



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

DETAILED SITE PLAN

DSP-93022/02

Application	General Data
Project Name	Date Accepted 9/3/2003
Just For Me Early Learning Center (John's Day Care)	Planning Board Action Limit Waived
	ZHE Hearing Date NA
	Plan Acreage .8088
Location	Zone C-S-C
	Dwelling Units NA
	Square Footage of Day Care 3,562
Applicant/Address	Planning Area 69
	Council District 5
	Municipality NA
	200-Scale Base Map 205NE05
On the southeast side of Annapolis Road (MD 450), approximately 700 feet south of its intersection with Cooper Lane.	

Purpose of Application	Notice Dates
Applicant requests approval of Detailed Site Plan to enlarge the size of a children's day care center within an existing building and its required play area.	Adjoining Property Owners 8/4/03 (CB-15-1998)
	Previous Parties of Record NA (CB-13-1997)
	Sign(s) Posted on Site 10/31/03
	Variance(s): Adjoining Property Owners NA

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

July 30, 2009

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Ruth Grover, Senior Planner

SUBJECT: Detailed Site Plan DSP-93022/02—Just For Me Early Learning Center (John's 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

The detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a. The Prince George's County Zoning Ordinance.
- b. The *Landscape Manual*.
- c. The Woodland Conservation Ordinance.

FINDINGS

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

- 1. The proposed project is located at 6551-A Annapolis Road, which is located on its southern side approximately 700 feet southwest of its intersection with Cooper Lane.

2. **Development Data Summary**

	EXISTING	PROPOSED
Zone(s)	C-S-C	C-S-C
Use(s)	Day Care	Day Care
Acreage	.8088 acres	.8088 acres
Lots	NA	NA
Parcels	Parcel E	Parcel E
Square Footage/GFA (Day Care)	1,980	3,562
Dwelling Units:	None	None

3. DSP-93022, approved in 1993 in conjunction with 4678-93-CU, permitted a day care center for 55 students on the site. Later, DSP-93022/01 was approved to reduce the number of children to 37 and reduce the size of the play area. The subject application proposes to expand the day care to include a total of 75 children and additional play area.

4. **Zoning Ordinance**—The requirements of Section 27-464.02 of the Zoning Ordinance have been met with one exception. More specifically, the Ordinance requires that all outdoor play areas have at least 75 square feet of play space per child for 50 percent of the licensed capacity or 75 square feet per child for the number of children to use the play area at one time, whichever is greater. In the instant case, 50 percent of an enrollment of 75 would be 38, making the required play area 2,850 square feet. The applicant has only provided 2,294 square feet. This discrepancy has been dealt with in a recommended condition below. Compliance with the other requirements is demonstrated on the following table:

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 four-foot, black vinyl-clad chain-link fence has been provided around 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.	Since the day care will only be open 7:00 a.m. to 6:30 p.m., this requirement will be complied with.
The Detailed Site Plan must show: <ul style="list-style-type: none"> Proposed enrollment Location and use of buildings on adjoining lots Location and size of outdoor play or activity areas Location and quantity of screening and landscaping 	Shown Shown Shown Shown

5. **Landscape Manual** —The subject property is in accordance with the requirements of the *Landscape Manual*. Please note that an Alternative Compliance application (AC-93040) was

approved for the subject property in conjunction with SP-93022, the original detailed site plan application for the site. The previous Alternative Compliance approval is not being modified so no revision to it is needed.

6. **Woodland Conservation Ordinance**—The Environmental Planning Section stated that the subject site is exempt from the requirements of the Woodland Conservation Ordinance because the property is less than 40,000 square feet in size and does not have a previously approved Tree Conservation Plan. Furthermore, they stated that the site plan submitted and an examination of air photos confirmed that no classifiable forest exists on the property. Therefore, a Tree Conservation Plan will not be required.

7. **Referrals**

- a. **Community Planning**—The Community Planning Section stated that the proposed expansion of an existing day care is in conformance with the land use policy of the 1994 *Approved Master Plan and Sectional Map Amendment for Bladensburg, New Carrollton and Vicinity*.
- b. **Transportation**—The Transportation Planning Section stated that the site plan is acceptable, that the underlying Parcel C along the frontage of the property is not an issue, and that they had no further comment on the proposed project.
- c. **Subdivision**—The Subdivision Section stated that the site plan should demonstrate the underlying Parcel C and suggested that the Transportation Planning Section comment on the reservation of Parcel C. Additionally, they stated that there are no subdivision issues associated with the application unless the applicant is proposing to construct additional gross floor area and that is not evidenced by the plans. Lastly, they stated that the plan correctly refers to final record plats.
- d. **Trails**—The Transportation Planning Division stated that there are no trail requirements for the subject project, and that any pedestrian and bicycle improvements to MD 450 would have to be addressed corridor-wide by the State Highway Administration.
- e. **Permits**—The Permits Section raised several concerns that have been addressed by revisions to the subject plan.
- f. **Environmental Planning**—The Environmental Planning Section suggested that, since a stormwater management concept approval letter and concept plan were not submitted with the application, a copy of same should be required and that the proposed stormwater management elements be shown on the Detailed Site Plan. Other than this concern, the Environmental Planning Section recommended approval of the revised Detailed Site Plan (DSP-93022/02). Further discussions with the Environmental Planning Section, however, have concluded that, since no new construction is contemplated by the subject application, the proposed stormwater management elements need not be shown on the detailed site plan.
- g. **Department of Environmental Resources**—The Department of Environmental Resources stated that they had no objection to the proposed project.
- h. **Fire Department**—The Prince George’s County Fire Department offered comments regarding road design and the need for accessibility and adequate hydrants for the project.

- i. **Maryland Department of Human Resources, Child Care Licensing Office**—At the time of this writing, the Maryland Department of Human Resources, Child Care Licensing Office, had not offered comment on the project.
 - j. **Maryland Department of Transportation, State Highway Administration (SHA)**—SHA stated that the proposed driveway along US 450 must be upgraded per SHA current standard 25-foot radii; that a permit consistent with SHA regulations and guidelines, together with SHA plan approvals and financial assurances guaranteeing construction of the improvements, is necessary for improvements to the state right-of-way; and the proposed plan is acceptable. However, the applicant must coordinate with the Maryland Department of Natural Resources' Southern Region Office in order to obtain a permit to plant within the right-of-way. Staff has conferred with SHA regarding the requirement that the driveway to US 450 be upgraded to a 25-foot radii design, pointing out that the project involves no new construction. SHA stated that they would revisit the site to determine if it is, in fact, necessary.
- 8. The reservation of Parcel C along the subject property's road frontage is not an issue nor should it prevent the development of the proposed project.
 - 9. 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-93022/02, subject to the following conditions:

- 1. Prior to certification of the detailed site plan:
 - a. A copy of the stormwater management concept approval letter shall be provided to staff.
 - b. The detailed site plan shall be revised so that the play area measures a minimum of 2,850 square feet.
 - c. Should the State Highway Administration (SHA) require it, the proposed driveway along US 450 shall be upgraded to the current SHA 25-foot-wide radii standard.