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DETAILED SITE PLAN

DSP-02040

Application	General Data
Project Name Learning Advantage Childcare Center Location Northwest Quadrant of Bexley Place and St. Barnabas Road – 3924 Bexley Place, Marlow Heights Applicant/Address Daroyld Elder 18201 Barney Drive Accokeek, Md. 20607	Date Accepted 07/31/2002
	Planning Board Action Limit 11/09/2002
	Plan Acreage 2.9454
	Zone C-S-C
	Dwelling Units N/A
	Square Footage N/A
	Planning Area 76A
	Council District 07
	Municipality N/A
	200-Scale Base Map 205SE04

Purpose of Application	Notice Dates
DAYCARE CENTER	Adjoining Property Owners 07/31/02 (CB-15-1998)
	Previous Parties of Record NA (CB-13-1997)
	Sign(s) Posted on Site 09/20/02
	Variance(s): Adjoining Property Owners NA

Staff Recommendation			Staff Reviewer: SRINIVAS, LAXMI
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

September 25, 2002

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Laxmi Srinivas, Senior Planner

SUBJECT: Detailed Site Plan – SP-02040
Learning Advantage Child Care Center

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 CRITERIA

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

- a. The requirements of the Zoning Ordinance for a day care center in the C-S-C Zone
- b. The requirements of the *Landscape Manual*
- c. Referrals

FINDINGS

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

1. Detailed Site Plan SP-02040 was submitted in accordance with Section 27-464.02(a)(2), which requires a Detailed Site Plan for all day care centers in commercial zones. The subject property is zoned C-S-C (Commercial Shopping Center), in which a day care center for children is a permitted use according to Section 27-461 of the Zoning Ordinance.

2. Development Data Summary

	EXISTING	PROPOSED
Zone(s)	C-S-C	C-S-C
Use(s)	Shopping Center	Shopping Center and Day Care Center
Acreage	2.94 acres	2.94 acres
Lots	NA	NA
Parcels	NA	NA
Square Footage/GFA	30,200	30,200 including 4,800 sq.ft. for the day care center

3. The subject property, consisting of 2.94 acres, is located at 3924 Bexley Place in Marlow Heights. The property is surrounded by roads on all four sides. Bedford Way is to the north of the property; Bexley Place is to the south of the property; Old Branch Avenue is to the east of the property; and Saint Barnabas Road is to the west of the property. The entrances and exits to the property are from Saint Barnabas Road and Old Branch Avenue. There is an existing shopping center on the subject property. A portion of the easternmost side of the shopping center building and the easternmost side of the property are subject to Special Exception SE-4133 for a rental car agency. The existing parking for the shopping center is on the south side of the property.

The subject day care center is proposed in the existing shopping center. Some of the existing parking spaces will be used for the day care center. The play area is proposed on the north side of the property on a vacant lot. The vacant lot is also owned by the owner of the shopping center. The applicant has obtained permission from the owner to use the adjacent parcel for the proposed play area. There is a service driveway on the north of the property. Access to the play area will be through the service driveway.

The details of the proposal are as follows:

- Proposed enrollment: 65
- Parking required by Section 27-582 for day care centers: 1 per 8 children = 9
- Parking provided for 65 children: 9
- 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: 33
- Area of play area required: $65 \times 75 \times 0.5 = 2,438$ square feet
- Area of play area provided: approximately 2,450 square feet
- Hours of operation: 6.00 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 7.00 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 existing 6-foot-high, chain-link fence on the south side will be utilized to enclose the play area and a new six-foot-high, chain-link fence will be used on the north, east and west sides of the play area. The play area will be fine graded and top soil will be added where needed and seeded and mulched. The design of 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 structures for the play area. The proposed fence and trees will not be sufficient to shade the play area. A condition of approval has been added to require an outdoor shade structure for the play area to provide sufficient shade during the warmer months.

Access to the play area from the day care center will be from the service driveway along the rear of the shopping center. A five-foot-wide striped crosswalk will be provided to enable the children to cross the service driveway when walking to the play area. Concrete steps and a concrete landing will be provided at the end of the crosswalk to provide access to the play area. A lockable gate is proposed for the play area. It should be closed when the play area is being used to prevent the children from wandering into the parking lot or the loading areas. It should only be open when the children are being taken into the play area and vice versa. It should have a latch that is located at a height of no less than four feet from the finished grade in the play area so that the children cannot access it. The latch should be designed in such a way that it can be easily operated by adults. A condition of approval has been added to ensure these requirements.

Since the striped crosswalk is across a service driveway, the children must be escorted to the play area and safety cones must be placed along the crosswalk to ensure the safety of the children. A condition of approval has been added to ensure these requirements.

