

Case No. SP-03040

Applicant: Child Center

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL

ORDER AFFIRMING PLANNING BOARD DECISION

IT IS HEREBY ORDERED, after review of the administrative record, that the decision of the Planning Board in PGCPB No. 03-267, to approve a detailed site plan for addition of a day care center for 150 children to an existing integrated shopping center, known as Watkins Park Plaza, on property described as approximately 12.79 acres of land in the C-S-C Zone, located at the southeast corner of the intersection of Watkins Park Drive (MD 193) and Central Avenue (MD 214), Upper Marlboro, is hereby:

AFFIRMED, with an amendment to condition 1 (b), for the reasons stated in the Planning Board's Resolution, whose findings and conclusions are hereby adopted as the findings of fact and conclusions of law of the District Council.

Affirmance of the Planning Board's decision is subject to the following conditions:

1. Prior to certificate approval of this detailed site plan, the applicant shall make the following revisions:
  - a. Provide additional concrete traffic barriers, no less than three feet in height, to enclose the entire perimeter of the outdoor plan area.
  - b. Replace the proposed chain-link fence with a solid, sight-tight vinyl fence (Tan color), six feet in height, to be located in front of the traffic barriers.
  - c. Show the correct numbers of parking spaces that are existing on the site and proposed to accommodate the proposed day care facility in the parking tabulations.

Ordered this 22nd day of March, 2004, by the following vote:

In Favor: Council Member Knotts, Bland, Dean, Dernoga, Exum, Harrington,  
Hendershot and Peters.

Opposed:

Abstained:

Absent: Council Member Shapiro

Vote: 8-0

COUNTY COUNCIL OF PRINCE GEORGE'S  
COUNTY, MARYLAND, SITTING AS THE  
DISTRICT COUNCIL FOR THAT PART OF  
THE MARYLAND-WASHINGTON REGIONAL  
DISTRICT IN PRINCE GEORGE'S COUNTY,  
MARYLAND

By: \_\_\_\_\_  
Tony Knotts, Chairman

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council