

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on May 9, 2002, regarding Detailed Site Plan DSP-02009 for Ages and Stages Early Learning Center, the Planning Board finds:

1. Location: The property is located at 6805 Old Alexandria Ferry Road in Clinton, Maryland. The surrounding uses include an insurance office, a small business office, and a gas station/vehicle repair station.
2. The Proposed Development: There are two existing structures on this site; one is used as a church and the second is proposed as a day care center for children. Detailed Site Plan review is required for the day care center. The proposed ultimate enrollment is 24 students.
3. The site development data are as follows:

Ages and Stages Early Learning Center
Detailed Site Plan DSP-02009

Zone	C-M
Use	Day Care Center
Site Area	0.48 acres
<u>Building Area</u>	
Building No. 1 (day care center)	894 square feet
Building No. 2 (church)	698 square feet
Proposed Enrollment	24 children
Playground Area Required	600 square feet
Playground Area Provided	1,361 square feet
<u>Parking Required</u>	
Day Care Center (1 space per 8 children)	3 spaces

Church (1 space per 4 seats, 12 members)	3 spaces
Total Parking Required	6 spaces
Parking Provided	11 spaces
Loading Required	0 space
Loading Provided	0 space

4. Conformance to the Requirements of the Zoning Ordinance: The subject Detailed Site Plan is in general conformance with the requirements of the Zoning Ordinance for development in the C-M Zone. Section 27-464.02 of the Zoning Ordinance sets forth the requirements for day care centers in commercial zones, and the proposed plan is in conformance with those requirements. However, the Urban Design Section has one concern that should be addressed prior to signature approval of the plans. The adjacent use of the property to the west is a vehicle repair/gas station. A fence should be provided along the west property line in order to discourage the children from entering onto the adjacent property at the time of drop-off and pick-up.
5. Conformance to the *Landscape Manual*: The subject plan is exempt from the requirements of the *Landscape Manual* for two reasons. First, the proposed day care center use does not involve an increase in gross floor area. Secondly, the proposed use of a day care facility on site will not increase the intensity of development on the site. The day care center use is categorized as low impact, while the church and the former office use on the site are considered medium impact uses.
6. Conformance to the Requirements of the Woodland Conservation Ordinance: The site is not subject to the provisions of the Woodland Conservation Ordinance because the site is less than 40,000 square feet, and there are no previously approved Tree Conservation Plans.
7. Environmental Review: There are no environmental impacts for the subject development proposal. The property is located within the Developing Tier as reflected on the Biennial Growth Policy Plan.
8. Referrals: The subject application was referred to all applicable agencies and divisions. The Permit Review Section raised an issue regarding the access to the rear existing parking compound on the subject property. The site plan indicates an access easement over the adjacent lot in order to access the parking compound to the rear, since there is no way to access the parking area from the subject site. The parking at the rear of the lot is necessary for the day care center for staff parking and will provide a safe drop-off and pick-up area, since the front parking area is limited to three spaces. The applicant will need to provide evidence of a recorded ingress/egress easement prior to the issuance of a use and occupancy permit.

The Office of Child Care Licensing provided preliminary comments as part of an on-site review process. The applicant responded to the concerns on a point by point basis in a letter dated April 11, 2002, Tanya Leary to Ms. Adebyi, Child Care Administration. One of the comments of the Child Care Administration indicated the capacity was limited to 12 children. In Ms. Leary=s letter, she clarifies that additional space could be available (if a fire escape is provided) for an enrollment of 16 students. The applicant has been made aware that the enrollment for 24 students, as shown on the site plan, is permitted only because there are adequate parking facilities and outdoor play area to support the 24 students. However, the regulations used by the Office of Child Care Licensing limit the enrollment as well, based on interior space limitations. Should the applicant expand the day care facilities in the future, any increase in enrollment is subject to the review and approval of the Office of Child Care Licensing.

9. The Detailed Site Plan represents a reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the Detailed Site Plan for the above-described land, subject to the following conditions:

1. Prior to certificate approval:
 - a. The plan shall be revised to provide a board-on-board fence along the west property line.
 - b. A note and sign detail shall be added to the site plan indicating that the parking in the front of the building will be limited to employee parking only.
2. Prior to issuance of a use and occupancy permit, the applicant shall provide evidence of a recorded ingress/egress easement to access the rear parking compound across the adjacent lot.
3. The existing well shall be backfilled and sealed in accordance with Code of Maryland Regulations (COMAR) 26.04.04.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board=s action must be filed with the District Council of Prince George=s County within thirty (30) days following the final notice of the Planning Board=s decision.

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This is to certify that the foregoing is a true and correct copy of the action taken by the Prince

George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Brown, seconded by Commissioner Scott, with Commissioners Brown, Scott, Lowe and Hewlett voting in favor of the motion, and with Commissioner Eley absent at its regular meeting held on Thursday, May 9, 2002, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 9th day of May 2002.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

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