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TO: City Planning Commission

FROM: M. Rory Bolger, Staff

RE: **Childcare Need Zoning Adjustments Presentation**

DATE: May 3, 2023

At the May 4th regular meeting of the City Planning Commission, Adrian Monge, Director of the City's Office of Early Learning, will make a presentation regarding the state of early child care and the great need that exist in Detroit. Director Monge's presentation comes in advance of Administration-requested text amendment to Chapter 50, *Zoning*, relative to land uses offering child care. Subsequently, we will return with a proposed ordinance to effectuate those amendments.

The forthcoming text amendment would expand the permissibility of state-licensed child care centers, family day care homes, and group day care homes, to revise use regulations and parking requirements for such uses, and update definitions of day care uses for consistency with comparable terms in state law.

Child care centers are often commercial facilities providing care for numbers of children outside the home; the current prohibition in R1 and R2 Districts would be removed in favor of a conditional use classification. *Family day care homes* provide in-home care for 1-6 children in the home of the provider. *Group day care homes* provide in-home care for 7-12 children in the home of the provider; the current conditional use classification in R1, R2, R3, R4, R5, and R6 conditional use classification would be changed to a by-right classification.

Among other factors, the Administration has identified the \$1,000 fee associated with Conditional Use hearings at the Buildings, Safety Engineering and Environmental Department as a key obstacle to the provision of adequate child care, hence the request to re-classify previously prohibited or conditional uses as permissible by right.

Commissioners may recall that in October 2021, the CPC held a public hearing on the Administration's proposed text amendment to change six land uses, including group day care homes, from a conditional use status to a by-right use status. Considerable concern was voiced at the hearing prompting a subsequent well-attended online Department of Neighborhoods meeting and an in-person meeting between CPC staff and the Esper Street block club in the Aviation Subdivision at which resolute opposition to the principle of allowing any use on a by-right basis where public notice and a public hearing has been required.

Freshly compiled research and an initiative of Governor Whitmer will be presented by Director Monge to underscore the need for expanded childcare resources and timely actions to address it.