



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

DETAILED SITE PLAN

DSP-94038/02

Application	General Data
Project Name: Young Achievers—Reconsideration Location: Annapolis Road between Coopers Lane and 68 th Avenue Applicant/Address: Yvette Tyree 6801 Annapolis Road Hyattsville, MD 20784	Date Accepted: 9/30/05
	Planning Board Action Limit: Waived
	Plan Acreage: 1.0958
	Zone: C-S-C
	Dwelling Units: N/A
	Square Footage: 3,005
	Planning Area: 69
	Tier: Developed
	Council District: 05
	Municipality: N/A
	200-Scale Base Map: 205NE06

Purpose of Application	Notice Dates
To pursue a reconsideration to correct Condition 2d of PGCPB Resolution No. 06-02 to read Type “B” instead of Type “A” bufferyard.	Adjoining Property Owners Previous Parties of Record Registered Associations: 8/31/05 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 11/1/05

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

June 5, 2006

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Ruth Grover, Senior Planner

SUBJECT: Detailed Site Plan DSP-94038/02, Young Achievers Day Care Center
Reconsideration Application

RECOMMENDATION

Staff is in receipt of a copy of the letter dated May 15, 2006, from a representative for the applicant in the Detailed Site Plan DSP-94038/02, Young Achievers Day Care. The applicant has requested a waiver of the rules and reconsideration in order for the Planning Board to have the opportunity to review and potentially change the required bufferyard along the southeastern boundary of the subject project. Condition 2.d. of the resolution for the case (PGCPB 06-02) requires a "B Buffer" as defined by the *Landscape Manual*. Review of the case, however, reveals that an "A Buffer" should have been correctly stipulated between the subject site and the adjacent restaurant. Requiring a "B Buffer" on this long and narrow site with a pre-existing building would disable the applicant from being able to meet parking and loading requirements, without undertaking major reconstruction on the site.

The Urban Design staff recommends that the Planning Board approve the request to reconsider DSP-94038/02, and that the Board reapprove DSP-94038/02 with a revised Condition 2.d. that reads as follows: "The applicant shall indicate a Type 'A' bufferyard along that portion of the property's southwestern property line shared with the parcel used as a restaurant." In addition, staff recommends that if this reconsideration is approved in the above-suggested manner at your June 15, 2006, meeting that the provided amended resolution be approved concurrent with the case.