

West University Neighborhood Plan Amendment, PA-09-02
Main Gate V – Increased Building Height

Plan Amendment and Rezoning History, for the block bounded by University Boulevard on the south, Second Street on the north, Park Avenue on the east, and Euclid Avenue on the West (please refer to Attachment H)

Marriott Hotel Block –

(Between University Boulevard and Second Street, extending from the Tyndall alignment west to Euclid) – Raskin Enterprises processed an amendment to the *West University Neighborhood Plan* in 1987, which encompassed the entire block. Prior to the amendment, the *Plan* supported mixed-use development on the block, at residential densities of 15-40 units/acre. Raskin wanted to build a 115-foot high building that would include private dormitories for student housing, at residential densities up to 126 units per acre, and commercial/retail uses on the first floor. They needed to rezone the site from R-3 and C-1 to C-3 zoning (at the time, C-3 allowed a maximum building height of 300 feet). In order to process the rezoning, they needed to amend the *West University Neighborhood Plan* to allow an increased residential density, and they did (October 12, 1987).

Raskin then processed the rezoning case, C9-87-38, which rezoned the block to C-3 (and HC-3). However, the UT Commons project was never built. In 1993, the Marshall Foundation processed a change of rezoning concept plan and conditions, to allow a five-story office building, a 230-room hotel, retail uses, and a parking garage on the block. In 1995, the Marshall Foundation processed another change of conditions, to increase the number of hotel rooms from 230 to 255. Also in 1995, the City adopted a new *Land Use Code (LUC)* which replaced the existing Zoning Code. According to the *LUC*, the maximum building height in the C-3 zone is 75 feet. The Marshall Foundation obtained a variance to allow the height of the Marriott Hotel to be increased from 75 to 86 feet, in the C-3 zone. In about 1996, the Main Gate Parking Garage (at the northeast corner of Euclid and Second Street); the Marriott Hotel; and the five-story University Services Building, directly south of the Main Gate parking garage, were built.

Louise Foucar Marshall Building Block -

(Between University Boulevard and Second Street, extending from the Tyndall alignment east to Park) – In 1999, the Marshall Foundation processed a rezoning for the entire block, which changed the zoning from C-1 to C-3. The proposal was for Main Gate Buildings I-IV, which included commercial/retail uses in buildings under 40 feet high along University, and wrapping around to the north along Park; and a five-story office building, with commercial/retail uses on the first floor, along Park, north of University (the Louise Foucar Marshall Building). This rezoning was processed after the *LUC* was adopted in 1995. The C-3 zone allows a maximum building height of 75 feet. The Louise Foucar Marshall Building, which was built in 2002, is 75 feet high.