



Meeting Date: July 18, 2023

AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Tara Vargish, Director of Development Services

Title: Ordinance Amending Table 64-1 of Section 17.54.040 of the Castle Rock Municipal Code Regarding Multi-Family Residential Parking Space Requirements (Second Reading - Approved on First Reading on June 20, 2023, by a vote 6-0)

Executive Summary

At the June 6, 2023, Town Council meeting, Town Council heard an updated presentation on multi-family parking research. Previously staff held various discussions with Town Council regarding parking requirements for multifamily developments in March and May of 2023. Town Council voted 7-0 to direct staff to draft and bring back an ordinance formalizing the recommended changes to the multi-family parking ratios. The changes requested are reflected in the ordinance included in **ATTACHMENT C**.

At the June 20, 2023, Town Council meeting, Town Council approved the ordinance amending table 64-1 of section 17.54.040 of the Castle Rock Municipal Code regarding multi-family residential parking space requirements on first reading by a vote 6-0.

Discussion

Title 17 of the Castle Rock Municipal Code regulates on-site parking requirements within many areas of the Town of Castle Rock. The requirements are further broken down into three different types of developments with specific ratios: Regular Multifamily parking, Senior/Age-Restricted Multifamily parking, and Downtown Multifamily parking. Additionally, where a Planned Development Plan regulates multifamily parking, those regulations supersede the Municipal Code regulations.

Taking into consideration the neighboring jurisdiction research, discussions with the development community, and exhaustive online research to locate comparable municipalities (see **ATTACHMENT A and B**), the Town Council directed staff to draft an ordinance for adoption with the following changes:

	Existing Parking Requirement	Proposed Change
Multifamily	1 space per studio 1.5 space per 1-bedroom unit 2 space per 2 and 3-bedroom unit 1 space per 4 units guest parking	2 parking spaces per unit
Multifamily Downtown	1 space per unit	1.25 spaces per unit
Multifamily Senior	1 space per unit	1.10 spaces per unit

Proposed Motion

“I move to approve the Ordinance as introduced by title.”

Alternate Motions

“I move to approve the Ordinance as introduced by title, with the following conditions: (list conditions).”

“I move to continue this item to the Town Council meeting on ___date to allow additional time to (list information needed).”

Attachments

Attachment A: March 2023 Staff Report

Attachment B: May 2023 Staff Report

Attachment C: Ordinance