



CHARLOTTE

**PARKING AND HOUSING ISSUES
NEAR COLLEGES AND
UNIVERSITIES**

Public Kickoff Meeting

October 17, 2012

- **History and Background**
- **Zoning, Land Use and Public Safety**
- **Existing Conditions**
- **Roles of Planning Staff**
- **Citizen Advisory Group Roles**
- **Next Steps and Questions**



March 2012

City Council requested a study of parking issues related to multifamily apartments near Universities

August 2012

City Council requested a study of apartment complexes functioning as dormitories

October 2012

Project kickoff and formation of Citizen Advisory Group

- Charlotte Colleges and Universities are growing rapidly, creating an increased demand for housing and parking options.
- Multifamily developments in similar college settings offer lease by bedroom options to provide affordable housing choices for students.
- City of Charlotte Zoning Ordinance does not currently allow lease by bedroom use or provide for private dormitories.
- On and off campus parking demands are creating overflow problems on neighborhood streets.



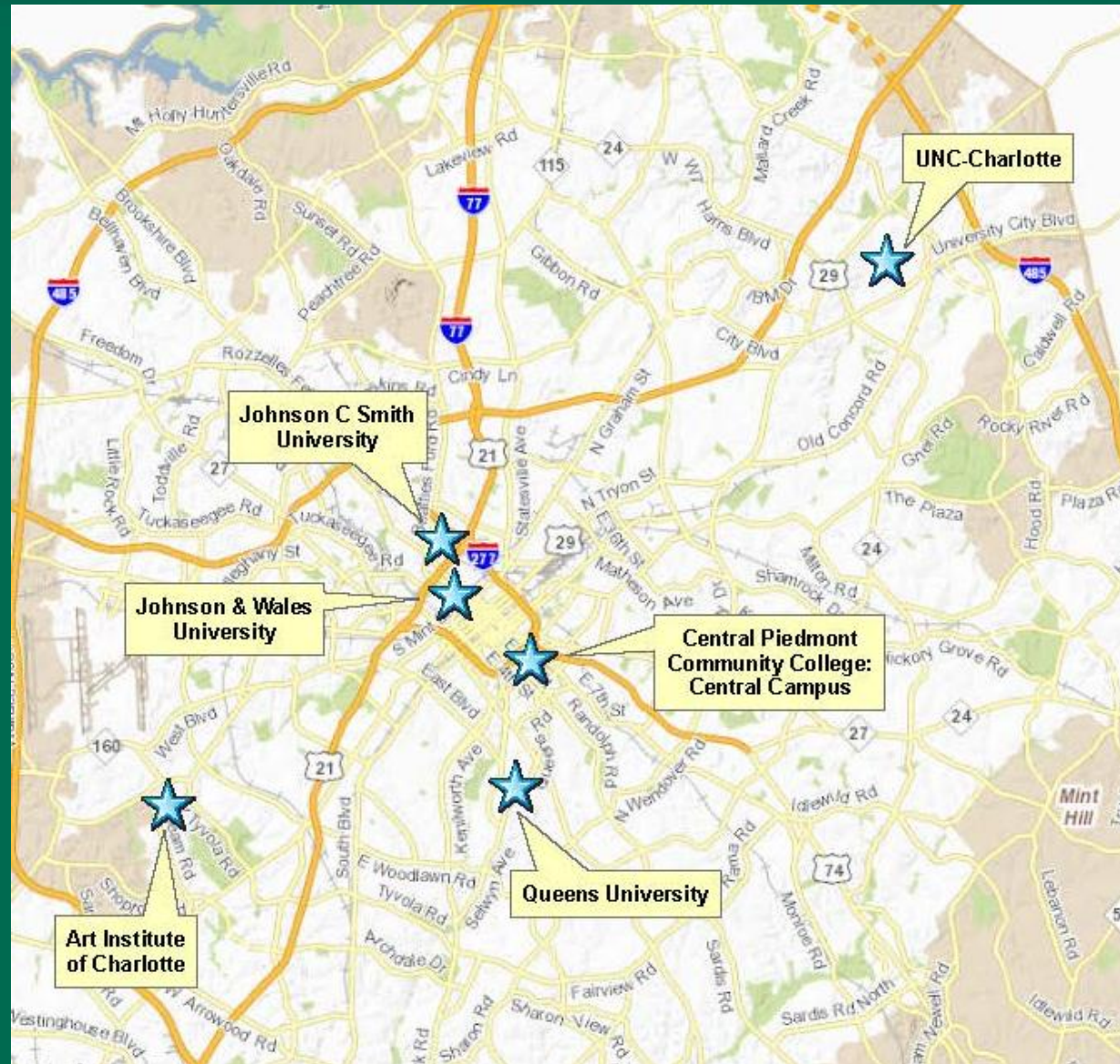
- Zoning Ordinance does not define or permit “lease by bedroom” or similar use
- Higher parking demands generated per unit
- Density and parking are calculated per unit
- Traffic impacts
- Overflow parking on adjacent neighborhood streets
- Public Safety

- Higher potential for theft and burglary
- Students are being placed with and around non-students
- An increase of students being victimized
- As units age, they are populated with more non-students and become low-income housing option
- Lack of safety and security features in communities and individual units
- High concentration of drug related crime



Charlotte Colleges and Universities

- ❖ Johnson C. Smith
- ❖ UNC Charlotte
- ❖ Johnson and Wales
- ❖ CPCC
- ❖ Queens University
- ❖ Art Institute





Existing Conditions – On Campus

On Campus Housing and Parking

	UNCC	JCSU	CPCC	Queens	Johnson & Wales
Students	25,300	1,610	24,934*	1,956	2,536
Beds	7,500	1,282	None	1,000	1,306
Parking Spaces	14,500	-	3,052	1,300	834

**Main Campus in Elizabeth*

Existing Conditions – Off Campus

Off Campus Housing

	UNCC	JCSU	CPCC	Queens	Johnson & Wales
Apartment Units w/in 1 mile	7,324	2,645	2,071	835	3,681

Data Source: Real Data Apartment Market Research - September 2012; Mecklenburg County Tax Parcel Data - October 3, 2012

**Does not contain university owned student housing, public housing or senior living data*

Land Uses

- Dormitories
- Group Homes
- Multifamily
- Boarding House

Parking Standards

- Multifamily
- Dormitory
- MUDD (Mixed Use Development District)
- TOD (Transit-Oriented Development)





Lease by Bedroom Units

- Define “lease by bedroom” or equivalent use in the Zoning Ordinance.
- Should this type of use be permitted and how?
- Use by right or prescribed conditions.
 - *In specific areas or zoning classifications*
 - *Special development requirements*



Multifamily Parking Near Universities

- Examine existing ratios of multifamily parking.
- Identify where problems are occurring and why. Is there too much parking or not enough?
- Define appropriate ratio of parking in relation to multifamily developments near universities.

- Bring public and private entities together to develop solutions and facilitate the Citizen Advisory Group process
- Draft text amendment(s) to Zoning Ordinance and other related city ordinances
- Consider other special regulations (ie. student housing ordinance)

Citizen Advisory Group Process

- Citizen Advisory Group Meetings
 - November 15th – CAG Workshop #1
 - November 27th – CAG Workshop #2
 - December 13th – Draft CAG Recommendations
 - January 10th – Final CAG Recommendations and Wrap Up

Adoption Process

- January 2013 - Transportation and Planning Committee recommendation to file text amendment(s)
- Spring/Summer 2013 - City Council Public hearing
- Spring/Summer 2013 - City Council Decision



CITY OF CHARLOTTE

Questions?