



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

DETAILED SITE PLAN

DSP-03025

Application	General Data
Project Name: Kid Bridge Day Care (DAMM SUBDIVISION) Location: Southeast corner of intersection of Karen Anne Drive and Allentown Road 7016 Karen Anne Dr. Camp Springs, MD 20748 Applicant/Address: Evelyn Nunoo 5405 Chesterfield Drive Camp Springs, MD 20748	Date Accepted: 6/20/2003
	Planning Board Action Limit: Waived
	Plan Acreage: .2462
	Zone: C-O
	Dwelling Units: NA
	Square Footage: 2,280
	Planning Area: 76B
	Council District: 8
	Municipality: NA
	200-Scale Base Map: 201SE05

Purpose of Application	Notice Dates
Children's Day Care for 40 children.	Adjoining Property Owners: 5/8/03 (CB-15-1998)
	Previous Parties of Record: None (CB-13-1997)
	Sign(s) Posted on Site: 11/26/03
	Variance(s): Adjoining Property Owners: NA

Staff Recommendation		Staff Reviewer: RUTH GROVER	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

December 5, 2003

MEMORANDUM

TO: Prince George's County Planning Board
VIA: Steve Adams, Urban Design Supervisor
FROM: Ruth Grover, Senior Planner
SUBJECT: Detailed Site Plan, DSP-03025
Kid Bridge Day Care (Damm Subdivision)

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

EVALUATION

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

- a. The requirements of the *Prince George's County Zoning Ordinance*.
- b. The requirements of the *Landscape Manual*.
- c. The requirements of the *Prince George's County Woodland Conservation Ordinance*.
- d. Referral comments.

FINDINGS

Based on the evaluation and analysis of the subject Detailed Site Plan, the Urban Design Review staff recommends the following findings:

- 1. **Request:** The request is to establish a childcare center for 40 children in an existing structure on the subject property.

2. **Site Plan Data:**

	Existing	Proposed
Zone(s)	C-O	C-O
Use(s)	Vacant	Childcare Center for 40 children
Acreage	Approximately .2462 acre	Approximately .2462 acre
Lots	1	1
Square footage/GFA	2,280 square feet	2,280 square feet
Dwelling Units:	None	None

Other Development Data	Required	Provided
Parking Spaces	5	5
Loading Spaces	None	None
Parking Lot Green Space	None	None

3. **Location:** The project is located at 7016 Karen Anne Drive in the 8th Councilmanic District and Planning Area 76B.
4. **Surroundings and Use:** The project is located on a major thoroughfare in an area of mixed commercial and residential land use.

COMPLIANCE WITH EVALUATION CRITERIA

5. **The Requirements of the Prince George's County Zoning Ordinance:**

The project has been reviewed against the Prince George's County Zoning Ordinance and was found substantially to be in compliance. The proposed use fits within the stated purposes of the C-O Zone included in Section 27-453(a)(1)(A) of the Prince George's County Zoning Ordinance, which is (in part) to provide locations for compatible service uses. Further, the use conforms to the specific regulations of Section 27-464.02—Day care center for children as follows:

Requirement	Compliance
Play area must be located at least 25 feet from the nearest residence.	Yes. There are no residences within 25 feet.
Play area must be enclosed by at least a four-foot-high wall or fence.	Yes. A six-foot fence encloses the play area.
Sufficient shade during warmer months must be provided in the play area.	The play area contains a number of mature shade trees.
Sufficient lighting in play area must be used before or after daylight hours.	The outdoor play area will not be used after dark.
Outdoor play must be limited to 7:00 a.m. to 9:00 p.m.	Hours of outdoor play have been limited to 7:00 a.m. to 9:00 p.m. by a note on the plan and a recommended condition.

