

Main Gate District Overlay

(Rezoning Case C9-12-01)

Welcome to the public meeting on revisions to the Main Gate Urban Overlay District to address recent problems caused by balconies in student housing

Wednesday, May 25, 2016

5:30 p.m.

Ward 6 Office

3202 E. First Street

05/25/2016

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Background

- **February 28, 2012** – Mayor and Council authorized rezoning for the Main Gate District Urban Overlay which allowed group dwellings with balconies.
- Since late 2014 there have been a series of incidents involving students throwing objects from upper floor balconies to the ground below, including toward the Mosque next door.
- Local concerned groups and property owners have held several meetings to determine an appropriate response, **January 27, 2016** being the most recent.

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Background (continued)

- Despite these discussions, incidents persist in part due to ownership turnover and new annual student population.
- **March 22, 2016** – Mayor and Council directed staff to initiate public process for revisions to Main Gate District Overlay Document to address balcony issue.
- **April 6, 2016** – Staff began public process with an informational session to Planning Commission for discussion.

Planning Commission Discussion

Some highlights included:

- Interior Courtyards
- Windows
- Screening Elements
- Rooftop Open Space
- Some vs. No Balconies
- Parties / Large Gatherings
- Ownership / University / City Accountability
- Hate Speech Issue vs. General Safety

Staff Suggested Options for Consideration

Balconies allowed
in internal
courtyards and 3rd
floor and below

Balconies allowed
in internal
courtyards only

No balconies
allowed in group
dwellings

Next Steps

Based on Planning Commission discussion and public meeting feedback, staff will propose amendment to **Section C-19.L** relating to balconies within the Main Gate District (MGD).

Next Steps

Staff to Revise
Amendments to MGD
Based on feedback from
Planning Commission and
Public Meeting



Zoning Examiner
Public Hearing &
Recommendation
(Estimated June)



Mayor and Council
Public Hearing &
Decision
(Estimated August)