

RESOLUTION

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on May 19, 2005, regarding Detailed Site Plan DSP-04089 for Walker Mill Day Care Center for Children, the Planning Board finds:

1. **Request:** The subject application is for approval of a detailed site plan for the addition of a day care center for children to the existing church facility and its before- and after-school program.
2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	CO	CO
Use(s)	Before and After/Church	Before and After/ Day Care/Church
Acreage	2.71	2.71
Total Square Footage/GFA	13,805	13,805
Proposed Day Care Center	0	2,400 sq. ft. (within existing building)

DAYCARE PLAYGROUND REQUIREMENTS

	REQUIRED	PROVIDED
Enrollment number	50% of 75 SF per child	34 children
Playground Area	1,275 SF	978 SF*

*A playground area should be provided on the drawings reflecting the required square footage per the daycare enrollment.

PARKING & LOADING REQUIREMENTS

	REQUIRED	PROVIDED
Church	66	66*
Daycare	5	5*
Residential	1	1*
H/C (76-100 spaces)	4	3
Total Parking Spaces	76	83*
Loading space	1	1*

*A parking schedule should be provided on the drawings reflecting the required parking spaces

and illustrated accurately on the site plan.

3. **Location:** The subject property is located southwest of the T-intersection of Walker Mill Road and Pine Grove Road, in Planning Area 75A and Council District 7. The street address of the property is 6801 Walker Mill Road, Prince George's County, Maryland.
4. **Surroundings and Use:** The subject site contains two adjoining parcels—Parcel 364 and Parcel 439. It is bounded on three sides by properties zoned commercial and residential. Adjacent to the east of the property is a combination of properties zoned residential and commercial; to the south is residentially zoned property; to the west is commercially zoned property; and to the north is the right-of-way of Walker Mill Road.
5. **Previous Approvals:** The Walker Mill Baptist Church was reviewed by the Permits Division and approved on July 7, 2000, Permit 8530-1999-CGU, Revision 04, as a church with up to 263 seats, parking lot addition, and a before and after care facility as an accessory use to the church. An alternative compliance, AC-00025, was filed by Walker Mill Baptist Church in 2000, but was not required as the result of the applicant submitting a revised site plan that demonstrated compliance.
6. **Design Features:** The proposed project has an entrance/egress from the right-of-way of Walker Mill Road through an existing 24-foot-wide drive and gateway. A secondary entrance/egress is illustrated on the site plan but is barricaded by an existing chain-link fence at the driveway. The proposed project will include the combination of two adjoining parcels to create the limit of the project. The project site currently has five existing 1-story structures, one existing paved parking lot, and two compacted gravel parking areas with limited vegetation along the perimeter. The proposed day care center for children will be located in the existing one-story church structure (Building 5) on the northwest corner of Parcel 439. Adjacent to the day care center's location in Building 5, a new paved and striped parking compound and playground area will be provided along the full length of Parcel 364 and connecting to Parcel 439 with two 24-foot-wide drives. New landscaping is provided to buffer the new parking area perimeter, create interior parking lot landscaping, and a landscaped strip along the northern right-of way.

COMPLIANCE WITH EVALUATION CRITERIA

7. **The requirements of the Zoning Ordinance (C-O, Commercial Office) Zone:** The proposed educational/institutional use as a day care center for children is permitted in the C-O Zone subject to the requirements of Sec. 27-464.02. The proposed day care center will be in conformance with the requirements of this Section if the provisions of the proposed conditions below are fulfilled:

Sec. 27-464.02 Day Care center for children

- (a) a day care center for children permitted (P) in the Table of Uses I shall be subject to the following:

(1) Requirements.

(A) An ample outdoor play and 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.**

The play area will comply with this requirement by providing the required area per the enrollment noted on the site plan.

- (ii) All outdoor play area shall be located at least twenty-five (25) feet from any dwelling on an adjacent lot, and shall be enclosed by a substantial wall or fence at least four (4) feet in height.**

The day care center for children will comply with this requirement by indicating on the site plan a play area as being equal to or greater than twenty-five (25) feet from the adjacent property structure identified on the site plan. A four (4) foot high fence will be indicated around the perimeter of the play area on the site plan.

- (iii) A greater set back 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.**

This requirement does not apply. The planning Board did not determine that a greater setback or a higher fence should be required.

