

VILLAGE OF BARTLETT
VILLAGE HALL, 228 S. MAIN STREET
COMMITTEE AGENDA
JANUARY 16, 2024
7:00 P.M.

1. CALL TO ORDER
2. ROLL CALL
3. TOWN HALL: (Note: Three (3) minute time limit per person)

4. STANDING COMMITTEE REPORTS:
 - A. BUILDING AND ZONING COMMITTEE, CHAIRMAN GUNSTEEN
 1. Senior Housing Parking Requirements

5. ADJOURNMENT



Agenda Item Executive Summary

AGENDA ITEM: #2024-02 Senior Housing Parking Requirements BOARD OR COMMITTEE: Committee

BUDGET IMPACT

Amount \$N/A

Budgeted \$N/A

Fund: N/A

Corresponding Activity Measure: P&Z Commission Review

EXECUTIVE SUMMARY

Staff is requesting a text amendment to modify the parking requirements for different types of senior housing developments to accurately reflect the parking needs for these projects.

ATTACHMENTS (PLEASE LIST)

Memo

RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal: N/A

Short Term (1-3 Years): Routine Complex

Long Term (3-5 Years): Routine Complex

ACTION REQUESTED

- For Discussion Only - *To review and forward to the Planning & Zoning Commission*
- Resolution
- Ordinance
- Motion

MOTION:


Staff: Kristy Stone, PDS Director

Date:

January 8, 2024

PLANNING & DEVELOPMENT SERVICES MEMORANDUM

24-02

DATE: January 3, 2024
TO: Paula Schumacher, Village Administrator
FROM: Kristy Stone, PDS Director 
RE: **Parking Requirements for Senior Housing**

BACKGROUND

Prior to 1978, the Zoning Ordinance only had residential parking requirements for single-family and multiple-family dwellings. In 1978 a new "senior citizen housing" dwelling type was added to differentiate the parking needs for multi-family housing, senior housing and nursing homes. The minimum parking requirements are as follows:

Multi-Family Housing	Senior Housing	Nursing Home, Convalescent Center, Geriatric Center
1.5 parking spaces for every 1-bedroom unit	1 parking space for every 3 units	1 parking space for every 5 beds
2 parking spaces for every 2-bedroom unit		+ 1 space per every 2 employees
2.5 parking spaces for every 3-bedroom unit		+ 1 space per every doctor

The 1978 Zoning Ordinance did not define "**senior citizen housing**" but did define "**nursing home**" as a home for the aged, chronically ill, care of children, infirm or incurable persons, or a place of rest for those suffering bodily disorders in which three or more persons, not members of the immediate family residing on the premises, are received, kept or provided with food and shelter or care, but not including hospitals, clinic or similar institutions devoted primarily to the diagnosis and treatment of disease or injury, maternity cases or mental illness.

In 2012, Chapter 2 Definitions was amended to define two types of senior housing developments but Chapter 11 Parking was never updated to incorporate the terms.

NURSING AND PERSONAL CARE FACILITY: An establishment that provides full time nursing and health related personal care, but not hospital services, with inpatient beds for three (3) or more individuals who are not related by blood or marriage to the operator and who, by reason of advanced age, chronic illness, or infirmity, are unable to care for themselves. A hospital shall not be construed to be included within this definition.

SENIOR HOUSING, ASSISTED AND SUPPORTIVE LIVING RESIDENCES: A special combination of housing, supportive services, personalized assistance, and

healthcare designed to respond to the individual needs of those who need help with activities of daily living. Most offer private rooms with kitchenettes and common living and dining areas. Services vary, but often include assistance with activities of daily living; administration of medicine; first aid and medical care for minor ailments; and round the clock protective oversight.

SENIOR HOUSING, INDEPENDENT LIVING RESIDENCES: Senior apartments or multi-family residential apartments designed for persons aged fifty-five (55) years and older. These properties may or may not offer meal service to residents and typically offer a limited array of supportive care services and/or service coordination.

SENIOR DEVELOPMENTS IN BARTLETT

The Village has approved three (3) senior housing projects, Victory Center, Clare Oaks and Artis Senior Living and an additional project was submitted but withdrawn. *The developers for all four projects chose to exceed the Village's parking requirements because they felt additional parking was necessary in order for their project to be successful.*

<u>Development</u>	<u>Type of Senior Housing</u>	<u>Parking Required</u>	<u>Parking Provided</u>
Victory Center (2004)	119 independent units 81 assisted units TOTAL: 200 units	67 spaces	131 spaces (0.66/unit)
Clare Oaks (2005)	157 Independent units 17 assisted units 136 special care beds 10 duplex units TOTAL: 184 units and 136 beds	131 spaces	261 spaces (1.23/unit)
Chapters Living, formerly Artis (2015)	72 assisted/memory care units	36 spaces	38 spaces (0.66/unit)
Clover (application withdrawn in 2023)	119 independent units	40 spaces	121 spaces (1.02/unit)

RECOMMENDATION

Staff is requesting a text amendment to update the parking requirements for the different types of senior housing as follows:

<u>NURSING AND PERSONAL CARE FACILITY</u>	<u>SENIOR HOUSING, ASSISTED AND SUPPORTIVE LIVING RESIDENCES</u>	<u>SENIOR HOUSING, INDEPENDENT LIVING RESIDENCES</u>
0.2 parking space per unit/bed	0.5 spaces per unit/bed	1 parking space per unit