

Dennis Anderson Park Lake Apartments, LLC
7001 Leisure Lane
Case No. 17ZONE1069

RECEIVED

JAN 12 2018

PLANNING & DESIGN SERVICES

Statement of Compliance

Dennis Anderson Park Lake Apartments, LLC (the “Applicant”) proposes to rezone the Park Lake Apartment community (“Park Lake”) from R-6 Multi-family to R-7 Multi-family to allow for the addition of 54 dwelling units in 4 additional buildings. The proposed redevelopment includes additional parking to bring the property into compliance with the LDC’s requirement of 1.5 parking spaces per unit. Park Lake is currently non-conforming both as to the total density and parking ratio. The proposed rezoning and redevelopment will render the property compliant with the LDC. Park Lake was formerly owned by an out of town landlord and was nearly uninhabitable when the Applicant purchased it in a foreclosure auction. Since that time, the Applicant has invested a significant amount in the renovation of units, new management techniques and advertising, turning the property around. Now, the Applicant desires to add units and correct a longstanding parking shortage through the proposed redevelopment.

The proposed redevelopment complies with the Cornerstone 2020 Comprehensive Plan, as described below.

Guideline 1-Community Form

The subject property is located in the Neighborhood Form District adjacent to McNeely Lake and McNeely Lake Park. The property is bordered on the south and east by single-family residential development and on the north by a Jefferson County Public School. Although multi-family is generally encouraged to be closer to arterial roadways, Park Lake has been at this location for several decades, and the Applicant is merely trying to redevelop portions of it. Therefore, the proposed redevelopment complies with the intent of Guideline 1-Community Form.

Guideline 3-Compatibility

The proposed redevelopment complies with the intent and applicable Policies of Guideline 3-Compatibility. The proposed redevelopment involves additional buildings within the subject property and additional parking. The proposed redevelopment also includes the relocation of Park Lake’s trash compactor to a more central location within the community, reducing noise and odor issues to the extent they exist. The addition of parking on the subject property should address street parking issues in the adjacent neighborhood by making parking more convenient for residents. The addition of new units in the apartment community should provide additional housing opportunities for those in the area, as the community is currently 100% occupied. The proposed redevelopment will allow for an increased variety of housing by providing new units in the existing apartment community and adjacent to McNeely Lake. The proposed redevelopment also matches existing buffers along its perimeter.

RECEIVED

JAN 12 2018

PLANNING & DESIGN SERVICES

Guideline 4-Open Space and 5-Natural Areas and Scenic and Historic Resources

The proposed redevelopment complies with the intent and applicable Policies of Guidelines 4-Open Space and 5-Natural Areas and Scenic and Historic Resources. The proposed redevelopment will observe buffers and setbacks along McNeely Lake and will maintain the existing path along the lake shore. The proposed redevelopment also contains the required amount of open space and is adjacent to McNeely Lake Park, another significant recreational area, even absent the lake itself.

Guideline 7-Circulation

The proposed redevelopment complies with the intent and applicable policies of Guideline 7-Circulation. The proposed redevelopment is contained within the existing development site and does not involve the extension of any roads. The proposed redevelopment will increase the amount of off-street parking available to the apartment community up to the level required by the LDC. The Applicant will also provide access across its lake frontage for the existing pedestrian path surrounding McNeely Lake.

Guideline 9-Bicycle, Pedestrian & Transit

The proposed redevelopment complies with the intent and applicable policies of Guideline 9-Bicycle Pedestrian and Transit. The subject property was developed as apartments several decades ago and is located adjacent to McNeely Lake Park, providing pedestrian and bicycling opportunities for residents. Although the subject property is not located near transit, adding units should not be prevented by a lack of transit opportunities.

Guideline 10-Flooding and Stormwater and 11-Water Quality

The proposed redevelopment complies with the intent of and applicable policies of Guidelines 10 and 11. The proposed redevelopment will follow all MSD regulations regarding stormwater runoff both during and after construction. The proposed redevelopment is observing all required buffers from McNeely Lake and will incorporate water quality control measures as required by MSD.

Guideline 13-Landscape Character

The proposed redevelopment complies with the intent and applicable policies of Guideline 13-Landscape Character. The proposed redevelopment will comply with tree canopy requirements of the LDC and will provide landscaping where required by the LDC.