

Case No. SP-08013

Applicant: Disciples of Christ Outreach

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

ORDER AFFIRMING PLANNING BOARD DECISION, WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that the decision of the Planning Board in PGCPB No. 08-152, to approve with conditions a detailed site plan for a day care center for a maximum of twenty children, for a project referred to as Disciples of Christ Outreach, on property described as approximately 1.6 acres of land in the C-S-C Zone, on the west side of Old Silver Hill Road, approximately 200 feet south of its intersection with Brooks Drive, Suitland, is:

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 in this case.

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

1. Prior to certification of the plans for the project, the following revisions shall be made or additional information submitted:
 - a. Correct the general notes to reflect that a maximum of 16 children will be enrolled at the day care center.
 - b. Provide bollards to be placed four feet on center, along the entire play area; the bollards to be utilized shall be approved by the Urban Design Section.
 - c. Provide striped crosswalks, if they do not currently exist, at ingress and egress points into the site, unless modified by the State Highway Administration.
 - d. The play area shall be enclosed by a sight-tight, non board-on-board fence, on all sides away from the building. The Urban Design Section shall approve the design and location of the fence.

- e. Provide staff with a letter of exemption or other indication from the Department of Public Works and Transportation regarding stormwater management requirements.
 - f. The hours of operation of the day care center shall be from 6:00 a.m. until 7:00 p.m.
 - g. Outdoor play areas shall be utilized only during daylight hours between 7:00 a.m. and 5:00 p.m.
2. The applicant and Urban Design Section, in consultation with the Environmental Planning Section, shall review the location and design of the play area, to determine whether use of exhaust fans, placement of buffering or screening, limitation of hours of play area use, or other measures will improve air quality in the play area and its vicinity, for the protection of the children using the area. The applicant shall institute all measures that Urban Design or Environmental Planning determines would improve the air quality in the play area.

Ordered this 27th day of April, 2009, by the following vote:

In Favor: Council Members Bland, Campos, Dean, Dernoga, Harrison, Knotts and Turner.

Opposed:

Abstained:

Absent: Council Member Exum and Olson.

Vote: 7 - 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: _____
Marilynn M. Bland, Chairperson

ATTEST:

Redis C. Floyd
Clerk of the Council