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Mentor-on-the-Lake apartment complex rezoning gets city's support

By Betsy Scott, The News-Herald

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A major apartment complex renovation and expansion project planned for Mentor-on-the-Lake has cleared a hurdle.

City Council has unanimously approved rezoning Harbour Run Apartments property from industrial to multifamily in order to allow construction of a 3,000-square-foot clubhouse and 800-square-foot outdoor pool, plus a patio.

The project — planned by BCM Mentor-on-the-Lake LLC — totals nearly \$2 million, and also involves upgrading the exterior of the property and common areas. The clubhouse will contain the leasing office, meeting room with fireplace and kitchen, and a fitness center.

The facilities will be for apartment residents only

One resident at last week's council meeting spoke in opposition to the rezoning, because of concern that the improvement would raise the rent.

“That is not an item that council would address,” city Administrative Director Kip L. Molenaar said.

Joy Anzalone, chief operating officer of Cleveland-based Burton Carol Management LLC, expressed excitement about the upgrades getting underway at Harbour Run.

“The majority of residents are extremely happy that finally investment dollars are being put back into this wonderful property,” she said, adding that a post-Memorial Day open house is planned.

The apartments were a legal use on the land when they were constructed, but zoning district changes made them a “legal, non-conforming” use, meaning they could not be expanded without rezoning.

“It was zoned light industrial in the mid-'80s in hopes of attracting some business, but, unfortunately, the property was too far away from the freeway system,” Molenaar said. “It was an odd zoning for a bedroom community. It was a hope, and it didn't pan out.”

The project will be the first big investment in the community in several years. It is identical to one at Arbor Court Apartments in Mayfield Heights.

The company owns and manages 16 apartment communities in the region, and more in Michigan and Florida.

Burton Carol Management, which also manages Windsor Place Apartments in Mentor-on-the-Lake, purchased 280-unit Harbour Run, 5980 Marine Parkway, at sheriff's sale for about \$11.7 million. The clubhouse project will be built on open space north of the existing leasing office.

Related:

[Mentor-on-the-Lake apartment complex poised for big improvements \(Nov. 14, 2013\)](#)

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