

Case No. SP-09005

Applicant: Route 450 Investment, LLC

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. 08-130, to approve with conditions a detailed site plan showing conversion of an existing office building to a daycare center, referred to as A Step Use Day Care, on property described as approximately 0.73 acres of land in the C-O Zone, in the southwest quadrant of the intersection of Old Silver Hill Road and Kentucky Avenue, Forestville, 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 signature approval of this detailed site plan, the applicant shall submit a photometric study or other relevant data to demonstrate that the parking lot will be adequately lit, by existing on-site lighting, or that supplemental lighting will be provided.
2. Prior to signature approval, the applicant must submit a revised plan to show the following:
 - a. Accurate depiction of existing site vegetation and fencing.
 - b. Provision of a fabric or shade structure, to create additional shade within the play area.
 - c. Removal of the chain link fence along the perimeter, and installation of a 5-foot non board-on-board perimeter fence.
 - d. Indication of adequate lighting of the parking area, subject to review and approval by the Planning Board.

- e. Installation of a 6-foot-high non board-on-board sight-tight fence around the play area; installation of bollards along the play area perimeter where it adjoins the parking area.
- 3. Enrollment shall not exceed 30 children.

Ordered this 20th day of April, 2010, by the following vote:

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

Opposed:

Abstained:

Absent:

Vote: 9-0

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: _____
Thomas E. Dernoga, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council