

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 October 9, 2003, regarding Detailed Site Plan DSP-03045 for St. Philip The Apostle Church Day Care, the Planning Board finds:

1. Detailed Site Plan DSP-03045 was submitted in accordance with Section 27-464.02(a)(2), which requires a Detailed Site Plan for all day care centers in residential zones. The subject property is zoned R-80 (one-family detached residential), in which a day care center for children is a permitted use according to Section 27-441 of the Zoning Ordinance.

2. **Development Data Summary**

	EXISTING	PROPOSED
Zone(s)	R-80	R-80
Use(s)	Church	Church and Day Care Center
Acreage	10.84	10.84 acres
Lots	NA	NA
Parcels	1	1
Square Footage/ GFA	30,136	31,720 including 1,584 sq.ft. for the proposed day care center

3. The subject property, consisting of 10.84 acres, is located at 5508 Henderson Way in Camp Springs. The property has access on Henderson Way. The adjacent properties are as follows:

North—	Single-family residential and Silver Valley Way
South—	Henderson Way
East—	Single-family residential
West—	Vacant

The subject property is currently developed with a 28,054-square-foot church building, a 702-square-foot garage, a 2,082-square-foot rectory and a 1,584-square-foot kindergarten building. The day care is proposed in the existing kindergarten building. The existing kindergarten building is in the southeast corner of the property. The play area is proposed on the north side of the property. A four-foot-high chain-link fence is proposed around the play area. The existing parking on the west side of the kindergarten building will be used for the day care center.

The details of the proposal are as follows:

- Proposed enrollment: 20 students.
- Parking required by Section 27-582 for a day care center: 1 per 8 children=3 spaces.
- Parking provided for 65 children: 3.
- Play area required by Section 27-464.02: 75 square feet of play space per child for 50 percent of the licensed capacity or 75 square feet per child for the total number of children to use the play area at one time, whichever is greater.
- Number of children to use the play area at one time: 10.
- Area of play area required: $10 \times 75 \times 0.5 = 750$ square feet.
- Area of play area provided: approximately 1,500 square feet.
- Hours of operation: 7.00 a.m. to 6.00 p.m. on weekdays.
- Outdoor play hours allowed by Section 27-464.02: 7.00 a.m. to 9.00 p.m.
- Proposed play hours: 7.00 a.m. to 6.00 p.m.

The proposed parking, square footage of the play area, and hours of outdoor play are consistent with the requirements of Section 27-464.02, day care center for children, of the Zoning Ordinance.

4. Section 27-464.02, Day care center for children, states (in part):

All outdoor play areas shall be at least twenty-five (25) feet from any dwelling on an adjoining lot, and shall be enclosed by a substantial wall or fence at least 4 feet in height; a greater setback from adjoining properties or uses or a higher fence may be required by the Planning Board if it determines that it is needed to protect the health and safety of the children utilizing the play area. The play area shall contain sufficient shade during the warmer months to afford protection from the sun.

The outdoor play area is set back more than 25 feet from any dwelling unit. The play area will be enclosed by a four-foot-high chain-link fence with gate. The proposed chain-link fence will be sufficient to completely enclose the play area to ensure safety of the children utilizing it and prevent the children from wandering into the service driveway. The applicant has not provided any shade trees or structures for the play area. A condition of approval has been added to require either three shade trees sized 2.5- to 3-inch caliper or an outdoor shade structure for the play area to provide sufficient shade during the warmer months.

With the proposed conditions, the proposal is consistent with the requirements of Section 27-464.02 regarding screening and safety and shade requirements of the play areas.

5. The proposed parking is consistent with the following requirements of Sections 27-568 and 27-582, Off-street Parking and Loading, of the Zoning Ordinance:

REQUIRED PARKING		PROPOSED PARKING
School Grades K through 8— One for every six students for a total of 315 students	53	53
Church— one space for every four seats for the church (for a total of 416 seats)	104	108
Rectory— One space for four residents (for three residents)	1	1
Day Care Center— One space for eight children (for 20 children)	3	3
TOTAL	161	165
REQUIRED LOADING		PROPOSED LOADING
Institutional building— 10,000 sq.ft. to 100,000 sq.ft. building	1	1
TOTAL	1	1

6. The Planning Board approved Detailed Site Plan DSP-95042 for the existing school on the subject property on September 7, 1995 (PGCPB No. 95-278). An Alternative Compliance application, AC-95092, was approved by the Planning Board along with the Detailed Site Plan application. The proposed use does not alter the existing buildings, add new structures, add new parking, or alter the intensity of the proposed use. Therefore, the proposal is exempt from the requirements of the *Landscape Manual*.
7. The Permits Review Section (Gallagher to Srinivas, August 22, 2003) has requested minor revisions to the site/grading plans. Conditions of approval have been added to require the minor changes.
8. A referral has been sent to the City of Morningside. No comments have been received as of this date.
9. The proposal will not alter the existing intensity of the use on the subject property. The proposal will not have any significant adverse impacts on the subject property or the surrounding properties. Therefore, Detailed Site Plan SP-03045 is found to represent 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 DSP-03045, subject to the following conditions:

1. Prior to certificate approval the applicant shall revise the landscape plan to provide either three shade trees, sized a minimum of 2.5- to 3-inch caliper, or a shade structure. If a shade structure is proposed, then details and specifications shall be added to the plans.

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 Eley, seconded by Commissioner Lowe, with Commissioners Eley, Lowe, Vaughns, Harley and Hewlett voting in favor of the motion, at its regular meeting held on Thursday, October 9, 2003, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 30th day of October 2003.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

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