Saenz, Kathleen

Subject: FW: Marshall Arms Apartment at 1401 E. 12th

From: Harkins, Sandra
Sent: Tuesday, October 12, 2010 2:58 PM
To: 'Eric Shropshire'
Cc: Harden, Joi; Guernsey, Greg; Delgado, Javier; Copic, Regina; Johnson, Christopher [PDRD]; Rusthoven, Jerry
Subject: RE: Marshall Arms Apartment at 1401 E. 12th

Eric,
The property located at 1401 East 12th Street is identified in the East 11th and 12th Street Urban Renewal Plan (URP) under tear sheet 12-7/12th. The permitted use is Garden Apartments, Condominiums and Townhouses for this site. The URP defines Garden Apartments as:
"Garden Apartment – means a dwelling unit in a building or cluster whose maximum net density does not exceed that provided for in the zoning ordinance under the Multi-Family Residences Low-Density District designation; a portion of the lot shall be open space, as defined in the Land Development Code, with the exception of natural foliage or accessory recreational facilities or walkways, which is accessible to all persons occupying a building on the lot and is not a part of the roof of any portion of any building."
The proposed project description, that was included in the attachment you included in your email, will not trigger an URP modification, unless as Ms. Harden stated below the amenities identified in the proposal are open to the general public.

Let me know if you have any further questions.
Thanks
Sandra Harkins

From: Harden, Joi
Sent: Tuesday, October 12, 2010 10:49 AM
To: 'Eric Shropshire'
Cc: Johnson, Christopher [PDRD]; Rusthoven, Jerry; Delgado, Javier; Guernsey, Greg
Subject: RE: Marshall Arms Apartment at 1401 E. 12th

Eric,

The property located at 1401 East 12th Street is currently zoned MF-3-NCCD-NP. The attachment you sent states that there will be complete rehabilitation to the Marshall Arms Apartments and that the post-rehab community amenities will include a leasing office, community room, two playgrounds, community garden, laundry facility, social services office, and a computer learning center. If these amenities are only offered to the residents of the apartment, then these amenities would be considered accessory to the principal use and a zoning change or an amendment to the NCCD would not be required. However, if these amenities are open to the general public, specifically the social services office, a zoning change would be required. All the proposed uses are permitted in the NCCD so no amendment to the NCCD is required.

Thanks,
Joi

From: Guernsey, Greg

Sent: Tuesday, October 12, 2010 7:13 AM
To: Harden, Joi
Cc: Johnson, Christopher [PDRD]; Rusthoven, Jerry; Delgado, Javier
Subject: FW: Marshall Arms Apartment at 1401 E. 12th

Hi Joi: Could you look at the East 12th Street NCCD and see if an amendment is required for this use and pass this information onto Mr. Shropshire?

Hi Javier. Could you or someone from your team see if an amendment is required to the Urban Renewal Plan for this use and pass this information onto Mr. Shropshire?

Thanks.

Greg

From: Eric Shropshire [mailto:emshropshire@gmail.com]
Sent: Tuesday, October 12, 2010 4:10 AM
To: Guernsey, Greg
Subject: Marshall Arms Apartment at 1401 E. 12th

Greg,

Is there an amendment change/modification to the E. 12th Street NCCD/CRP plan required for the attached proposal? Please advise.

Eric