- (iv) An off-premises outdoor play or activity area shall be located in proximity to the day care center, and shall be accessible without crossing (at grade) any hazardous area, such as a street or driveway;**

The play area will comply with this requirement by indicating a vehicular and pedestrian circulation plan that will demonstrate a safe method of crossing the driveway to and from the day care center and the play area during operation and use.

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

The play area will comply with this requirement by indicating a sufficient shade structure on the site plan in the play area.

- (vi) **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**

This requirement does not apply. The applicant has indicated that the play area will not be used before or after daylight hours.

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

The day care center for children will comply with this requirement by operating within these hours.

8. **Landscape Manual:** Section 27-450, Landscaping, Screening, and Buffering, requires that landscaping, screening, and buffering of all development in the Commercial Zones shall be in accordance with the provisions of the *Landscape Manual*. The plan is in conformance with all applicable sections of the *Landscape Manual*.
9. **Woodland Conservation Ordinance:** This property is not subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the new construction is only interior renovation with no land disturbance. However, a standard letter of exemption is required prior to issuance of any permit.
10. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
- a. In a memorandum dated April 14, 2005, the Community Planning Division noted that the

application is consistent with the 2002 General Plan Development Pattern policies for the Developed Tier Corridors and conforms to the land use policy of the 1986 *Approved Master Plan and Adopted Sectional Map Amendment for Suitland-District Heights and Vicinity, Planning areas 75A and 75B*.

- b. The Transportation Planning Section, in a memorandum dated March 14, 2005, offered no comments on this application.

In a separate memorandum from the Transportation Planning Section dated April 12, 2005, on detailed site plan review for master plan trail compliance, the trails planner stated that there are no master plan trails issues identified in the adopted and approved Suitland-District Heights and Vicinity Master Plan that impact the subject site.

- c. The Subdivision Section, in a memorandum dated March 22, 2005, raised no issues with this application because no addition gross floor area will be constructed.
 - d. The Environmental Planning Section, in a memorandum dated March 10, 2005, indicated that there are no environmental issues with this application. But the environmental planner noted that a standard letter of exemption is required prior to issuance of any permits. A condition of approval has been proposed in the recommendation section of this report.
 - e. The Permit Section, in a memorandum dated March 25, 2005, provided 12 comments on the site plan regarding compliance with the approved detailed site plan and the parking and loading standards of the Zoning Ordinance. The suggested revisions are incorporated into the recommendation section of this report as conditions of approval.
 - f. The Department of Public Works and Transportation (DPW&T), in memorandum dated April 14, 2005, provided standard comments regarding right-of-way dedication, frontage improvement, sidewalks, street trees and lighting, storm drainage facilities and systems, traffic impact, and soil investigation.
 - g. The Department of Environmental Resources had not responded to the referral request at the time the staff report was written.
 - h. The Fire Department of Prince George's County had not responded to the referral request at the time the staff report was written.
 - i. The Maryland Department of Human Resources had not responded to the referral request at the time the staff report was written.
14. 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.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the Detailed Site Plan DSP-04089, subject to the following conditions:

1. Prior to certificate approval, the applicant shall provide the following information and revisions to the plan:
 - a. Graphically illustrate on the site plan the location of the day care center and the proposed square footage.
 - b. Graphically illustrate on the site plan a vehicular and pedestrian circulation plan that demonstrates a safe method of crossing the driveway between the day care center and the playground area during operation and use.
 - c. Graphically illustrate on the site plan a revised layout of the existing playground area that will meet the required area for the playground per Section 27-464.02.
 - d. Provide a revised cut sheet and specifications of playground equipment that illustrate the required playground area size and equipment layout.
 - e. Provide a parking schedule on the site plan that identifies the number of parking spaces required for the existing use on the site and the proposed day care center use, and graphically illustrate on the site plan the location of designated parking spaces as required per Section 27, Part 11, Off-Street Parking and Loading.
 - f. Graphically illustrate on the site plan the location of waste collection areas and proposed screening.
 - g. Graphically illustrate the location of all buildings on adjoining lots to the property on the site plan.
2. Prior to issuance of any permits, the applicant shall obtain a standard letter of exemption from the Environmental Planning Section, Countywide Planning Division, to be included in the detailed site plan file.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

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This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Squire, seconded by Commissioner Eley, with Commissioners Squire, Eley, Harley and Hewlett voting in favor of the motion, and with Commissioner Vaughns absent at its regular meeting held on Thursday, May 19, 2005, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 9th day of June 2005.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

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