



City of Annapolis

Planning Commission
Department of Planning and Zoning
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April 3, 2025

From: Planning Commission
To: City Council

O-1-25 Expansion of Child Care Options Findings & Recommendations

Background

This proposed legislation builds upon and fleshes out legislation passed in October, 2024, O-13-24, Expanded Day Care Act, which allowed child care operations in many zones across the city.

This legislation proposes to accomplish a few goals.

1. Conform City Code with State of Maryland language,
2. Conform City Code with State of Maryland standards,
3. Expand the locations where child care is permitted,
4. Expand somewhat the permitted number of children under care in the various sized operations,
5. Clarify and reduce off-street parking requirements.

Two amendments are proposed to be included in the final legislation. One amendment eliminates off-street parking requirements for child care centers. The other amendment allows only smaller, in-home child care operations in Critical Area Resource Conservation zones.

The over-arching goal is to encourage more child care facilities across the city.

Planning Commission Hearing

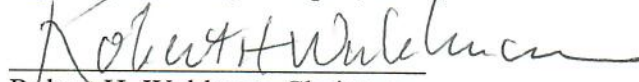
The Commission held a public hearing on March 6, 2025. Planning staff submitted a well-written and informative report. Chief of Comprehensive Planning, Eric Leshinsky, author of the staff report, testified. No public testimony was presented. No written comments were received.

Findings & Recommendations

The Commission included the proposed amendments in its discussion. Several members of the Commission noted the need for child care and the need for flexibility in zoning and standards to encourage more child care operations both large and small. The entrepreneurial opportunities were noted. The two amendments were discussed. Several commissioners noted that in a large child care facility at the intersection of Hilltop Lane and Spa Road the parking lot is barely used during the day while the pickup lanes are busier. Hence, the elimination of off-street parking requirements is salutary.

The Planning Commission recommends in a 6-0 vote that the City Council APPROVE this legislation if and only if the amendments are also approved.

Signed this 3d day of April, 2025,


Robert H. Waldman, Chairman

Each commissioner has given the Chair authority to sign on their behalf.