

Agenda Item: 2017-656 Text Amendment for Age Restricted Multi-Family Parking

DATE: March 8, 2017

FROM: Jay Camp

Background/Issue

In the table of required parking spaces, the Town currently has separate parking requirements for CCRC's (Continuing Care Retirement Communities) and typical multifamily communities. Given the nature of retirement communities, parking requirements are substantially lower in recognition that many residents do not drive or make use of shuttle services provided by the community. The UDO requires 1.1 parking spaces per independent living unit.

Standard multifamily properties assign parking based on unit size. A typical community may have a blended requirement of closer to 2 spaces per unit using the table below.

Dwelling, multi-family	2, or one space per 20 dwelling units	Size of Unit	Spaces Required
		549 square feet or less	1.25
		550-699 square feet	1.50
		700-899 square feet	1.75
		900-1,249 square feet	2.00
		1.250 square feet or more	2.25

Proposed Solution

The proposed age restricted multifamily apartments are not classified as a CCRC and thus cannot make use of the lower parking ratio in the parking tables. The applicant proposes to add "Age Restricted Multifamily" to the parking table to allow their proposed project to have a lower parking ratio.

Staff agrees with this proposal and suggest adding "Dwelling, multi-family, 55+" to the parking table for residential uses. This change would allow any future age restricted community to use the lower parking requirement.

Related Town Goal(s) and/or Strategies:

Quality of Life

Economic Development/Land Use Planning

Recommended Motion/Action:

Information for Public Hearing. No action necessary.