



CHARLOTTE

PARKING AND HOUSING ISSUES NEAR COLLEGES AND UNIVERSITIES

Citizen Advisory Group Meeting I

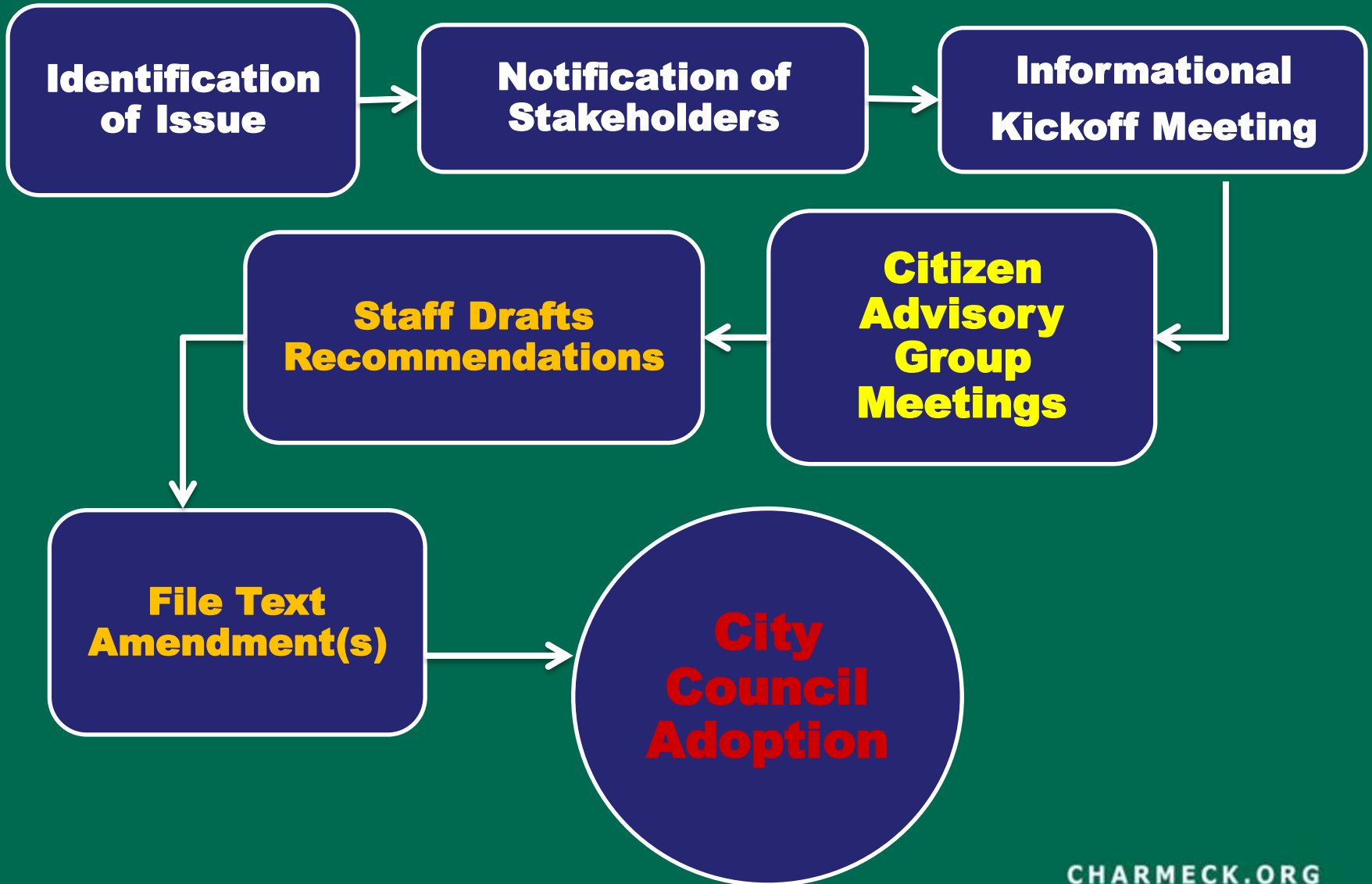
November 15, 2012

- **Background**
- **Citizen Advisory Group Roles**
- **Identifying the Issues**
- **Case Studies**
- **Break Out Groups**
- **Next Steps and Questions**

- **Attend all meetings and arrive on time.**
- **Everyone's opinion is important.** We want to hear from everyone equally. Please do not monopolize the conversation nor just listen without participating.
- **Please identify yourself before speaking.** This will be helpful in learning names.
- **Don't be afraid to ask questions.**
- **Be courteous and polite.** Please don't interrupt others and limit side conversations.
- **Strive for general consensus.** Come with an open mind and be prepared to work towards agreement.



