

From: Jon LeNoble
Sent: Tuesday, May 03, 2016 9:59 PM
To: Noecker, Rebecca (CI-StPaul)
Subject: Proposed development at Kay and Mercer Way

Dear Councilwoman Rebecca Noecker:

Trough the Villager publication and Nova Academy I have learned of a proposal by the developer of Victoria Park Apartments to build a four story, 52 unit apartment building on the corner of Kay and Mercer Way immediately adjacent to the school. I am concerned about how the parking would function or be compliant with the current zoning ordinance for such a development.

From what I can ascertain a 52 unit multi-family dwelling would require at least 52 off-street parking spaces, minimally. How could any of the neighbors offer a reasonable shared parking agreement? Even traditional neighborhood districts allow for only a 25% reduction in the required off-street parking loads.

If the development can't provide parking to meet the requirements of the zoning ordinance why would it be approved? Why would the rules and regulations developed over the years by professionals to guide the overall development of the city not apply to this specific neighborhood? From my previous dealings with the City I have been told that variances are granted due to hardships and a solely economic hardship is insufficient. Over-developing a parcel is not a hardship.

This issue is particularly sensitive to me because my wife and I are residents of Victoria Park Apartments and prior to signing our lease we were told the property in questions was slated for an amenity for the current Victoria Park, such as a tennis court or community garden.

In conclusion I have two requests; that you hold the developer to the standards of the city and endorse only appropriately scaled projects and that someone, you or a member of your staff, address my questions in either a return e-mail or by other means. It would be greatly appreciated. Thanks for your time

Sincerely,
Jon LeNoble