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DETAILED SITE PLAN

DSP-03054

Application	General Data
Project Name: Little Learners' Playhouse Child Development Center—Glenn Dale Location: Located on the eastern side of Glenn Dale Road, approximately 250 feet south of its intersection with Lanham-Severn Road. Applicant/Address: Marian Arrington 9434 Franklin Avenue Lanham, MD 20706	Date Accepted: 2/06/04
	Planning Board Action Limit: 4/23/04
	Plan Acreage: .2662
	Zone: C-S-C
	Dwelling Units: NA
	Square Footage: 2,055
	Planning Area: 70
	Tier: Developing
	Council District: 4
	Municipality: NA
	200-Scale Base Map: 209NE10

Purpose of Application	Notice Dates
Day care for 50 children.	Adjoining Property Owners Previous Parties of Record Registered Associations: 12/1/2003 (CB-12-2003)
	Sign(s) Posted on Site: 3/26/04

Staff Recommendation		Staff Reviewer: Ruth Grover	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

March 9, 2004

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Ruth Grover, Urban Design Section, Development Review Division

SUBJECT: Detailed Site Plan, DSP-03054
Little Learners' Playhouse Child Development Center (Glenn Dale)

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 as described in the Recommendation section of this report.

EVALUATION

The Detailed Site Plan was reviewed and evaluated for conformance with the following criteria:

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

FINDINGS

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

1. **Request:** The subject application requests approval of a day care center for 50 children
2. **Development Data Summary**

	EXISTING	PROPOSED
Zone	C-S-C	C-S-C
Use(s)	Refrigerator Store	Day Care
Acreage	.2662	.2662
Parcels	1	1
Building Square Footage/GFA	2,055	2,055

OTHER DEVELOPMENT DATA DEMONSTRATING COMPLIANCE WITH SECTION
27-464.02 OF THE ZONING ORDINANCE, DAY CARE CENTER FOR CHILDREN.

Required	Provided
Size of play area – 1,875 square feet (the greater of 75 square feet of play space per child for 50% of the licensed capacity or 75 square feet per child for the total number of children to use the play area at one time.)	The proposed play area measures 3,400 square feet, well in excess of the required 1,875 square feet.
Location of play area (safely accessible from the daycare and at least 25 feet from any dwelling on an adjoining lot.)	Play area is located adjacent to the day care on the same lot, and there are no dwellings on any adjacent lot.
Substantial wall or fence around play area at least four feet in height.	A six-foot, sight-tight fence will enclose the play area.
Sufficient shade in play area.	Sufficient shade will be provided in the play area by the planting of two Willow Oaks.
Lighting in play area if to be used after dark.	The play area will not be used after dark.
Outdoor play limited to 7 a.m. to 9 p.m.	Play hours will be limited to 8 a.m. to 5 p.m., well within the suggested constraints.
Site plan shall show proposed enrollment, location and use of all buildings on adjoining lots, location and size of outdoor play or activity areas and the location, quantity, and type of screening and landscaping.	The site plan shows the proposed enrollment, location and size of the outdoor play or activity areas and the location, quantity and type of screening and landscaping. A statement on the plan indicates that there are no dwellings on any adjacent properties.
3. Location: The site is in Planning Area 70, Council District 4. More specifically, it is located at 7009 Glenn Dale Road in Glenn Dale.	
4. Surroundings and Use: The subject property is bounded to the northeast by vacant land. A post office is located to the southeast of the subject property. A car detailing shop is located to the northwest of the subject site, and directly across the street is a church and vacant land.	
5. Design Features: The site is solely accessed from Glenn Dale Road. The front portion of the site is occupied by a parking lot offering 13, including one handicapped, parking spaces. The building and play area for the day care are located in the rear of the site. An existing one-story, 2,055-square-foot commercial building is located in the northerly corner of the site. It is flanked by a 3,070-square-foot area of asphalt paving, which, when the asphalt is removed and replaced by rubber mulch, will comprise the play area for the proposed day care. As previously mentioned, adequate shade will be provided for the play area by the installation of two Willow Oaks. Eight evergreen shrubs are located at the periphery of the parking lot to provide additional landscaping.	

