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Detailed Site Plan

DSP-08013

Application	General Data	
Project Name: Disciples of Christ Outreach	Date Accepted:	07/16/2008
	Planning Board Action Limit:	10/26/2008
	Plan Acreage:	1.6
Location: On the west side of Old Silver Hill Road, approximately 200 feet south of its intersection with Brooks Drive	Zone:	C-S-C
	Dwelling Units:	N/A
	Gross Floor Area:	2,700 sq. ft.
Applicant/Address: Disciples of Christ Outreach 3702-3704 Old Silver Hill Road Suitland, MD 20746	Planning Area:	76A
	Tier:	Developed
	Council District:	07
	Municipality:	N/A
	200-Scale Base Map:	205SE03

Purpose of Application	Notice Dates	
Day care center for a maximum of twenty children	Informational Mailing:	03/20/2008
	Acceptance Mailing:	07/16/2008
	Sign Posting Deadline:	09/23/2008

Staff Recommendation		Staff Reviewer: R. Grover, A.I.C.P.	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-08013
Disciples of Christ Outreach

Urban Design staff has completed its review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions, as described in the recommendation section of this report.

EVALUATION

This detailed site plan was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of the Zoning Ordinance, specifically,
Section 27-461, Uses Permitted in Commercial Zones;
Section 27-462, Regulations for Development in Commercial Zones; and
Section 27-464.02, Day care centers for children in Commercial Zones.
- b. The requirements of the *Prince George's County Landscape Manual*.
- c. The requirements of the Woodland Conservation and Tree Preservation Ordinance.
- d. Referral comments.

FINDINGS

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

1. **Request:** The subject application is for approval of a day care center for a maximum of 20 children in the C-S-C Zone.
2. **Development Data Summary:**

	Existing	Proposed
Zone	C-S-C	C-S-C
Use	Vacant	Day Care
Acreage (in the subject SDP)	1.55	1.55

3. **Location:** The subject day care is proposed to be located at 3702 and 3704 Old Silver Hill Road, on the western side of Old Silver Hill Road, approximately 200 feet south of its intersection with Brooks Drive.
4. **Surroundings and Use:** The subject site is surrounded by a branch facility for the Smithsonian Institution to the northeast; by a sandwich shop to the southeast; by a used car lot and a furniture storage company to the northwest of the property.
5. **Previous Approvals:** On September 30, 2008, the District Council adopted a resolution (CR-86-2008) approving the Branch Avenue Corridor Sector Plan and Sectional Map Amendment which reclassified the subject property from the C-M Zone to the C-S-C Zone.
6. **Design Features:** The day care is proposed to be located in an existing church, Disciples of Christ Ministries Worship Center, which is located in the two units to the far right side of a strip center. The site would be accessed by either of the two points into the parking lot for the center from Old Silver Hill Road. Other uses in the center include an auto parts store, a medical supply store, an office, a pest control service, and a beauty salon. A proposed 2,279-square-foot play area includes a 10-foot by 8-foot shade structure and a “pre-school activity center.” The play area is planned to be covered with a rubber chip substance specified as “Active Playground Safety Mulch.”

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject detailed site plan is in compliance with Sections 27-461, Uses Permitted in Commercial Zones, and Section 27-462, Regulations for Development in Commercial Zones. In addition, the project is in conformance with Section 27-464.02, Day care center for children. The following discussion lists each requirement of Section 27-464.02, Day care center for children, and offers staff comment regarding how the subject application meets that requirement:
 - (a) **A day care center for children permitted (P) in the Table of Uses shall be subject to the following:**
 - (1) **Requirements.**
 - (A) **An ample outdoor play or activity area shall be provided, in accordance with the following:**
 - (i) **All outdoor play areas shall have at least seventy-five (75) square feet of play space per child for fifty percent (50%) of the licensed capacity or seventy-five (75) square feet per child for the total number of children to use the play area at one (1) time, whichever is greater;**

Comment: A 2,279-square-foot play area has been provided to the rear of the existing church/proposed day care. The 2,279-square-foot play area is larger than the required 1,500 square feet. Thus, whether all the children play simultaneously or smaller groups are taken out at one time, the subject application would be in compliance with this requirement.

- (ii) **All outdoor play areas shall be located on the same lot as the center 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 four (4) feet in height;**

Comment: The outdoor play area is located on the same lot as the day care center and there are no dwellings on any adjoining lot. The play area is proposed to be enclosed by a substantial four-foot-high fence.