Text Amendment Process



Citizen Advisory Group Process

Citizen Advisory Group Meetings

- **November 15th – CAG Workshop #1 – What are the issues?**
- November 27th – CAG Workshop #2 – Parking, Transportation and Public Safety
- December 13th – CAG Workshop #3 – Zoning and Land Use
- January 10th – Draft Staff Recommendations and CAG response
- January 30th – Final Staff Recommendations and Wrap Up

Citizen Advisory Group

- Attend and participate in meetings
- Help identify issues and concerns
- Help identify zoning related issues
- Provide feedback on staff recommendations
- Other opportunities to participate

Planning Staff

- Attend and facilitate meetings
- Educate and inform
- Help identify issues and concerns
- Help identify possible solutions
- Develop recommendations
- Present recommendations to Planning Commission and City Council

Why Are We Here?

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

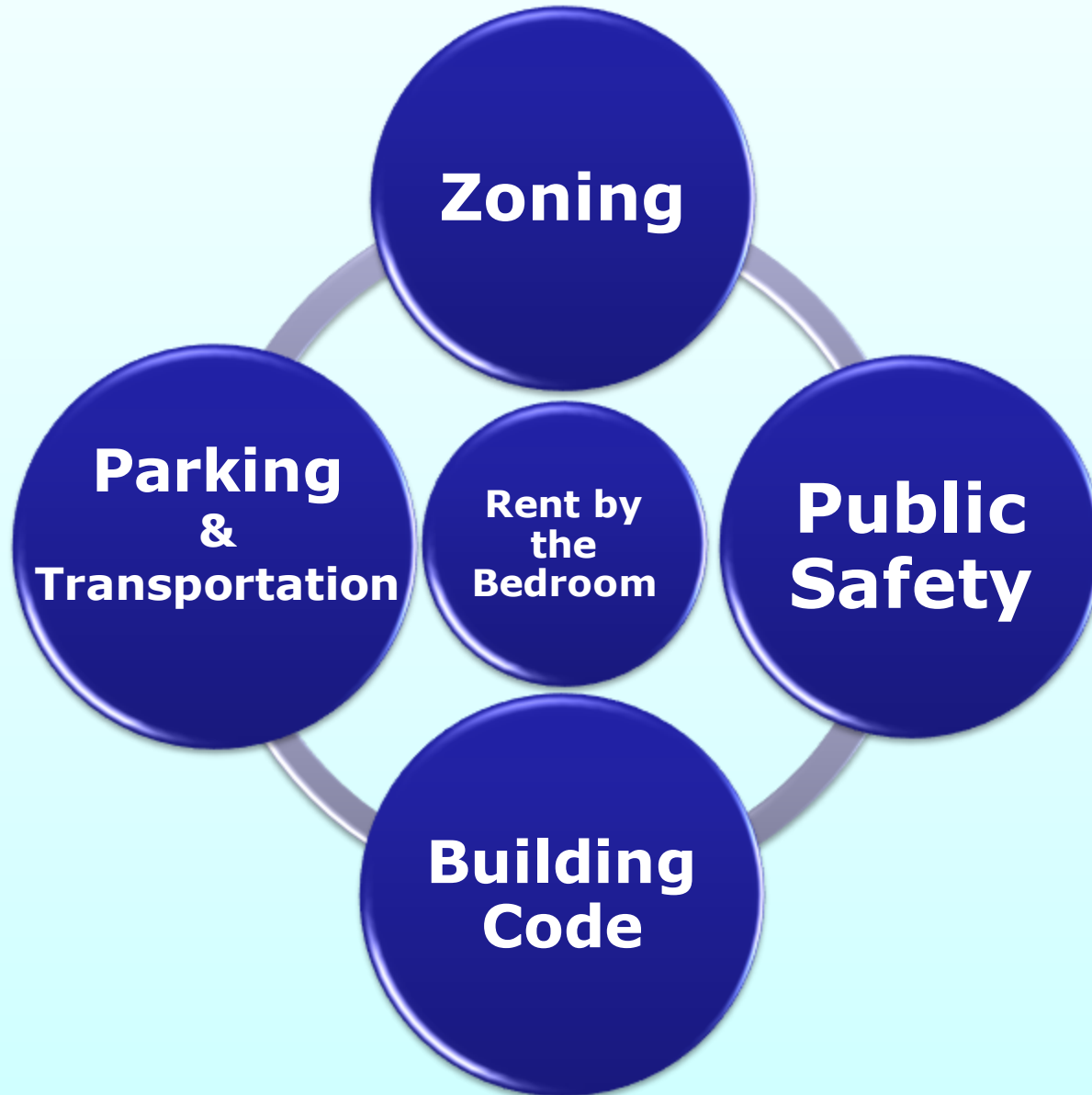
October 2012

Project kickoff and formation of Citizen Advisory Group



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





- University City Division Response Area 2
- 53 multi-family communities, 14 (26%) of those rent by the room
- 961 Part 1 Crimes in 2011
- 533 (55%) of those crimes occurred in multi-family communities
- 230 Part 1 crimes occurred in the 14 communities that rent by the room
 - 24% of RA2 Crime
 - 43% of Multi-Family Crime
 - In spite of only being 14% of multi-family communities

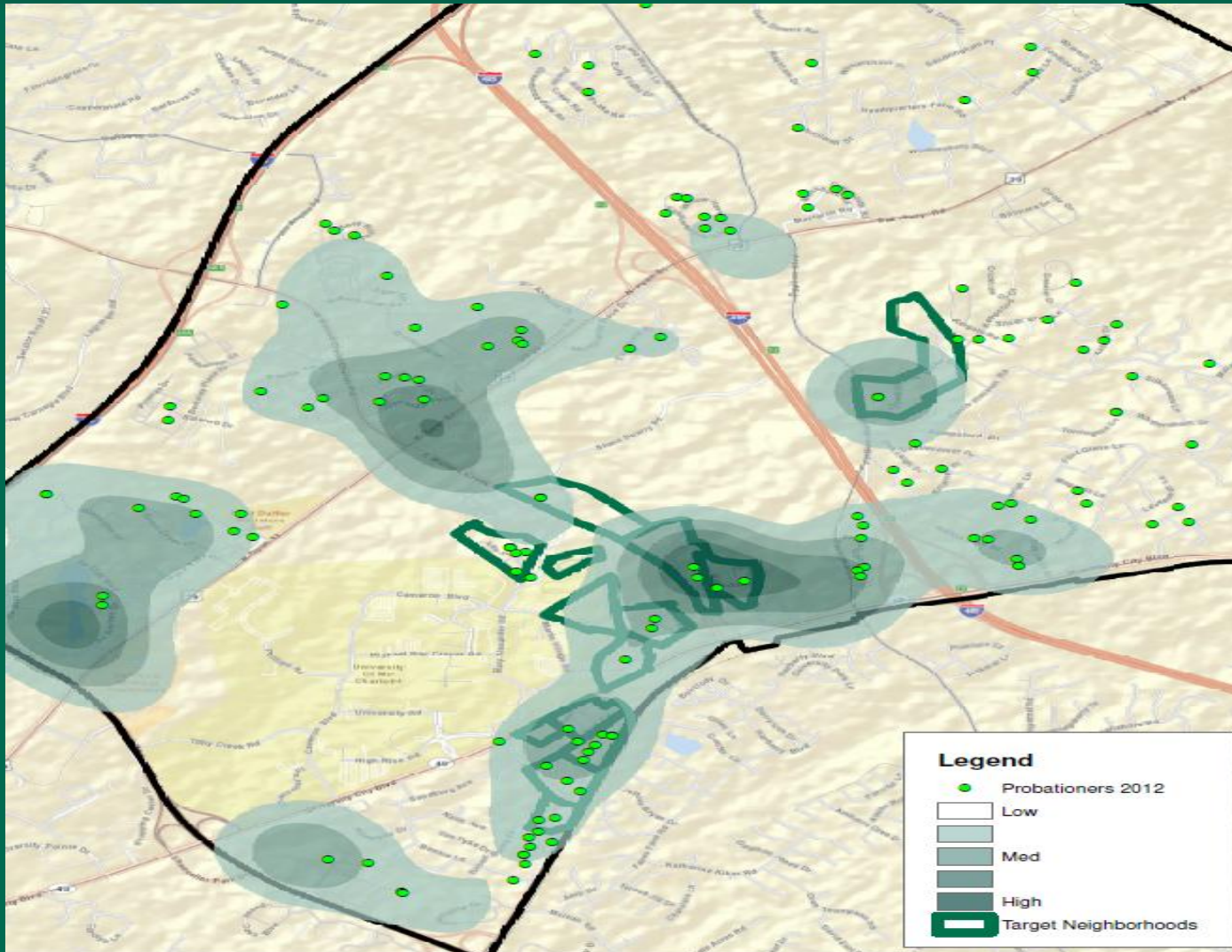
- 2012 YTD
- 859 Part 1 crimes in RA2
- 447 (36%) occurred within multi-family communities
- 161 (19%) crimes in rent-by-the-bedroom communities
- The 14 rent by the bedroom communities have accounted for 45% of CMPD service time within multi-family (6,448 hrs/14,078 hrs)