COMPLIANCE WITH EVALUATION CRITERIA

6. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the C-S-C Zone and the site plan design guidelines of the Zoning Ordinance.
 - a. The subject application is in conformance with the requirements of Section 27-461, which governs permitted uses in commercial zones. The proposed day care is a permitted use in the C-S-C Zone.
 - b. The proposal is also in conformance with the requirements of Section 27-462, Regulations, regarding additional regulations for development in commercial zones.
 - c. As detailed above, the subject project is in conformance with the requirements of Section 27-464.02 regarding day care centers for children in commercial zones.
7. **Landscape Manual:** The existing building on the subject property was built in 1975 prior to the effective date of the *Landscape Manual*. The present site configuration meets the landscape requirements in effect at that time including that a six-foot landscape strip be provided along the street frontage.
8. **Woodland Conservation Ordinance:** The proposed project is exempt from the provisions of the Woodland Conservation Ordinance because it is less than 40,000 square feet in size and a tree conservation plan has never been approved for the subject site.
9. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
 - a. **Community Planning**—The Community Planning Division, in a memorandum dated March 8, 2004, stated that the 1993 *Approved Glenn Dale-Seabrook-Lanham and Vicinity Master Plan* identifies this area as part of the community activity center for the northern portion of the planning area and that a guideline in the Commercial Areas and Activity Centers chapter of the master plan encourages a day care use as part of an activity center. Therefore, they stated that there are no master plan issues with the proposed detailed site plan.
 - b. **Transportation**—At the time of this writing, staff has not received comments from the Transportation Planning Division.
 - c. **Subdivision**—Noting that the property is the subject of Record Plat www 57@50, the Subdivision Section, in comments made March 9, 2004, stated that there are no subdivision issues raised by the applicant's proposal to occupy an existing building for the purposes of establishing a day care.
 - d. **Trails**—At the time of this writing, staff has not received comments from the Trails Section of the Transportation Division.
 - e. **Permits**—The Permit Review Section of the Development Review Division offered many comments that have been addressed either by revisions to the plans or in the recommended conditions below.

- f. **Environmental Planning**—At the time of this writing, staff has not received comments from the Environmental Planning Section.
 - g. **The Department of Environmental Resources (DER)**—DER stated in comments made March 8, 2004, that they had no objections to the proposed project.
 - h. **Prince George’s County Fire/EMS Department**— The Prince George’s County Fire Department offered comments dated March 10, 2004, regarding access, fire lanes, fire hydrants, road design, and hydrant location.
 - i. **Department of Public Works and Transportation (DPW&T)**—At the time of this writing, staff has not received comments from DPW&T.
 - j. **Washington Suburban Sanitary Commission (WSSC)**—WSSC stated, in comments made March 11, 2004, that water and sewer services are available to the site.
 - k. **Maryland Department of Human Resources**—The Maryland Department of Human Resources, Office of Child Care Licensing, noting that the building would be the subject of later review, stated that they had no concerns regarding the proposed site plan.
 - l. **Maryland Department of Transportation State Highway Administration (SHA)**—SHA has stated that since the existing ingress/egress would be adequate for the proposed use, they had no objection to the approval of Detailed Site Plan DSP-03054.
10. As required by Section 27-285(b) of the Zoning Ordinance, the Detailed Site Plan represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George’s County Code without requiring unreasonable cost 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 Detailed Site Plan DSP-03054, Little Learners’ Playhouse Child Development Center (Glenn Dale), subject to the following condition:

- 1. Prior to signature approval, the applicant shall revise the site plan as follows:
 - a. Adjacent zones and uses shall be indicated on the site plan.
 - b. A note shall be placed on the plans that the building will be accessible to the handicapped.