

The Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Development Review Division
 301-952-3530



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

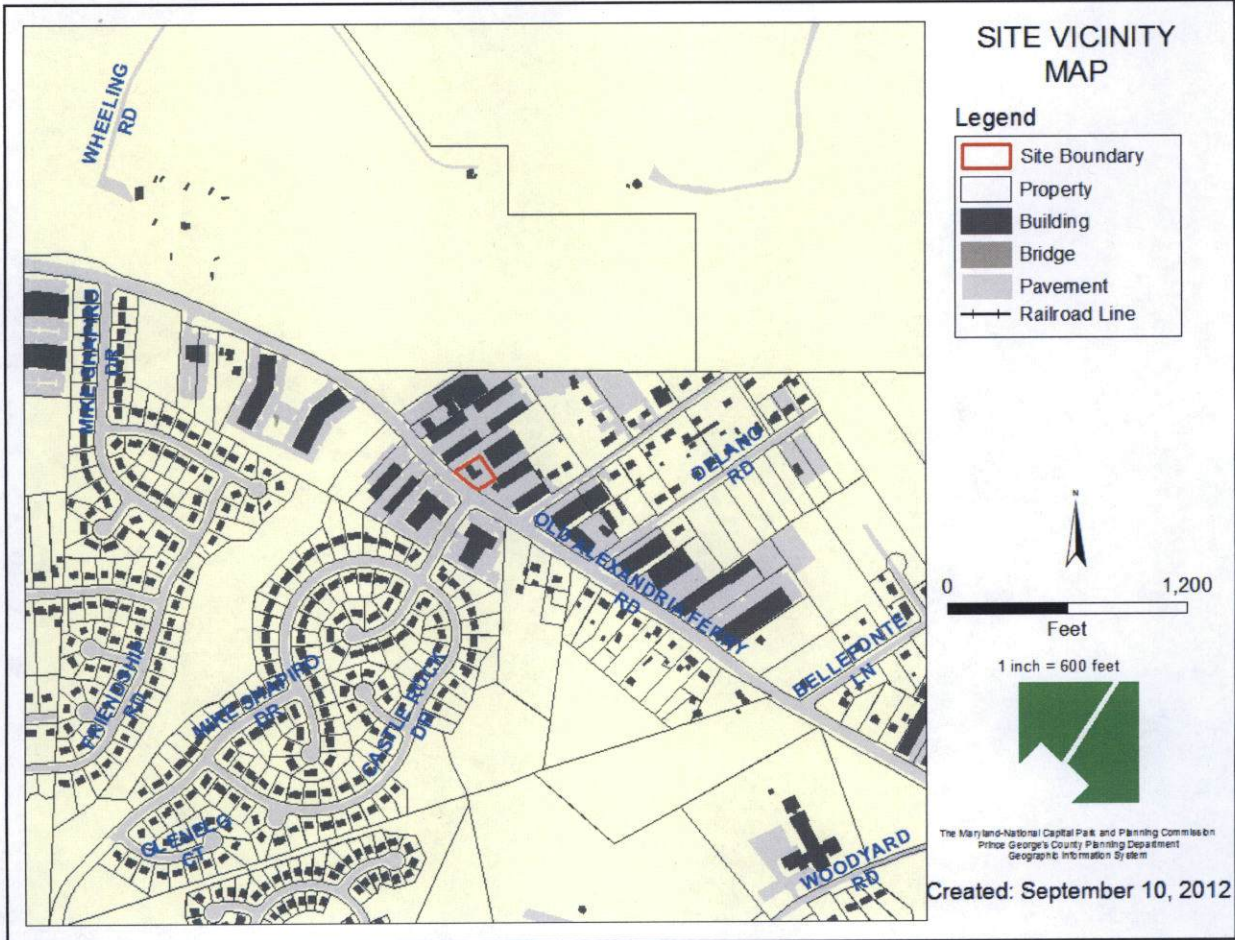
Detailed Site Plan

DSP-12049

Application	General Data	
Project Name: Little Gifts from God Day Care Center Location: On the northeast side of Old Alexandria Ferry Road, at its intersection with Highland Meadows Drive. Applicant/Address: Karen Williamson 8111 Highland Meadows Drive Clinton, MD 20735	Planning Board Hearing Date:	07/11/13
	Staff Report Date:	06/26/13
	Date Accepted:	05/03/13
	Planning Board Action Limit:	07/12/13
	Plan Acreage:	0.38
	Zone:	I-1
	Dwelling Units:	N/A
	Gross Floor Area:	2,600 sq. ft.
	Planning Area:	81A
	Tier:	Developing
	Council District:	09
	Election District:	09
	Municipality:	None
200-Scale Base Map:	210SE07	

