
REQUEST	Text amendment to Section 12.502
SUMMARY OF PETITION	The petition proposes to: 1) delete the street frontage and primary access requirements for childcare centers located in non-residential districts; 2) clarify street frontage and primary access requirements for childcare centers located in a residential zoning district; and 3) correct the list of zoning districts in which childcare centers are currently permitted.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is consistent with the <i>Centers, Corridors and Wedges Growth Framework</i> goal to ensure a diverse, growing and adaptable economy.
PETITIONER AGENT/REPRESENTATIVE	Charlotte Montessori School David Powlen, Little Diversified Architectural Consulting
COMMUNITY MEETING	Meeting is not required.

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), 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 applies when the use is located in a residential district.
- Corrects 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.
 - **Vehicle Trip Generation:** Not applicable.
 - **Connectivity:** Not applicable.
- **Charlotte Fire Department:** No comments received.
- **Charlotte-Mecklenburg Schools:** Not applicable.

- **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte-Mecklenburg Utilities:** 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.
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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.
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Attachments Online at www.rezoning.org

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

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