

Case No. SP-04055

Applicant: Red Robin
Learning 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. 04-297, to approve a detailed site plan for a day care center with an enrollment of 22 children, on property described as approximately 1.0 acre of land in the C-S-C Zone, located in the northwest corner of the intersection of Emerson Street and 57th Avenue, Bladensburg, is hereby:

AFFIRMED, 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, the plans shall be revised to show the following:
 - a. The outdoor play area shall be limited to daylight hours.
 - b. The proposed enrollment, 22 children, must be clearly stated.
 - c. The notes on the site plan must accurately delineate the play area for the day care center.
 - d. The parking spaces must be shown as either 10 feet x 20 feet or 9 feet x 22.5 feet, and drawn to scale.

- e. Drive aisle dimensions must be shown on the site plan. (A minimum of 18 feet is required for all two-way drive aisles.)
- f. One van-accessible parking space 16 feet in width must be shown on the site plan.
- g. The parking schedule must be revised to include the sizes and types of all parking spaces.
- h. The parking schedule and all notes on the site plan must be legible.
- i. Two loading spaces are required for the mini mart and the pharmacy, and both spaces, 15 feet x 25 feet, must be shown on the site plan.
- j. The height of the chain link fence and retaining wall along the east property line must be provided on the site plan.
- k. The proposed four-foot-high fence shall be called out as chain link, with a note stating that the gate shall be closed when the play area is being used. The gate may be open only when the children are being taken in and out of the play area. It shall have a latch that is easily operated by adults and located at least four feet above finished grade in the play area.
 - l. The site plan shall show the trash dumpsters located as far as possible away from the proposed play area, yet convenient to the tenants, and the dumpsters screened with a six-foot, board-on-board fence with sight-tight gates. The site plan shall provide details and specifications of a six-foot, board-on-board fence with sight-tight gate to completely screen all dumpsters on site, in accordance with Section 4.4 of the Landscape Manual.
- m. Approximately one-half of the play area shall provide a resilient surface of either interlocking pavers or six inches of wood chips.

n. The site plan shall show that the existing fencing will be replaced or repaired.

2. Prior to certificate of occupancy for this day care center:

a. Either the applicant or the owner of the shopping center shall submit evidence of measures taken to control rodent infestation measures approved by or in collaboration with the Prince George's County Department of Health.

b. All outdoor storage shall be removed from the rear of the building. The area at the rear of the building shall be cleaned up, the soil in asphalt areas shall be removed, and drainage problems shall be corrected.

Ordered this 13th day of June, 2005, by the following vote:

In Favor: Council Members Bland, Campos, Dernoga, Harrington, Hendershot and Knotts

Opposed:

Abstained:

Absent: Council Members Dean, Exum and Peters

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: _____
Samuel H. Dean, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council