- (iii) **A greater setback from adjacent 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;**

Comment: Staff would not recommend a greater setback or a higher fence in this case because the subject site is located in an existing shopping center. Staff would recommend, however, for the safety of the children, that bollards be placed four feet on center, along the side of the playground that borders on the project's rear parking/loading area. A condition has been proposed in the recommendation section of this report to ensure the installation of such bollards.

- (iv) **The play area shall contain sufficient shade during the warmer months to afford protection from the sun;**

Comment: A 10-foot by 8-foot steel shade structure (Item 013291, Model S-J-106-1) has been specified in the project plans. Additionally, the proposed "Pre-school Activity Center" includes two additional opportunities for shade on the play structure's raised platforms. Therefore, the play area will contain sufficient shade during the warmer months to afford protection from the sun.

- (v) **Sufficient lighting shall be provided on the play area if it is used before or after daylight hours to insure safe operation of the area; and**

Comment: Note 1 on the subject detailed site plan indicates that the outdoor play area will be used only during daylight hours. This requirement is not applicable to the subject detailed site plan.

- (vi) **Outdoor play shall be limited to the hours between 7 A.M. and 9 P.M.**

Comment: Note 3 on the subject detailed site plan states that the outdoor play will be limited to the hours between 7:00 a.m.–9:00 p.m.

(2) Site plan.

- (A) **A Detailed Site Plan shall be approved for the center, in accordance with Part 3, Division 9, of this Subtitle to insure compliance with the provisions of the Section.**

Comment: Should the proposed detailed site plan be approved by the Planning Board, the application would have met the requirement of this condition.

(B) **In addition to the submittal requirements of Part 3, Division 9, the Detailed Site Plan shall show:**

- (i) **The proposed enrollment;**
- (ii) **The location and use of all buildings located on adjoining lots;**
- (iii) **The location and size of outdoor play or activity areas; and**
- (iv) **The location, quantity, and type of screening and landscaping.**

Comment: All of the above information is shown on the submitted detailed site plan.

8. **Landscape Manual:** The application is exempt from the requirements of the *Prince George's County Landscape Manual* as there is no increase in gross floor area of the existing buildings involved.
9. **Woodland Conservation Ordinance:** According to referral comments offered by the Environmental Planning Section, the site is exempt from the Prince George's County Woodland Conservation Ordinance. Further, they stated that the applicant would have to obtain an exemption letter prior to the public hearing on the subject project. Such letter has subsequently been received from the applicant, issued on September 17, 2008, and to expire on September 17, 2010. The reason for the approval of the request for a standard letter of exemption to the Prince George's County Woodland Conservation Ordinance was that the property contains less than 10,000 square feet of woodland on-site, and has no previous TCP approvals.
10. **Referral Comments:** The subject application was referred to concerned agencies and divisions. The referral comments are summarized as follows:
 - a. **Historic Preservation**—In comments offered July 21, 2008, the Historic Preservation Planning Section stated that the proposed day care center for children would have no effect on historic resources.
 - b. **Archeological Review**—In a memorandum dated July 31, 2008, the archeology planner coordinator stated that a Phase I archeological survey would not be recommended on the property. Further she stated that the existing building on the property was constructed in 1974 and that, due to this modern disturbance on the subject property, it is unlikely that intact archeological deposits will be identified. However, she stated, the applicant should be aware that two prehistoric, one historic, and one multi-component archeological site has previously been identified within a one-mile radius of the subject project. Three historic sites are also located within a one-mile radius of the subject property, namely Suitland Parkway (76A-22, also on the National Register), Suitland House (75A-021), and Ridgeway-Hagen House (76A-001). In closing, she mentioned that Section 106 review might require archeological survey for state or federal agencies as Section 106 of the National Historic Preservation Act requires federal agencies to take into account the effects of their undertakings on historic properties, to include archeological sites if state or federal monies, or federal permits are required for a project.

