

REQUEST	Text Amendment to Section 12.502
SUMMARY OF PETITION	The petition proposes to: 1) modify the street frontage and primary access requirements to only apply to childcare centers located in residential districts, not to those located in non-residential districts; and 2) correct the list of zoning districts in which childcare centers are permitted.
PETITIONER AGENT/REPRESENTATIVE	Charlotte Montessori School David Powlen, Little Diversified Architectural Consulting
COMMUNITY MEETING	Meeting is not required.
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>Centers, Corridors and Wedges Growth Framework</i> , based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> • It meets the plan goal to ensure a diverse, growing and adaptable economy. <p>Therefore, this petition is found to be reasonable and in the public interest based on information from the staff analysis and the public hearing, and because the text amendment:</p> <ul style="list-style-type: none"> • Deletes the street frontage and primary access requirements for childcare centers located in non-residential districts; and • Clarifies the street frontage and primary access requirements for childcare centers located in residential zoning districts; and • Corrects the list of zoning districts in which childcare centers are currently permitted; <p>By a 7-0 vote of the Zoning Committee (motion by Commissioner Walker seconded by Commissioner Eschert).</p>

ZONING COMMITTEE ACTION	The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.
--------------------------------	---

VOTE	Motion/Second: Walker/Ryan
	Yeas: Dodson, Eschert, Labovitz, Nelson, Ryan, Sullivan and Walker
	Nays: None
	Absent: None
	Recused: None

ZONING COMMITTEE DISCUSSION Staff presented a summary of the text amendment. There were no questions.

STAFF OPINION Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Background**
 - Childcare centers for between thirteen (13) and seventy-nine (79) children are permitted, with prescribed conditions, in R-9MF, R-12MF, R-17MF, R-22MF, and R-43MF (multi-family residential), UR-2, UR-3, UR-C (urban residential), INST (institutional), RE-1, RE-2, and RE-3 (research), O-1, O-2, O-3 (office), MX-2 and MX-3 (mixed use), B-1 (neighborhood business), B-2 (general business), BD (distributive business), NS (neighborhood services), MUDD (mixed use development), UMUD (uptown mixed use), TOD-R, TOD-E, and TOD-M (transit oriented

development), U-I (urban industrial) and I-1 (light industrial) zoning districts.

- One of the prescribed conditions for childcare centers, as a principal use, is that the use is required to have frontage on a collector street or a minor or major thoroughfare. However, primary access may be provided by a local residential street that directly intersects a collector street, minor thoroughfare, or major thoroughfare, or by a collector street, a minor thoroughfare, or a major thoroughfare.
 - **Proposed Request Details**
The text amendment contains the following provisions:
 - Deletes the street frontage and primary access requirements for childcare centers located in non-residential districts.
 - Clarifies that street frontage and primary access requirements for childcare centers only apply when the use is located in a residential district.
 - Corrects the list of zoning districts in which childcare centers are currently permitted.
 - **Public Plans and Policies**
 - This petition is consistent with the *Centers, Corridors and Wedges Growth Framework* goal to ensure a diverse, growing and adaptable economy.
-

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** Not applicable.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte Water:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
-

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:**
 - There is no site plan associated with this text amendment.
-

OUTSTANDING ISSUES

- No issues.
-

Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte Water Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

Planner: Sandra Montgomery (704) 336-5722