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

- Standards well below that of campus housing
- Non-students are being housed with students
- Lack of security measures
 - Doors
 - Hollow core, inferior hardware (knobs/locks/screws)
 - Video surveillance
 - Non existent or inadequate
 - On site security
 - Non existent or ineffective
 - Flawed or relaxed screening of applicants
- High concentration of drug related crimes
 - Large customer base
 - Low overhead
 - Breeds violence/robberies



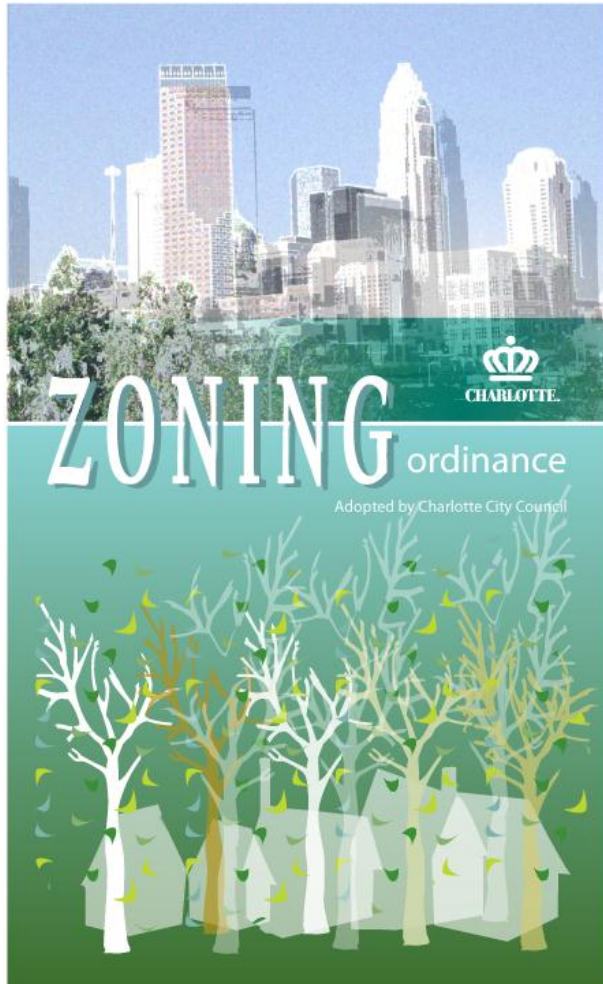
2012 Probationers Overlay



University City: Response Area 2

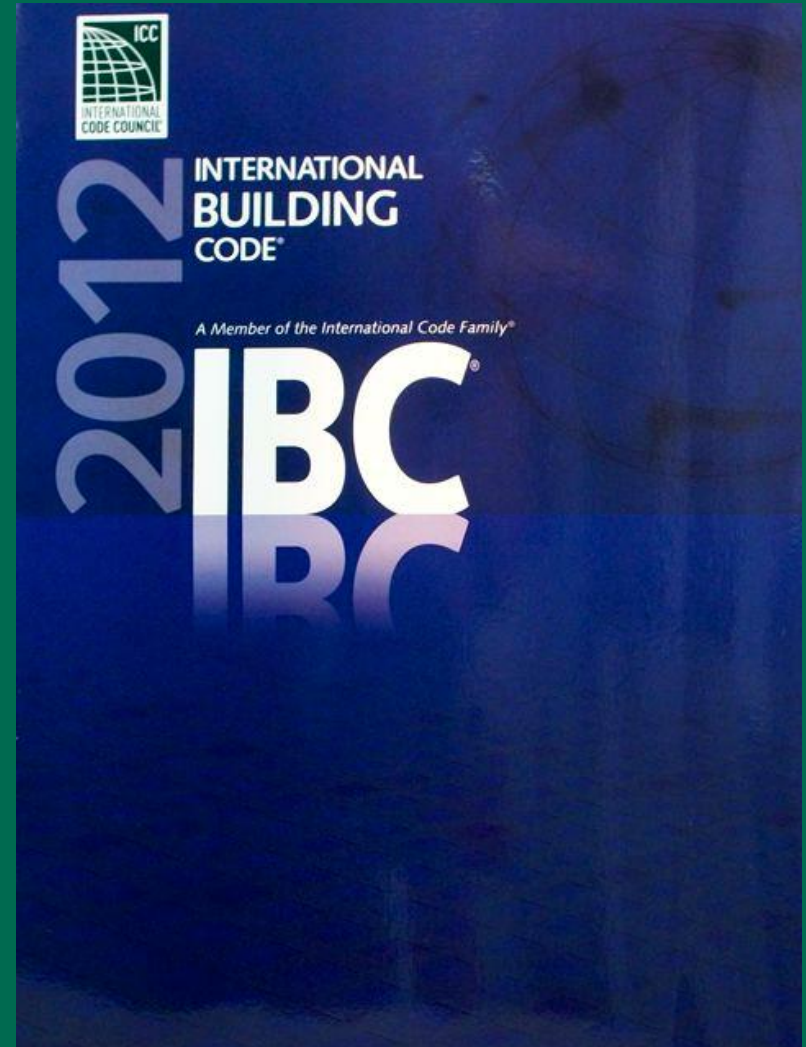
Probationers overlaid with 2012 YTD Part 1 Crimes Concentration

Zoning and Land Use



- **Zoning Ordinance does not define or permit “lease by bedroom” or similar use**
- **Density and parking are currently calculated per dwelling unit, not bedroom**
- **Proximity to Single-Family neighborhoods**

- **2012 NC Building Code**
- **Congregate Living Facilities**
- **Dormitories**
- **Multifamily**



- **Parking Demands**
- **Parking Ratios**
- **Parking Overflow**
- **Traffic Generation**
- **Public Transportation**
- **Traffic Impacts**



National

- Austin, TX
- Charlottesville, VA
- Houston, TX
- Philadelphia, PA
- Portland, OR
- San Diego, CA
- St Paul, MN
- Chicago, IL

Regional

- Chapel Hill, NC
- Durham, NC
- Greenville, NC
- Raleigh, NC
- Charleston, SC
- Clemson, SC
- Columbia, SC

- **Time Limit – 30 minutes**
- **Each group select a spokesperson and scribe**
- **Use handouts and questions to guide discussion**
- **Identify advantages and disadvantages - Be concise**
- **Report back**



The color on your agenda indicates which group you will be in:

Yellow – Innovation Station

Red- North Conference Room

Blue – Conference Room 801

**Green – Land Development
Conference Room**

What are the issues?

Should Rent by the Bedroom be a permitted use? Why or why not?

Should this use be limited to student housing?

What have you seen work in other communities?

Citizen Advisory Group Process

□ Schedule

- November 27th – CAG Workshop #2 – Parking, Transportation and Public Safety
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- All meetings will be held in the Charlotte-Mecklenburg Government Center at 6pm.



CITY OF CHARLOTTE

Questions?