

Case No. SP 03044

Applicant: Little Imaginations  
Child Dev. Center, LLC

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

ORDER AFFIRMING PLANNING BOARD DECISION,  
WITH AMENDMENTS

IT IS HEREBY ORDERED, after full review of the administrative record, and after hearing, that Planning Board Resolution PGCPB No. 03-252, to approve a detailed site plan, DSP-03044, on C-S-C Zone property described as approximately 10,800 square feet of space in an integrated shopping center in the southeast corner of the intersection of Bedford Way and St. Barnabas Road, is hereby:

AFFIRMED, for the reasons stated by the Planning Board, whose decision is 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. Before final certification the site plan shall be modified as follows and submitted for approval to Urban Design staff, and after certification the day care center operator shall comply with all conditions and all notes on the site plan.

- (1) The plan shall state the day care center's hours of operation.
- (2) The plan shall show an outdoor play area of at least 8,400 square feet.
- (3) The plan shall state that play area use may not begin before 7:00 a.m. or continue past 7:00 p.m.
- (4) The play area shall be enclosed by a sight-tight, vinyl fence six feet in height. The fence shall have a single gate, easily opened by adults, with a latch at least four feet above finished grade.

- (5) The plan shall have a note stating that the gate may be opened only when children or supervisors enter or leave the play area. The gate shall be closed at all other times.
- (6) The plan shall have a note stating that safety cones must be placed at six-foot intervals whenever children are crossing the driveway, that the cones are intended for the safety of the children, and that children crossing the driveway must be supervised.
- (7) The plan shall show either shade trees, at least three, of 2.5- to 3-inch minimum caliper, or a shade structure whose details and specifications have been added to the plan and approved by Urban Design staff.
- (8) The plan shall have a note stating that the day care center must have outdoor security lighting which maximizes play area illumination while minimizing glare on adjoining properties.
- (9) The plan shall show a parking schedule which complies with applicable parking and loading standards.
- (10) The plan shall show three loading spaces and their proposed dimensions.
- (11) The plan shall show access to the loading area by a driveway at least 22 feet in width.
- (12) The plan shall show the gross floor area in square feet of the existing Enterprise Rent-A-Car agency office.
- (13) The plan shall show the plat book and number for the property.
- (14) No more than 170 children may be enrolled at the day care center.

Ordered this 26th day of April, 2004, by the following vote:

In Favor: Council Members Knotts, Bland, Exum, Hendershot, Peters and Shapiro

Opposed:

Abstained

Absent: Council Members Dean, Dernoga and Harrington

Vote: 6-0

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