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## DETAILED SITE PLAN

**DSP-03045**

Application	General Data
<b>Project Name</b>  St. Philip The Apostle Church Day Care  <b>Location</b>  Between Auth Road and Silver Valley Way on Henderson Way  <b>Applicant/Address</b>  St. Philip the Apostle Church 5416 Henderson Way Camp Springs, MD 20746	Date Accepted 08/18/2003
	Planning Board Action Limit 11/09/2003
	Plan Acreage 9.86 acres
	Zone R-80
	Dwelling Units N/A
	Square Footage 31,720
	Planning Area 76A
	Council District 06
	Municipality City of Morningside
	200-Scale Base Map 207SE05

Purpose of Application	Notice Dates
DAY CARE CENTER	Adjoining Property Owners 07/20/03 (CB-15-1998)
	Previous Parties of Record NA (CB-13-1997)
	Sign(s) Posted on Site 09/24/03
	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—DSP-03045  
St. Philip the Apostle Church Day Care

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 R-80 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 DSP-03045 was submitted in accordance with Section 27-464.02(a)(2), which requires a Detailed Site Plan for all day care centers in residential zones. The subject property is zoned R-80 (one-family detached residential), in which a day care center for children is a permitted use according to Section 27-441 of the Zoning Ordinance.

## 2. Development Data Summary

	EXISTING	PROPOSED
Zone(s)	R-80	R-80
Use(s)	Church	Church and Day Care Center
Acreage	10.84	10.84 acres
Lots	NA	NA
Parcels	1	1
Square Footage/ GFA	30,136	31,720 including 1,584 sq.ft. for the proposed day care center

3. The subject property, consisting of 10.84 acres, is located at 5508 Henderson Way in Camp Springs. The property has access on Henderson Way. The adjacent properties are as follows:

North—	Single-family residential and Silver Valley Way
South—	Henderson Way
East—	Single-family residential
West—	Vacant

The subject property is currently developed with a 28,054-square-foot church building, a 702-square-foot garage, a 2,082-square-foot rectory and a 1,584-square-foot kindergarten building. The day care is proposed in the existing kindergarten building. The existing kindergarten building is in the southeast corner of the property. The play area is proposed on the north side of the property. A four-foot-high chain-link fence is proposed around the play area. The existing parking on the west side of the kindergarten building will be used for the day care center.

The details of the proposal are as follows:

- Proposed enrollment: 20 students.
- Parking required by Section 27-582 for a day care center: 1 per 8 children=3 spaces.
- Parking provided for 65 children: 3.
- 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: 10.
- Area of play area required:  $10 \times 75 \times 0.5 = 750$  square feet.
- Area of play area provided: approximately 1,500 square feet.
- Hours of operation: 7.00 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 6.00 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 play area will be enclosed by a four-foot-high chain-link fence with gate. 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 trees or structures for the play area. A condition of approval has been added to require either three shade trees sized 2.5- to 3-inch caliper or an outdoor shade structure for the play area to provide sufficient shade during the warmer months.

With the proposed conditions, the proposal is consistent with the requirements of Section 27-464.02 regarding screening and safety and shade requirements 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:

<b>REQUIRED PARKING</b>		<b>PROPOSED PARKING</b>
School Grades K through 8— One for every six students for a total of 315 students	53	53
Church— one space for every four seats for the church (for a total of 416 seats)	104	108
Rectory— One space for four residents (for three residents)	1	1
Day Care Center— One space for eight children (for 20 children)	3	3
<b>TOTAL</b>	<b>161</b>	<b>165</b>
<b>REQUIRED LOADING</b>		<b>PROPOSED LOADING</b>
Institutional building— 10,000 sq.ft. to 100,000 sq.ft. building	1	1
<b>TOTAL</b>	<b>1</b>	<b>1</b>

6. The Planning Board approved Detailed Site Plan DSP-95042 for the existing school on the subject property on September 7, 1995 (PGCPB No. 95-278). An Alternative Compliance application, AC-95092, was approved by the Planning Board along with the Detailed Site Plan application. The proposed use does not alter the existing buildings, add new structures, add new

parking, or alter the intensity of the proposed use. Therefore, the proposal is exempt from the requirements of the *Landscape Manual*.

7. The Permits Review Section (Gallagher to Srinivas, August 22, 2003) has requested minor revisions to the site/grading plans. Conditions of approval have been added to require the minor changes.
8. A referral has been sent to the City of Morningside. No comments have been received as of this date.
9. 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-03045 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 DSP-03045 subject to the following conditions:

1. Prior to certificate approval the applicant shall revise the landscape plan to provide either three shade trees, sized a minimum of 2.5- to 3-inch caliper, or a shade structure. If a shade structure is proposed, then details and specifications shall be added to the plans.