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## MEMORANDUM

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**TO:** Planning & Zoning Commission

**FROM:** Jeff Armstrong, AICP, Director of Planning & Development Services

**DATE:** April 4, 2024

**SUBJECT:** Multifamily Parking Regulations (ZTA2024-02)

The City of Mesquite has considered several multifamily development proposals in recent months. In nearly every case, the applicants have requested modifications to reduce the number of required parking spaces. Currently, Mesquite requires two parking spaces for each dwelling unit for units with two or fewer bedrooms and three spaces for each unit with three or more bedrooms. Staff has reviewed actual parking ratios at existing multifamily properties in Mesquite and what other area cities require. Staff proposes the following amendments to the multifamily parking requirements.

- Base parking on number of bedrooms (excluding age-restricted properties)
  - 1 space per studio unit
  - 1.5 spaces per one-bedroom unit
  - 2 spaces for each unit with two or more bedrooms
- Add 10% to the requirement if the apartment complex is within 300 feet of a local or collector street where there are single-family homes, a school or a public park. This would not apply where the homes, park or school are across an arterial street or freeway.
- Create a separate requirement for age-restricted properties of 1.25 spaces per unit regardless of bedroom count.

Staff will present information from research of other cities and existing Mesquite developments at the Commission's meeting Monday night.

A handwritten signature in black ink that reads "Jeff Armstrong".

Jeff Armstrong, AICP  
Director of Planning & Development Services

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