

July 30, 2009

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: James Jordan, Senior Planner

SUBJECT: Detailed Site Plan, SP-00036
Rosecroft Shopping Center Day Care Facility

The Urban Design staff has reviewed the Detailed Site Plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions.

EVALUATION

This Detailed Site Plan was reviewed and evaluated for compliance with the following criteria:

- a. Conformance to the requirements of the Zoning Ordinance in the C-S-C Zone and the requirements of Section 27-464.02 for a Day Care Center in the C-S-C Zone.
- b. Conformance to the requirements of the *Landscape Manual*.
- c. Site Design Guidelines.
- d. Referrals.

FINDINGS

Based upon evaluation and analysis of the subject application, the Urban Design staff recommends the following findings:

- 1. Location: The subject property is located on the south side of Brinkley Road, approximately 2800 linear feet west of Cherryfield Road. The property is bounded to the east by a Shell gas station and a 7-Eleven store, both zoned C-S-C; to the south and west by multi-family residential developments, both zoned R-18; and to the north by the Brinkley Road right-of-way.

2. The Proposed Development: The purpose of the subject application is for approval of a Day Care Center facility for 100 children to be located in an existing shopping center. The subject building in which the day care facility will be located is one story, approximately 14,280 square feet, and approximately 3,392 square feet of the total interior space will be used as day care. The shopping center is zoned C-S-C. One outdoor play yard will be provided directly adjacent to the building in which the day care will be housed to accommodate the day care use.

3. Background: The (1981) Approved Master Plan for Subregion VII, Henson Creek, South Potomac recommended that the subject property be designated a Village Activity Center. The Sectional Map Amendment (1984) rezoned the property from C-2 to C-S-C. The subject application was referred to the Community Planning Division and in a memorandum dated September 8, 2000 (Irminger to Jordan) the following comments were provided:

■A day care center contributes to the mixture of uses sought within the Village Activity Center land use concept designated at this location. The Master Plan defines Activity Centers as areas that are intended to meet the daily needs of the residents and workers in the immediate area. As such, the proposed use furthers the Plan's objectives.●

No master plan issues exist as part of this application.

4. The site development data are as follows:

Zone	C-S-C
Use	Day Care Center
Site Area	9.3 acres
Building Area	14,280 square feet
Day Care Area	3,392 square feet
Enrollment	100 children
Playground Area Required	3,750 square feet
Playground Area Provided	3,815 square feet
Parking Required (1 space per 8 children)	13 spaces
Parking Provided (for day care use only)	13 spaces

5. Conformance to the Requirements of the Zoning Ordinance and Landscape Manual: The subject Detailed Site Plan is in general conformance with the requirements of the Zoning Ordinance for development in the C-S-C 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 general conformance with those requirements.

The subject plan is exempt from the requirements of the *Landscape Manual*. The proposed addition of the day care center use to a commercial building on the subject property does not

involve an increase in gross floor area, nor does it involve the provision of any additional parking. The day care center use is categorized as a low impact, while the commercial shopping center is considered a high impact use.

6. Conformance to the Requirements of the Woodland Conservation Ordinance - The site is not subject to the provisions of the Woodland Conservation Ordinance. Although the site is more than 40,000 square feet, it contains less than 10,000 square feet of woodland. A Tree Conservation Plan is not required.
7. The Office of Child Care Licensing had not responded to the referral request at the time the staff report was written.
8. The subject application was referred to all applicable agencies and divisions. The Permit Review Division provided several comments pertaining to additional information being provided on the plans, and condition 1.a. reflects the Permit Review concerns.
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.

RECOMMENDATION

Based upon the evaluation of the subject plan, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan, SP-00036, with the following conditions:

1. Prior to certificate approval, the following modifications or revisions shall be made to the Detailed Site Plan:
 1. Demonstrate that the building will be accessible to the physically handicapped.