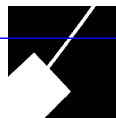


Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Development Review Division
 301-952-3530



Comment [COMMENT1]: WHEN INSERTING
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DETAILED SITE PLAN

DSP-01043

Application	General Data
Project Name RISING GENERATIONS EARLY LEARNING CENTER Location Northwest corner of Harry S Truman Dr. and Prince Place Applicant/Address RISING GENERATIONS EARLY LEARNING CENTER 6045 CENTRAL AVENUE CAPITOL HEIGHTS, MD 20743	Date Accepted 08/31/2001
	Planning Board Action Limit 11/09/2001
	ZHE Hearing Date NA
	Plan Acreage 1.0 acres
	Zone C-O
	Dwelling Units NA
	Square Footage 10,092 sq. ft.
	Planning Area 73
	Council District 06
	Municipality NA
	200-Scale Base Map 210NE09

Purpose of Application	Notice Dates
APPROVAL OF A DAY CARE CENTER FOR 151 CHILDREN	Adjoining Property Owners 08/24/01 (CB-15-1998)
	Previous Parties of Record N/A (CB-13-1997)
	Sign(s) Posted on Site 10/19/01
	Variance(s): Adjoining N/a Property Owners

Staff Recommendation			Staff Reviewer: ELIZABETH WHITMORE
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

July 30, 2009

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Elizabeth Whitmore, Senior Planner

SUBJECT: Rising Generations Early Learning Center
Detailed Site Plan, DSP-01043

The Urban Design staff has reviewed the Detailed Site Plan for the Rising Generations Early Learning Center. Based on that review and the findings in this report, the Development Review Division recommends approval with conditions.

EVALUATION CRITERIA

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

1. Conformance with the *Landscape Manual* for a day care center in the C-O Zone.
2. Conformance with the site design guidelines as outlined in Part 3, Division 9, Subdivision 3, of the Prince George's County Zoning Ordinance.
3. Conformance with Section 27-464.02 of the Zoning Ordinance for day care centers.

FINDINGS

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

1. Detailed Site Plan DSP-01043 is for a day care center, located on the northwest corner of Harry S Truman Drive and Prince Place. The Largo-Kettering Branch of the Prince George's County Public Library is located to the north and west of the subject property. Phyllis E. Williams Elementary School is located directly across the street on the south side of Prince Street.

2. The site development data for DSP-01043 is as follows:

Rising Generations Early Learning Center DSP-01043	
Zone	C-O
Area	1.00 acres
Proposed Use	Day Care
Proposed Enrollment	151 children
Playground area required (minimum)	5,700 square feet
Playground area provided	11,225 square feet
Parking required (1 space per 8 children) spaces	19
Regular (9.5 x 19)	15 spaces
Compact (8.5 x 16.0)	12 spaces
Handicap (13 x 19) regular	1 space
Handicap (16 x 19) van accessible	1 space
Parking provided	29 spaces
Loading Required	1 space
Loading Provided	1 space
Interior Green Required (5%)	548 sq. ft.
Interior Green Provided (9.27%)	1,015 sq. ft.
Interior Trees Required	4 trees
Interior Trees Provided	5 trees

3. The subject plan is proposing the construction of a day care center with 10,092 square feet of gross floor area and therefore is subject to the requirements of the *Landscape Manual*. Staff has reviewed the landscape schedules and has determined that the subject application meets the requirements of the *Landscape Manual*. The ingress/egress to the site is provided on Prince Place.

The proposed building is L-shaped with the front of the building facing Harry S Truman Drive. It is 24' 6" in height from grade and has a hip-roof. The submitted architectural plans indicate that a brick veneer water table is proposed on all four (4) sides as well as vinyl siding; however, the submitted architectural renderings indicate that the brick veneer water table is proposed only for the entire east elevation and a portion of the south side. The doors on the west side of the proposed building provide direct access to the proposed play area. The colors and size of the brick, vinyl siding and trim, and shingles, as well as the pitch of the roof have not been identified on the plan. A note on the plan indicates that the parking lot will be illuminated by building-mounted lighting. The subject application includes proposed signage and its location. The location of the sign has been reviewed by Urban Design staff and found acceptable. However, the materials and colors of the signage have not been indicated on the plans. The plans should be revised to include details of the above-referenced architectural elements, the signage for the proposed day care building, and the architectural renderings should include a brick veneer water table on all sides of the

proposed day care center.

4. The subject application does not indicate that play equipment is to be installed for use by the day care center. Should the applicant decide in the future to install play equipment, it should be done in accordance with the Consumer Product Safety Commission's Handbook for Public Playground Safety (pub. #325). Special attention should be given to the required fall zones which vary depending on the equipment, but are generally six feet wide and follow the contours of the piece of play equipment. No piece of equipment may intrude into another piece of equipment's fall zone. The applicant should provide the proper fall zones and resilient surface material for areas where play equipment is installed.

The applicant has indicated that they intend to locate the required play area within a wooded area on the site. To ensure the health, safety and welfare of the children, these woods should be cleared of all dense understory vines and shrubs including, but not limited to, honeysuckle, brambles, poison ivy, and wild roses.

