



CHARLOTTE

PARKING AND HOUSING ISSUES NEAR COLLEGES AND UNIVERSITIES

Transportation and Planning Committee

December 3, 2012

March 2012

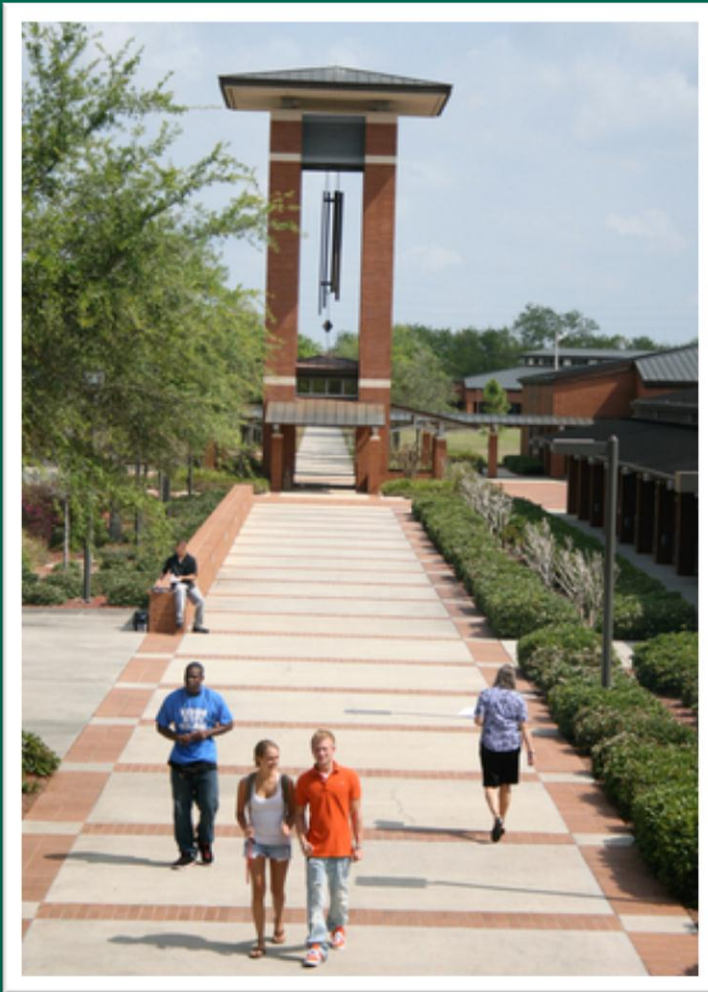
City Council requested a study of parking issues related to multifamily apartments near Universities

