



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

DETAILED SITE PLAN

DSP-05045

Application	General Data
Project Name: TREE OF LIFE ACADEMY Location: SOUTHEAST CORNER OF THE INTERSECTION OF MD 202 AND TOWN FARM ROAD ON OLD LARGO ROAD Applicant/Address: TINA L. JOSEPH 113 STAN FEY DRIVE UPPER MARLBORO, MD 20774	Date Accepted: 6/27/2005
	Planning Board Action Limit: 10/5/2005
	Plan Acreage: 4.4993
	Zone: R-E
	Dwelling Units: NA
	Square Footage: 1,547
	Planning Area: 79
	Tier: Developing
	Council District: 6
	Municipality: NA
200-Scale Base Map: 204SE12	

Purpose of Application	Notice Dates
DAY CARE FOR 30 CHILDREN.	Adjoining Property Owners Previous Parties of Record Registered Associations: 5/25/2005 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 8/23/05

Staff Recommendation		Staff Reviewer: GARY WAGNER	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
X			

September 6, 2005

MEMORANDUM

TO: Prince George's County Planning Board
VIA: Steve Adams, Urban Design Supervisor
FROM: Gary Wagner, Planner Coordinator
SUBJECT: Detailed Site Plan, DSP-05045
Tree of Life Academy

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.

EVALUATION

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

- a. Conformance to the requirements for a day care operation in the R-E Zone.
- b. Conformance to the *Landscape Manual*.
- c. Conformance to the Woodland Conservation Ordinance
- d. Referrals

FINDINGS

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

- 1. **Request:** The applicant requests approval of a day care center for 30 children in an existing church. The site consists of 4.5 acres in the R-E Zone. The proposed day care facility does not require an addition to the existing church structure. An outdoor play area has been provided for the day care facility.

2. **Development Data Summary**

	EXISTING	PROPOSED
Zone(s)	R-E	R-E
Use(s)	Church	Church, Day Care
Acreage	4.5	4.5
Lots	1	1
Parcels	N/A	N/A
Square Footage/GFA	N/A	N/A
Dwelling Units:	N/A	N/A
 Parking Required:		
Church:	65 seats @ 1 space/4 seats=	17 spaces
Day Care:	30 children @ 1 space/8 children=	4 spaces
Total		21 spaces
 Parking Provided:		
		69 spaces
Play Area Required:	75 SF x 30 children x50%=	1,125 SF
Play Area Provided:	37 feet x 35feet=	1,295 SF

3. **Location:** The site is located at the southeast corner of the intersection of Town Farm Road and Largo Road (MD 202), approximately three miles north of the Town of Upper Marlboro.
4. The detailed site plan for day care in an existing church meets the requirements of Section 27-445.03 of the Zoning Ordinance. Ample outdoor play area has been provided and is enclosed by a four-foot-high chain-link fence. The play area is adequately shaded by existing trees. The proposed hours of operation for the day care are 7:00 A.M. to 6:00 P.M., Monday through Friday.
5. The detailed site plan is exempt from the requirements of the *Landscape Manual*. No building addition is proposed and no additional parking spaces are required. The proposed day care use is a less intense use than the church use; therefore Section 4.7 does not apply.
6. The site is exempt from the requirements of the Woodland Conservation Ordinance. A letter of exemption (Exemption No. E-01905) was issued to the applicant on May 26, 2005, with an expiration date of May 26, 2007.
7. In a memorandum dated August 26, 2005 (Masog to Wagner), the Transportation Section indicated that there are no prior approvals that would restrict the day care use and that access to the site is good.
8. In a memorandum dated July 13, 2005 (Thompson to Wagner), the Subdivision Section indicated that the development is exempt from the requirements of filing for a preliminary plan because the proposed development does not exceed 5,000 square feet of gross floor area.
9. As required by Section 27-285(b) of the Zoning Ordinance, 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 DSP-05045 with no conditions.