- c. **Community Planning**—In a memorandum dated August 25, 2008, Community Planning South staff stated that the subject detailed site plan is consistent with the 2002 General Plan Development Pattern policies for the Developed Tier and that it conforms to the service commercial land use recommendation in the 2000 *Approved Master Plan and Sectional Map Amendment for the Heights and Vicinity (Planning Area 76A)*.
- d. **Transportation**—In referral comments dated July 18, 2008, the Transportation Planning Section noting that no new construction is proposed as part of the development of the project, deemed the detailed site plan acceptable from the standpoint of transportation, and noted that the placement of the playground does not impede access to and from the site.
- e. **Subdivision**—In comments dated July 30, 2008, the Subdivision Section stated that there are no subdivision issues which would affect the proposed detailed site plan. More particularly, they stated that the subject parcel, Parcel 10, is a legal parcel that was subdivided by deed prior to January 1, 1982. Further, noting that no increase in gross floor area is proposed, they stated that a preliminary plan would not be required in accordance with Section 24-107(c)(7) of the Subdivision Regulations.
- f. **Trails**—In a memorandum dated September 5, 2008, the trails coordinator stated that there are no master plan trails issues identified in the adopted and approved Heights master plan that impact the subject site. Noting that there is an existing sidewalk along the site's frontage of Old Silver Hill Road and that there were no crosswalks in the vicinity of the site, he recommended the striping of standard crosswalks across both ingress and egress points into the site, unless modified by SHA. A condition has been proposed in recommendation section of this report to require such crosswalks.
- g. **Permits**—In a memorandum dated July 24, 2008, the Permit Review Section offered numerous comments that have either been addressed by revisions to the plans or have been incorporated into the recommended conditions below.
- h. **Environmental Planning**—The Environmental Planning Section stated that the site is exempt from the Woodland Conservation Ordinance and that the applicant needed to obtain an exemption letter from the Environmental Planning Section prior to the public hearing of the project. They also stated that the applicant needed to submit a copy of the approved stormwater management concept plan.

Comment: The applicant has obtained a standard letter of exemption from the requirements of the Woodland Conservation Ordinance and submitted it to the Urban Design Section. However, with respect to the stormwater management plan, in a subsequent conversation with staff, the Environmental Planning Section stated that since the proposed playground would not increase impervious surface on-site, a copy of the approved stormwater management concept plan would not be necessary.
- i. **Fire Department**—In a memorandum dated August 22, 2008, the Prince George's County Fire/EMS Department offered comments on needed accessibility for fire apparatuses, private road design and the location and performance of fire hydrants.
- j. **Department of Public Works and Transportation**—In a memorandum dated July 30, 2008, the Department of Public Works and Transportation (DPW&T) stated that conformance with DPW&T street tree and street lighting standards is required along Old

Silver Hill Road, that site development conceptual and technical plan approval would be required, and that a stormwater management concept approval for the proposed playground would be required. A recommended condition below would require that the applicant submit a letter exemption from DPW&T regarding stormwater management requirements as the amount of impervious surface on the subject site would not be increased by the subject project.

- k. **Washington Suburban Sanitary Commission**—In a memorandum dated July 29, 2008, Washington Suburban Sanitary Commission (WSSC), noting that the plan is for the change in use of an existing building, stated that they would have no comment on the proposed project.
 - l. **The Maryland Department of Human Resources, Child Care Licensing Office**—At the time this staff reports was written, the Maryland Department of Human Resources, Child Care Licensing Office had not offered comment on the detailed site plan.
 - m. **The Maryland State Highway Administration**—In a statement received August 21, 2008, the Maryland State Highway Administration (SHA) indicated that they would have no comment on the subject project.
 - n. **PEPCO**—In an email dated August 21, 2008, Potomac Electric Power Company (PEPCO) stated that the developer/owner would be responsible from for building duct to the property and the cable. Additionally, they asked that the applicant provide them with the class of service, the loads and the date they would require service. In closing, they mentioned that they may require additional easements, that the applicant would be responsible for paying all costs except for the primary to provide service, and suggested the applicant call Stephen Park to set up a meeting on the project.
11. As required by Section 27-285(b), 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, analysis and findings, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-08013, for Disciples of Christ Outreach, subject to the following conditions:

- 1. Prior to certification of this detailed site plan, the applicant shall:
 - a. Correct the general notes to reflect that a maximum of 20 children will be enrolled at the day care.
 - b. Provide bollards to be placed four feet on center, on the side of the proposed play area that borders the project's rear parking and loading area. Final design choice of the bollards to be utilized shall be approved by the Urban Design Section as designee of the Planning Board.
 - c. Provide striped crosswalks at ingress and egress points into the site, unless modified by

the State Highway Administration

- d. Specify the chain-link fence to be utilized to enclose the children's play area as "vinyl-clad."
- e. Provide staff with a letter of exemption from the Department of Public Works and Transportation regarding stormwater management requirements.