Applicant, Plaza Street Partners, for the Use by Special Review Application (#Z22-013), would like to formally request a 180-day extension of approval per Section 13.01.140 of the Parker Municipal Code.

Our Planning Commission meeting is scheduled for May 11th, 2023 and Town Council meeting scheduled for June 5th, 2023. We have also submitted for our Grading Permit (GRD23-0005) and are actively bidding the project to finalize the permit to start construction.

We appreciate the Town's efforts in this application and the numerous others to make this development possible.

Please let us know if you have any questions or concerns

Sincerely,

Ryanne Sass
Vice President of Pre-Development
rsass@plazastreetpartners.com
314-882-7758

Criteria For Extension Approval for Use by Special Review:

1. The applicant can demonstrate evidence that the delay is not self-imposed. This evidence could include any unexpected predevelopment challenge that is out of the reasonable control of the applicant, including, but not limited to, changes to or challenges in financing the project, delays due to state or federal permitting requirements, required technical design changes, title issues, or environmental issues;

Plaza Street Partners, the Applicant, has run into delays on the overall project and issuance of a grading permit due to financing challenges caused by rising construction costs and interest rates. We have also been unable to secure a grading permit due to the lack of availability of local, reputable general contractors. Plaza Street Partners wants to ensure the success of the project and after many discussions regarding financial feasibility and project schedule, the project team has been working diligently with the Town staff to address all agency comments. Addressing all agency comments has been challenging due to the complexity of the drainage, sanitary, and water design improvements; however, all comments are now addressed. The requested time will allow for Plaza Street Partners to secure the grading permit with a reputable general contractor.

2. There has been no significant change in development conditions affecting the subdivision plan and the plat continues to comply with all applicable standards and ordinances;

Plaza Street Partners, the Applicant, confirms that there have been no significant changes and it continues to comply with applicable standards and ordinances.

3. The applicant has exercised reasonable diligence to complete the project; and

Plaza Street Partners, the Applicant, has been working diligently with the Town Planning and Engineering staff, as well as referral agencies such as Parker Water & Sanitation District, to address all comments. In addition, the Applicant has worked with Town Staff and met public notice requirements to be placed on the upcoming Planning Commission agenda on May 11th, 2023 and Town Council agenda on June 5th, 2023 for the associated Minor Development Plat (SUB21-055).

4. Delays in the process are beyond the control of the applicant.

The current market conditions and its affect on construction costs and timing are outside of the Applicant's control.