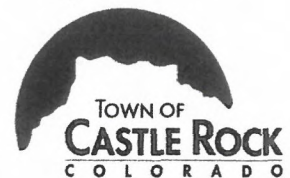


# Public Record Documents



# **AN ORDINANCE ADMENDING TITLE 17 OF THE CASTLE ROCK MUNICIPAL CODE BY ADDING A NEW CHAPTER 17.62 CONCERNING GROUP HOMES**

PLANNING COMMISSION  
MAY 24, 2018



# ORDINANCE PURPOSE

**A CODE AMENDMENT TO ALLOW GROUP HOMES IN  
ALL RESIDENTIAL ZONED PROPERTIES PROVIDED THE CRITERIA HAS  
BEEN MET.**

The code is in need of revision to clarify the process and regulations for group homes to better align with the State and Federal regulations for housing of handicapped and disabled individuals.



# OUTREACH

- Town Council received inquiries from residents requesting that Council look into the possibility of amending the Group Home regulations.
- After feedback from several open houses, staff has added Chapter 17.62 to clarify the criteria for Group Homes.
- Notices were sent to all HOA's and management companies.

# EXISTING GROUP HOMES

## GROUP HOMES

5.14.2018

ADDRESS	NAME	# OF BEDS	ZONE	
572 EVENING SONG DRIVE	SOLANGE AT EVENINGSONG,INC	8	PD	Crystal Valley
1687 PAONIA COURT	ASSURED ASSITED LIVING I	9	PD	Red Hawk
1768 ROSE PETAL LANE	CASTLE ROCK ASSISTED LIVING II	13	PD	Red Hawk
1861 SAPLING COURT	ASSURED ASSISTED LIVING IV	9	PD	Red Hawk
797 TARPAN PLACE	ASSURED ASSISTED LIVING II	9	PD	Hazen Moore
815 TARPAN PLACE	ASSURED ASSISTED LIVING III	9	PD	Hazen Moore
1671 THATCH CIRCLE	ASSURED ASSISTED LIVING V	9	PD	Red Hawk
1605 WHITETAIL DRIVE	SOLANGE AT THE WOODLANDS	9	PD	Scott Ranch
1640 WILD RYE COURT	CASTLE ROCK ASSISTED LIVING I	9	PD	Red Hawk
2473 WOODHOUSE LANE	CASTLE ROCK ASSISTED LIVING III	9	PD	Meadows



# SUGGESTED CHANGES

1. Add new Chapter 17.62 – Group Homes
2. Modify the definition of “Family”
3. Add a replacement definition of “Group Home”
4. Add a definition of “Residential Group Facilities”
5. Add a definition of “Disability”
6. Change the separation requirement to 750’ to be in conformance with the State Statute
7. Add language to 17.01.020C to be in compliance with Fair Housing Act
8. Amend the residential Zone Chapters (17.18.030; 17.20; 17.22; 17.24) to show Group Home as permitted use
9. Add Use by Special Review (USBR) for Residential Group Facilities
10. Remove off street parking requirement



Staff recommends that Planning Commission  
recommend approval of the Ordinance as  
introduced by Title.

# THANK YOU

# Group Homes



## PLANNING COMMISSION MEETING – May 24, 2018 – SIGN IN SHEET

**PLEASE PRINT CLEARLY - SIGN IN REQUIRED ONLY IF YOU WISH TO SPEAK**

NAME	TOPIC TO DISCUSS	ADDRESS	E-MAIL	PHONE #
<del>BOB ALEX</del>	<del>WATER</del>	<del>946 GARWOOD DR</del>		
<del>ARON ALEX</del>	<del>NON COMPLIANCE</del>			
Shaun Martin	Passel - chose not to speak	Castle Rock	220.56@gmail.com	
John bpolinski	Group Homes	1360 Challe Hill Pl Castle Rock 80101	nobleiroki@msn.com	720-733-9355