

Applicant's Project Description

SPRINGS[®] *apartments*

PUD General Concept Plan Request

The proposed site for the Springs Apartment community in Lake Elmo is generally located at the west of Keats Avenue on the north side of Hudson Boulevard, as shown on the enclosed site plan. Continental 483 Fund LLC ("Continental") proposes an up-scale, market-rate apartment community on the 20.36-acre site (17.01 acres excluding right of way).

Continental's proposed apartment community includes 300 homes within 15 residential buildings. The buildings will offer a townhouse design featuring two stories with private, ground-level entrances to each unit. Residents will have a choice between attached, direct-access garages, detached garages and ample surface parking to best fit their needs. There will be a mix of studio, 1-bedroom, 2-bedroom, and 3-bedroom units, as broken down in the chart to the right.

HOME TYPE	NUMBER OF HOMES
STUDIO	30
1-BEDROOM	120
2-BEDROOM	120
3-BEDROOM	30

The proposed land use is consistent with the 2040 Comprehensive Plan Future Land Use designation of Mixed Use-Commercial (MU-C). The subject site will require a rezoning from Rural Development Transitional (RT) to Urban High Density Planned Unit Development (HDR-PUD). The Future Land Use designation of MU-C allows for residential densities up to 15 units per acre; with greater densities allowed through the PUD process. Continental's request proposes a density of 14.73 du/acre.

The existing RT district zoning is an interim holding zone. Rezoning to HDR is required for the proposed density and a PUD is necessary to have more than one principal building per parcel of land. Continental's proposal will meet or exceed the criteria of the base HDR zoning district. Additionally, the Springs will be a high-quality apartment community that is compatible in architecture and scale to existing land uses. Continental would like the opportunity to provide a unique, upscale rental housing option in this very fitting location to support Lake Elmo's growth.



2040 Future Land Use			
AP	LDR	V-MDR	Closed Landfill
RAD	MDR	V-HDR	Institutional
RSF	HDR	V-MU	Park
RSFS	MU-BP	LB	PSP
GC	MU-C	BP	ROW
	V-LDR	C	MUSA 2040 (Revised)