

July 30, 2009

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Elizabeth Whitmore, Senior Planner

SUBJECT: Detailed Site Plan, SP-92055/02  
Visions Development Center

The Urban Design staff has reviewed the Detailed Site Plan for the Visions Development Center. Based on that review and the findings in this report, the Development Review Division recommends Approval with conditions.

EVALUATION CRITERIA

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

1. Conformance with the Zoning Ordinance and *Landscape Manual* for a day care center in the CSC zone.
2. Conformance with the site design guidelines as outlined in Part 3, Division 9, Subdivision 3, of the Prince George's County Zoning Ordinance.
3. Referrals.

FINDINGS

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

1. Detailed Site Plan SP-92055/02 is for an addition of a day care center in the Kettering Crossing Shopping Center, located northwest of the intersection of Kettering Drive and Joyceton Drive.

The proposed day care center is located in the central part of the shopping center. A barber shop is attached to the north and a beauty salon is attached to the south of the proposed day care. A previous day care center was approved by the Planning Board for this shopping center on February 18, 1993 (PGCPB #93-51). This center is located approximately 105

feet to the north of the proposed day care center. The previously approved day care center has a self-contained play area; therefore, the play areas for each approved day care center will function independently.

2. The site development data for SP-92055/02 is as follows:

Visions Development Center SP-92055/02	
Zone	CSC
Area	3.84 acres
Use	Shopping Center
Proposed Use	Day Care
Proposed Enrollment	37 children
Playground area required (minimum)	1,388 square feet
Playground area provided	2,100 square feet
Parking required (day care only) (1 space per 8 children)	5 spaces
Parking required (for all uses)	114 spaces
Parking provided (for all uses)	146 spaces
Loading required (for all uses)	3 spaces
Loading provided (for all uses)	3 spaces

3. The proposed play area is located approximately 45 feet from the day care center. The children will traverse a parking lot and drive aisle to access the play area. The plans indicate that the parking spaces adjacent to the crosswalk for the children have been eliminated, and bollards have been placed on the perimeter of these spaces to ensure that they will be not utilized as parking spaces. A sliding gate is proposed that will extend across the drive aisle while the children go to and from the play area. The plans also indicate a stop sign is being proposed at the location of the sliding gate to ensure safety of the children accessing the play area. The play area is enclosed with a four-foot-high fence and shows a three foot-high gate. This gate should be four feet high.

The subject application does not indicate that the applicant intends to install play equipment at this time. However, if in the future the applicant decides to install play equipment it should be done in accordance with The Consumer Product Safety Commission's Handbook for Public Playground Safety (pub. #325).

4. The Permit Review Section had several concerns which have been addressed.
5. The subject application does not raise any Master Plan issues.
6. The site is exempt for the Woodland Conservation Ordinance because the site contains less than 10,000 square feet of existing woodland.
7. The Office of Child Care Licensing had not responded to the referral request at the time the staff report was written.
8. The plan will be in compliance with the Zoning Ordinance and the *Landscape Manual* for a day care center in the CSC zone after the recommended revisions are made to the Detailed Site plan.

9. The plan will, if revised in accordance with the proposed conditions of approval, represent a reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the proposed development for its intended use.

## RECOMMENDATION

Based upon the foregoing analysis the Urban Design staff recommends that the Planning Board adopt the findings of the report and APPROVE SP-92055/02 for Visions Development Center, subject to the following conditions:

1. Prior to certificate approval, the following revisions and/or notes shall be made or added to the Detailed Site Plan:
  - a. A four-foot-high entry gate to the play area shall replace the three-foot-high gate.