



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: July 11, 2023

Reference: PUBLIC HEARING: Consider text change amendments to the Code of Ordinances, Chapter 12, Article 31-3(2) (Off-street loading spaces all districts); amending the off-street parking requirements for kindergartens, day schools, and similar child training and care establishments; allowing for 3 parking spaces in lieu of the required circular drive; approving an Ordinance for the same, and authorizing the Mayor to sign.

2040: Perpetuate a Learning Environment

Introduction:

This is a minor text amendment to the *Zoning Ordinance* to address the current requirement for circular drives for kindergartens, day schools, and similar child training and care establishments. This amendment would allow for an alternate requirement of three parking spaces at the front of the building by the main entrance for child drop-offs in lieu of the circular drive requirement.

Background:

This ordinance affects the typical daycare facilities where a circular drive is provided, allowing for parents to drop off their child at the front door of the building. Many of these circular drives also provided a porte-cochere (a covered porch area) that vehicles drove through and stopped at the front door to unload their child(ren). Variances to the circular drive requirement have been requested and granted in the past. The proposed changes allow for those who wish to continue to provide a circular drive to do so, and those who do not want one or do not have room for one, to provide three of the required parking spaces by the front entrance for child drop-offs. This is especially prevalent when lot space is tight and if the location is in a retail center where circulation patterns differ versus a stand-alone building.

Benefit to the Community:

Allows more flexibility.

Legal Review:

The City Attorney has reviewed the proposed ordinance changes.

Fiscal Impact:

N/A

Recommendation:

On June 15, 2023, the Planning and Zoning Commission unanimously recommended approval of the text change amendments as proposed and authorize the Mayor to sign the ordinance.