August 2012

City Council requested a study of apartment complexes functioning as dormitories

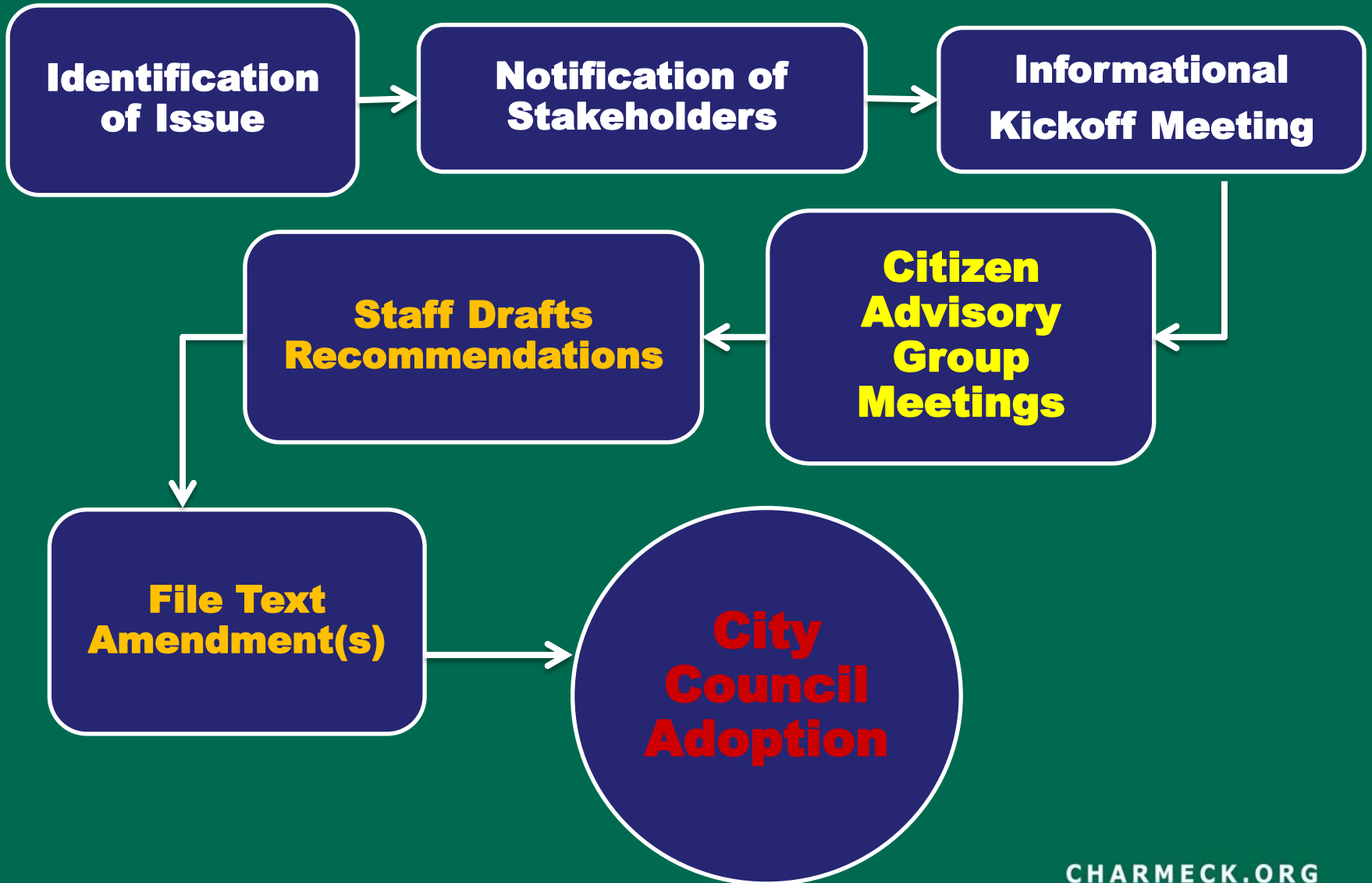
October 2012

Project kickoff and formation of Citizen Advisory Group





Text Amendment Process



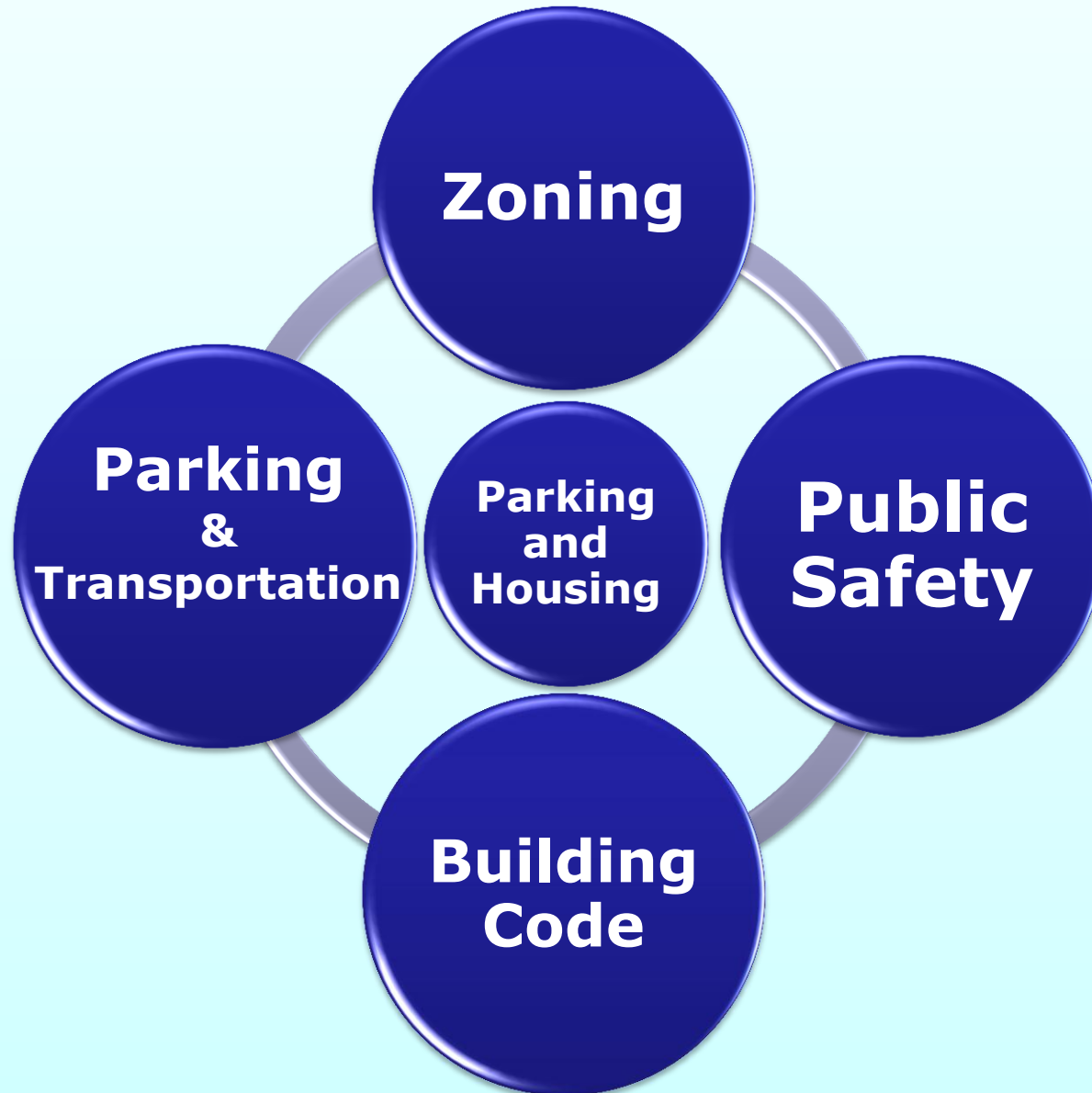
➤ Citizen Advisory Group Meetings

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

➤ Composition

- Developers
- Residents
- Universities
- Property Managers
- Students
- CMPD





Zoning

- Rent-by- the room is a desirable use when properly managed
- Fair Housing Law may impact the ability to limit tenants
- Gentrification of older units and conversion to rent by bedroom vs. purpose built student housing complexes
- Not all issues surrounding the use can be solved through zoning ordinance

Public Safety

- Students being housed with non-students
- Relationships between universities and property managers should be strengthened
- Concentration of crime in older developments because of building standards
- Further tightening of rental ordinance may help

Building Code

- Building Code administered and amended by the State of North Carolina

Transportation and Public Safety

- Most students come to school with a vehicle
- Concerns over Blue Line park and ride lots being used as car storage by students
- Pedestrian and bike network in and around campuses is vital
- Transit timing and availability should be increased
- Distance from campus could determine parking ratios
- Concentration of crime in older developments
- Importance of relationships between property managers, police and the universities

