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## DETAILED SITE PLAN

**DSP-02009**

Application	General Data
Project Name  AGES AND STAGES EARLY LEARNING CENTER  Location  6805 OLD ALEXANDRIA FERRY ROAD ACROSS FROM ANDREWS AIR FORCE BASE IN CLINTON, MD  Applicant/Address  TANYA LEARY 13810 CARTER HOUSE WAY SILVER SPRING, MD 20904	Date Accepted 03/04/2002
	Planning Board Action Limit 05/13/2002
	ZHE Hearing Date NA
	Plan Acreage 0.431
	Zone C-M
	Dwelling Units NA
	Square Footage 894
	Planning Area 81A
	Council District 09
	Municipality NA
	200-Scale Base Map 210 SE 06

Purpose of Application	Notice Dates
DETAILED SITE PLAN REVIEW OF A DAY CARE CENTER FOR 24 CHILDREN	Adjoining Property Owners 2/27/02 (CB-15-1998)
	Previous Parties of Record N/A (CB-13-1997)
	Sign(s) Posted on Site 4/24/02
	Variance(s): Adjoining N/A Property Owners

Staff Recommendation			Staff Reviewer: LAREUSE, SUSAN
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION

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July 30, 2009

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Susan Lareuse, Planner Coordinator

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

The Urban Design staff has reviewed the Detailed Site Plan for the proposed day care center 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-M Zone and the requirements of Section 27-464.02 for a day care center.
- 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 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

6. 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.
7. 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.
8. 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.

9. 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.
10. 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.

11. 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, DSP-02009, with the following conditions:

1. Prior to certificate approval, the plan shall provide a board-on board fence along the west property line.
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.