Requirement	Compliance
The Detailed Site Plan must show:	
• Proposed enrollment	Shown
• Location and use of buildings on adjoining lots	Shown
• Location and size of outdoor play or activity areas	Shown
• Location and quantity of screening and landscaping	Shown
Play area must measure the greater of 75 square feet multiplied by 50% of the licensed capacity of the day care and 75 square feet multiplied by the number of children using the play area at one time.	Applicant has provided 5,275 square feet of play area, well in excess of the required square footage of play area
6. Landscape Manual: Section 1.1 of the <i>Landscape Manual</i> states that existing conditions on developed sites not in conformance with the requirements of this manual that are otherwise lawful on January 1, 1990, and not the subject of any building or grading permit may be continued as a matter of right. Therefore, the <i>Landscape Manual</i> does not apply to the subject site.	
7. Woodland Conservation Ordinance: The Environmental Planning Section deemed the site exempt from the requirements of the Woodland Conservation Ordinance because the subject property is less than 40,000 square feet in size, contains less than 10,000 square feet of woodland, does not have a previously approved Tree Conservation Plan, and contains no classifiable forest.	
8. Referral Comments: The subject application was referred to all concerned agencies and divisions. Major referral comments are summarized as follows:	
a. The Department of Public Works and Transportation (DPW&T)—DPW&T has not commented on the project to date.	
b. Transportation—The Transportation Section stated that the site plan is acceptable.	
c. The Office of Child Care Licensing—The Office of Child Care Licensing has not commented on the proposed project to date.	
d. Stormwater Management—DER, the office responsible for stormwater concept approval, stated that the site plan for Damm Subdivision—Kid Bridge Day Care, DSP-03025, is consistent with approved Stormwater Concept #11157-2003.	
e. Washington Suburban Sanitary Commission (WSSC)—WSSC stated that water and sewer are available to the site.	
f. Subdivision—The Subdivision Section has stated that the outlot must be incorporated into the lot through the final plat process. Further, they stated that as a minor plat process, it does not need preliminary plan approval, and, though it needs to be accomplished before issuance of permits, it does not need to occur prior to the approval of the detailed site plan. Therefore, they recommended the following condition: “Prior to the issuance of permits for the proposed project, the applicant shall receive final plat approval to incorporate Outlot ‘A’ into Lot 1.”	

- g. Environmental—The Environmental Planning Section stated that the proposed project is not subject to the Woodland Ordinance since the site is less than 40,000 square feet and no prior Tree Conservation Plan has been approved for the site. Additionally, they stated that there are no wetlands, floodplain, streams or noise issues on the site.
 - h. Permits—The Permit Review Section offered several comments that have either been addressed by revisions to the site plan or by conditions recommended below.
 - i. Community Planning—The Community Planning Section noted that the proposal, located in the Camp Springs Community, has no master plan issues and conforms with the land use policy of the 1981 Subregion VII Master Plan, which recommends Commercial-Office use, while the 1984 Sectional Map Amendment (SMA) for Subregion VII classifies it in the C-O Zone. They state that the proposed project conforms to the land use policy of the master plan.
 - j. Fire Department—As of this writing, the Fire Department of Prince George’s County has not made comment on the subject project.
9. The Detailed Site Plan, if revised in accordance with the proposed conditions, will 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 from its intended uses.

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 Detailed Site Plan DSP-03025 subject to the following conditions:

- 1. Prior to signature approval, the site plan shall be revised as follows:
 - a. The note on the plan regarding hours of outdoor play shall be corrected to indicate 7 a.m. to 9 p.m. year round.
 - b. The portion of the existing six-foot stockade fence that extends off the subject property must be labeled “to be removed” or “to be relocated onto the subject property.”
 - c. A ramp for the accessible parking space to the building must be provided on the site plan.
 - d. The method of marking the regular and accessible parking spaces “in the field” shall be provided on the site plan.
 - e. A note shall be added to the site plan that the parking space for the physically handicapped shall be stable, firm and slip resistant (paved) in accordance with ADAAG.
- 2. Prior to the issuance of permits for the proposed project, the applicant shall receive final plat approval to incorporate Outlot “A” into Lot 1.