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

Student Housing Zoning Restrictions

- Rent by the bedroom is not typically defined in ordinances
- Regulated by number of unrelated persons
- University overlay districts or distance requirements
- Fraternity houses, sorority houses and student dormitories
- Private dormitory, Public dormitory, Commercial dormitory
- Operation and management plans
- Density calculated by bedroom count
- Special/Conditional use permits

Other Regulations

- Educational District (requires universities , landlords and students to work together)
- 24 hour on-site management required

Parking Requirements

- Parking calculated by bedroom count
- Parking Overlay District
- Fraternity Houses, Sorority Houses and Student Dormitories
 - Off-campus parking is 1 space per resident or through agreement with college or university
- Dormitory
 - .75 spaces per bed
- Private Dormitory, Public Dormitory
 - 1 space per bedroom
- Commercial Dormitory
 - 1 space per rental unit

December

- Planning Commission Overview – Dec. 3rd
- December 13th CAG meeting – Zoning and Parking Issues

January

- Draft proposed recommendations
- January 10th CAG Meeting – Provide draft staff recommendations
- January 30th Final CAG – Final staff recommendations

Adoption Process

- Transportation and Planning Committee update on draft recommendations in January and Feb/March support to file text amendment(s)
- Public hearing (Spring/Summer 2013)
- Decision (Spring/Summer 2013)



CITY OF CHARLOTTE

Questions?