5. Section 27-464.02(1)(A)(iv) of the Zoning Ordinance states:

Sufficient lighting shall be provided on the play area if it is to be used before or after daylight hours to ensure safe operation of the area;

Lighting has not been provided for the play area to be operated safely before or after daylight hours. However, a note has been added to the plan stating that the play area will only be used from sunrise to sunset.

6. The Environmental Planning Section, in a memorandum dated October 9, 2001 (Lammers to Jordan), offered the following comments:

- a. Planning Board Resolution PGCPB No. 86-462 states:

- 1. **Approval of a conceptual stormwater management plan by the Washington Suburban Sanitary Commission prior to site plan approval.**

■A Stormwater Management Concept Approval Letter from the Department of Environmental Resources was not received in the review package. •

Comment: A stormwater management concept has been approved by DER, #21045-2001 on August 17, 2001, with an expiration date of June 30, 2004.

- b. The subject property is larger than 40,000 square feet, and contains more than 10,000 square feet of existing woodlands and is not subject to a previously approved Tree Conservation Plan. Therefore, the site is subject to the requirements of the Woodland Conservation Ordinance.

■A Type II Tree Conservation Plan (TCP II/129/01) was submitted with the application, but no Forest Stand Delineation was provided indicating the type and

quality of woodlands. A simplified FSD is required, however, due to the small size of the property and the fact that no woodland conservation is proposed on-site, an FSD will not be required for this use on this site.

■The TCPII proposes that the woodland conservation area also be used as the outdoor play area for the day care center. These two uses of the same area are incompatible, regardless of the woodland species contained in the existing woodlands. Trees can tolerate some soil compaction, however, removing the understory from a woodland and introducing soil compaction abruptly causes long-term damage to trees.●

Comment: The applicant has revised the plans to eliminate the use of the play area as

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7. The Transportation Planning Section, in a memorandum dated October 19, 2001 (Shaffer to

Whitmore), offered the following comments pertaining to trails:

■The Adopted and Approved Largo-Lottsford Master Plan recommends bicycle and pedestrian facilities along Prince Place and Harry S Truman Drive. The existing sidewalks along both roads will accommodate pedestrian traffic. ■Share the Road• bikeway signage is also appropriate to raise awareness to bicycle traffic along these roads. Because Prince Place and Harry S Truman Drive are county rights-of-ways, the applicant's heirs, successors, and/or assigns shall provide a financial contribution of \$420 to the Department of Public Works and Transportation for the placement of this signage. The placement of one sign along each road is recommended.●

Comment: A note should be placed on the plan for payment to be received prior to the issuance of the first building permit.

8. The Subdivision Section, in a memorandum dated September 25, 2001 (Chellis to Whitmore), had the following comments to offer:

■Parcel Q, part of 4-86175, PGCPB No. 86-462, required Detailed Site Plan review. Condition 1 of that resolution also required conformance to concerns raised by Community Planning in a memo dated October 8, 1986, relating back to guidelines contained in the Master Plan. The site plan should be revised to include the conceptual stormwater management plan number and approval date.●

Comment: Staff has reviewed the letter dated October 8, 1986, from the Community Planning Section and has determined that the proposed application meets all the requirements set forth in said letter.

9. The Community Planning Section, in a memorandum dated September 20, 2001 (Fields to Whitmore), offered the following comment:

■There are no master plan issues raised by this proposal. In fact, the proposal supports a plan guideline that encourages day care centers within large employment areas.●

10. The plan should be revised to indicate a ramp, depressed curb, or other means of access for the physically handicapped from the parking spaces to the building.
11. The State Highway Administration and the Transportation Planning Section found the site plan acceptable as submitted.
12. The Permit Review Section raised numerous concerns which have all been addressed.
13. At the time of the writing of the staff report, the Office of Child Care Licensing had not responded to the referral request.
14. The plan will, if revised in accordance with the proposed conditions of approval, represent a

reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the proposed development for its intended use.

RECOMMENDATION

Based upon the foregoing analysis, the Urban Design staff recommends that the Planning Board adopt the findings of the report and APPROVE DSP-01043, Rising Generations Early Learning Center, subject to the following conditions:

1. Prior to certificate approval, the following revisions and/or notes shall be made or added to the Detailed Site Plan:
 - a. A note shall be placed on the Landscape Plan that the understory of the existing woodland shall be cleared of all dense vines and shrubs including, but not limited to, honeysuckle, brambles, poison ivy, and wild roses.
 - b. A note indicating the type of materials and colors of materials shall be added to the architectural elevations and proposed signage. The architectural renderings shall be revised to indicate that a brick veneer water table is continuous to all elevations of the building.
 - c. The applicant and the Environmental Planning Section shall agree on the amount required for fee-in-lieu and a timing mechanism for said payment shall be established.
 - d. The plans shall be revised to include either a ramp or depressed curb as a means of access for the physically handicapped from the parking spaces to the building.
2. Prior to issuance of any building permit, the applicant shall pay to the Department of Public Works and Transportation \$420 for the placement of road bikeway signage.