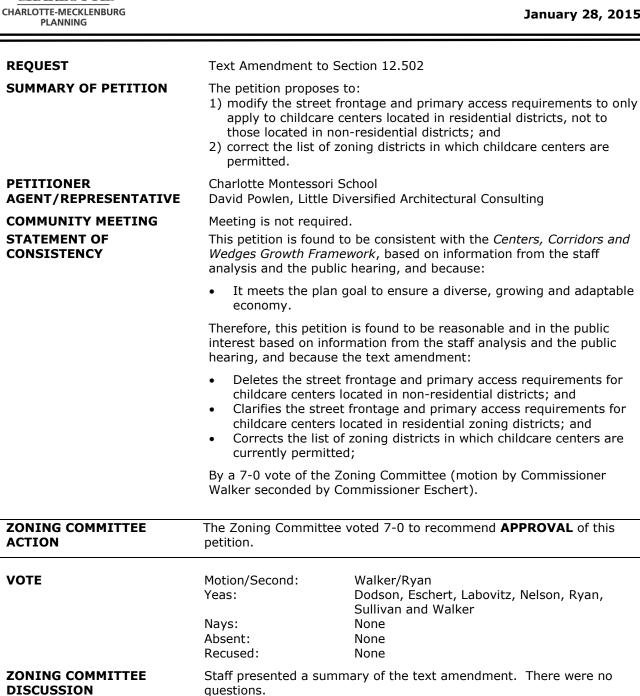
### **Rezoning Petition 2015-002 Zoning Committee Recommendation**

#### January 28, 2015



# STAFF OPINION

CHARLOTTE.

## FINAL STAFF ANALYSIS

(Pre-Hearing Analysis online at <u>www.rezoning.org</u>)

Staff agrees with the recommendation of the Zoning Committee.

## **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 <u>www.rezoning.org</u>

- 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

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