STUDENT HOUSING WORK SESSION
MAYOR’S RECOMMENDATION

JULY 21, 2020
**MORATORIUM**

Current moratorium **adopted June 23, 2020; effective June 29, 2020**

Any multifamily or attached housing development consisting of 200 or more bedrooms with four or more bedrooms per unit in any capacity, and/or student-oriented housing developments of 200 bedrooms or more.

Allows the City to conduct and finish a review of its code, housing data, service fees, and multifamily definitions.

Expires no less than 90 days from the effective date (**Sept. 26, 2020**)

**RECOMMENDATION**

Extend moratorium to Dec. 31, 2020
**MIXED-USE BUILDING TYPE IN MX ZONES**

**MX Building Type**
A building type that typically accommodates ground floor commercial uses with upper-story residential or office uses. (Sec. 24-284)

**RECOMMENDATION**
Remove MX building type from MX zones

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RECOMMENDATION

Rename University Area Neighborhood (UAN) to University Residential District (URD)

### Next steps

- **Immediately**: August
- **2020**: September-October
**STUDENT-ORIENTED DEVELOPMENT DEFINITION**

A building **not owned or operated** by a college or university, containing bedrooms for **students** attending a college or university.

Any multifamily structure consisting of:

- **Bedrooms** with **private baths**
- **Individually rented**
- Arranged around a **common area** with a **kitchen shared by tenants** renting the bedrooms, or along a hall, which provides access to a common kitchen space

Defining characteristics are not exhaustive, and the absence of one or more does not preclude a finding that the development is a student-oriented housing development

**RECOMMENDATION**

Create definition of student-oriented development

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Determination criteria can include, but is not limited to

- Interior layout
- Location
- Company portfolio
- Marketing/branding

**RECOMMENDATION**
Create definition of student-oriented development
STUDENT-ORIENTED DEVELOPMENT INTERIOR LAYOUTS

RECOMMENDATION
Create definition of student-oriented development

Immediately  August  September-October 2020
STUDENT-ORIENTED DEVELOPMENT INTERIOR LAYOUTS

RECOMMENDATION
Create definition of student-oriented development

Immediately
August
September-October

2020
Next steps
RECOMMENDATION

Remove bonus height provisions from University Area Neighborhood (UAN)

Immediately

August

September-October
BONUS HEIGHT WESTGATE

68 units | 177 beds | 155 beds per acre

RECOMMENDATION
Remove bonus height provisions from University Area Neighborhood (UAN)

Immediately August September-October 2020

Next steps
BONUS HEIGHT THE HUB

152 units | 485 beds | 425 beds per acre

RECOMMENDATION
Remove bonus height provisions from University Area Neighborhood (UAN)

Immediately

August
September-October

2020

Next steps
BONUS HEIGHT UNCOMMON

132 units | 296 beds | 293 beds per acre

RECOMMENDATION
Remove bonus height provisions from University Area Neighborhood (UAN)

Immediately
August
September-October

2020

Next steps
**RECOMMENDATION**

Remove bonus height provisions from University Area Neighborhood (UAN)

**Next steps**

- **Immediately**: August
- **2020**: September-October
BONUS HEIGHT UNION ON FRANK

238 units | 396 beds | 232 beds per acre

Immediately August September-October

RECOMMENDATION

Remove bonus height provisions from University Area Neighborhood (UAN)
RECOMMENDATION
Remove bonus height provisions from University Area Neighborhood (UAN)

Immediately
August
September-October

2020

Next steps
**RECOMMENDATION**

Remove bonus height provisions from University Area Neighborhood (UAN)
FIVE BEDROOM UNITS

Five Bedroom Units
Not allowed for any development

RECOMMENDATION
Remove five bedrooms per unit

Immediately
August 2020
September-October

Next steps
FOUR BEDROOM UNITS

Not allowed for
Apartment/multifamily developments

Allowed for
Duplexes/U-duplexes
Triplexes/U-triplexes
Quadplexes
Townhomes/U-rowhomes

RECOMMENDATION
Eliminate four bedroom units from apartment/multifamily developments
FOUR BEDROOM UNITS 1001 ELMWOOD DRIVE

Not allowed for
Apartment/multifamily developments

Allowed for
Duplexes/U-duplexes

RECOMMENDATION
Eliminate four bedroom units from apartment/multifamily developments

Immediately  August  September-October  2020  Next steps
FOUR BEDROOM UNITS 413 MEADOR DRIVE

Not allowed for
Apartment/multifamily developments

Allowed for
Triplexes/U-triplexes

RECOMMENDATION
Eliminate four bedroom units from apartment/multifamily developments

Immediately August September-October 2020
FOUR BEDROOM UNITS  535 WESLEY PLACE

Not allowed for
Apartment/multifamily developments

Allowed for
Quadplexes/U-quadplexes

RECOMMENDATION
Eliminate four bedroom units from apartment/multifamily developments

Immediately  August  September-October

2020  Next steps
200 beds per acre cap, not to exceed 200 bedrooms total in any development

Scaled cap for lots less than one acre

  100 beds per 0.5 acre
  50 beds per .25 acre

Add cap to Downtown Overlay (DROD) and Riverfront District (RDD)

Engage stakeholders to evaluate calculation for scaled cap

RECOMMENDATION
Add density cap and provide regulatory incentive for smaller lot redevelopment

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Next steps
DENSITY CAP

Determine regulatory incentives to redevelop smaller lots

RECOMMENDATION
Add density cap and provide regulatory incentive for smaller lot redevelopment

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Next steps
DENSITY CAP

RECOMMENDATION
Add density cap and provide regulatory incentive for smaller lot redevelopment

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Next steps
PUBLIC SAFETY LIGHTING

RECOMMENDATION
Add requirements for significant lighting

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**PARKING SCREENING MATERIALS REQUIREMENT**

**CURRENT STANDARD**

![Current Standard Image]

**DESIRED STANDARD**

![Desired Standard Image]

**RECOMMENDATION**

Amend screening requirements

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Next steps