With the proposed conditions, the proposal is consistent with the requirements of Section 27-464.02 regarding screening and safety 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
Thrift Store one space for every 150 sq. ft. of the first 3,000 sq. ft., plus one space for every 200 square feet above 3,000 sq.ft. (for a total of 11,000 sq.ft.)	60	60
Miracle House Ministries (Church) one space for every four seats for the church (for a total of 90 seats)	23	23
Day Care Center one space for every eight children for the day care center	9	9
Car Rental one space for every 250 sq. ft. of office space, plus one space for every 1,000 sq. ft. of outdoor display for the vehicle rental	14	23
TOTAL	119	128
REQUIRED LOADING		PROPOSED LOADING
Thrift Store One for the first 2,000 to 10,000 sq. ft. and one for 10,000 to 100,000 sq. ft. (for 11,000 sq.ft)	2	2
Car Rental One for first 2,000 to 10,000 sq.ft (for 6,400 sq. ft.)	1	1
Church One for a church between 10,000 to 100,000 sq. ft.)	1	1
TOTAL	4	4

6. The proposed use does not alter the existing building, add new structures, add new parking, or alter the intensity of the proposed use. The northern vacant portion of the site is being used for the proposed play area and no new structures or parking are being added on the site. Bedford Way is to the north of the property, Saint Barnabas Road is to the west of the property, and there is an existing single-family residence to the east of the adjacent vacant site. The proposed play area is set back 70 feet from Bedford Way and 20 feet from the adjacent single-family residential property. The existing landscaping along the north and east property lines is adequate to screen the play area from the road and the single-family residence. Therefore, the proposed play area is exempt from the requirements of Section 4.7 (Buffering Incompatible Uses) of the *Landscape Manual*. However, the play area is subject to the requirements of Section 4.2 (Commercial and Industrial Landscape Strip) of the *Landscape Manual*. A landscape strip according to the requirements of Section 4.2 must be provided on the vacant lot with the proposed play area along Bedford Way and Saint Barnabas Road. A condition of approval has been added to require the same or obtain Alternative Compliance from the requirements of the *Landscape Manual*.
7. The Permits Review Section (Gallagher to Srinivas, August 14, 2002) has requested minor revisions to the site/grading plans. Conditions of approval have been added to require the minor changes. The proposed day care center and the play area will not impact the area of Special

Exception SE-4133. Therefore, the site will remain in conformance to the approved Special Exception. The Permit Review Section has also requested that the Special Exception notes be added to the site plan.

8. The Environmental Planning Section (Metzger to Srinivas, August 28, 2002) has stated that the site is exempt from the requirements of the Woodland Conservation Ordinance because it contains less than 10,000 square feet of woodland and does not have a previously approved Tree Conservation Plan. A letter of exemption is required prior to issuance of any permits and a copy of the stormwater management approval letter is required to be submitted to the Environmental Planning Section. Conditions of approval have been added to require the same.
9. The Subdivision Section (Del Balzo to Srinivas, August 2, 2002) has stated that the property is the subject of Record Plat CEC 96@86, recorded in 1977. There are no subdivision issues associated with the proposed Detailed Site Plan.
10. The Department of Public Works and Transportation (Hijazi to Srinivas, September 5, 2002) has stated that all roadway improvements along the public rights-of-way must be in accordance with DPW&T standards and specifications.
11. The State Highway Administration (McDonald to Srinivas, August 20, 2002) has no objections to the subject Detailed Site Plan.
12. The Transportation Planning Section (Masog to Srinivas, August 29, 2002) has stated that the subject Detailed Site Plan is acceptable.
13. The Department of Environmental Resources (De Guzman to Srinivas, August 21, 2002) has no objections to the subject Detailed Site Plan.
14. The Community Planning Division (Fields to Srinivas, August 22, 2002) has stated that there are no master plan issues associated with the proposal. The proposed play area is on a separate parcel (Parcel 133, zoned C-S-C) and comprises a small portion of the parcel. Future development of the parcel could have negative impacts on the use of the play area. The division has recommended that the impacts of future development on the proposed play area be addressed.
15. 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-02040 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.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE SP-02040 subject to the following conditions:

1. Prior to certificate approval the applicant shall:
 - a. Revise the site/grading and landscape plans to show the following:

- (1) A note stating that the gate shall be closed when the play area is being used. The gate shall only be open when the children are being taken in and out of the play area. It shall have a latch that is located at least four feet from finished grade in the play area and easily operated by adults
 - (2) A note stating that the outdoor play area hours are restricted to the hours of 7:00 a.m. and 7:00 p.m.
 - (3) A note stating that the children shall be escorted to the play area from the day care center and safety cones shall be placed along the crosswalk when the children are being escorted to the play area to ensure the safety of the children.
 - (4) Design and details of a shade structure for the play area.
 - (5) The location of the nine parking spaces to be used for the day care center.
 - (6) All applicable notes of Special Exception SE-4133.
 - (7) All loading spaces.
 - (8) A loading schedule and a parking schedule for the entire property.
 - (9) A landscape strip according to the requirements of Section 4.2 of the *Landscape Manual* along Bedford Way and Saint Barnabas Road. If a landscape strip according to the requirements of Section 4.2 cannot be provided, the applicant shall obtain Alternative Compliance approval from the requirements of the *Landscape Manual* by the Planning Division.
- b. Obtain a letter of exemption from the requirements of the Woodland Conservation Ordinance from the Environmental Planning Section
- c. Submit a copy of the stormwater management concept approval to the Environmental Planning Section.