Purpose of Application	Notice Dates	
A day care center for 64 children within an existing 2,600-square-foot building and an associated outdoor play area.	Informational Mailing:	10/25/12
	Acceptance Mailing:	04/30/13
	Sign Posting Deadline:	06/11/13

Staff Recommendation		Staff Reviewer: Jill Kosack Phone Number: 301-952-4689 E-mail: Jill.Kosack@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-12049
Little Gifts from God Day Care Center

The Urban Design staff has completed the review of the subject application and appropriate referrals and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions as described in the Recommendation section of this technical staff report.

EVALUATION

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

- a. The requirements of the Zoning Ordinance in the Light Industrial (I-1) Zone;
- b. The requirements of the 2010 *Prince George's County Landscape Manual*;
- c. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- d. The requirements of the Tree Canopy Coverage Ordinance;
- e. Referral comments.

FINDINGS

Based upon the analysis of the subject detailed site plan (DSP), the Urban Design Section recommends the following findings:

1. **Request:** The subject application is for approval of a day care center for 64 children within an existing 2,600-square-foot building and an associated outdoor play area, in the Light Industrial (I-1) Zone.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	I-1	I-1
Use(s)	Auto Sales Lot	Day Care Center for Children
Acreage	0.38	0.38
Lots	1	1
Gross Floor Area (GFA)	2,600 sq. ft.	2,600 sq. ft.

OTHER DEVELOPMENT DATA

Parking Spaces Required

64 children @ 1 space per 8 children **8 spaces**

Parking Spaces Provided

Standard Spaces	8 spaces
Van-Accessible ADA Spaces	1 space
Total	9 spaces

Play Area Required for Day Care **2,400 square feet**

64 children x 0.5 x 75 square feet

Play Area Provided for Day Care **3,000 square feet**

3. **Location:** The subject site is located on the northeast side of Old Alexandria Ferry Road, at its intersection with Highland Meadows Drive. The site is located within Planning Area 81A, Council District 9, in the Developing Tier.
4. **Surrounding Uses:** The subject property is bounded to the north and east by properties in the I-1 Zone developed with automobile repair uses; to the south by a distributor warehouse in the I-1 Zone; and to the west by the right-of-way of Old Alexandria Ferry Road.
5. **Previous Approvals:** The subject site, Lot 138, was recorded in Plat Book CEC 92-100 and approved on January 8, 1976. Tax records indicate the structure was built in 1955 and the property was previously in use as an auto sales lot.
6. **Design Features:** The subject 0.38-acre property is fully developed with a one-story, 14-foot-high, 2,600-square-foot, L-shaped building located in the north central portion of the site, within five feet of the northern property line and approximately 28 feet from the Old Alexandria Ferry Road right-of-way. The entire western and southern portion of the property is covered in asphalt paving. The northeast corner of the property, within the L-portion of the building, is covered in gravel with some grass regrowth. One, 22-foot-wide vehicular entrance from Old Alexandria Ferry Road is located in the southwestern corner of the property.

The subject application for a day care center for 64 children proposes no site improvements except in the northeastern corner of the site for the proposed 3,000-square-foot outdoor play area. The one vehicular entrance will remain and leads directly into the drive aisle servicing the proposed nine parking spaces located to the south of the building, within the existing paved area. Within the proposed outdoor play area, the existing gravel is to be removed and replaced with a safe, resilient

surface, such as wood chips. Other proposed improvements in this area include a square, ten-foot by ten-foot, fabric, shade canopy; three proposed red maple shade trees; and a six-foot-high, vinyl, sight-tight fence enclosure. No architectural changes have been proposed with this DSP.

The applicant has not submitted any freestanding or building-mounted signage for review with the subject application. Section 27-617 of the Zoning Ordinance states that institutional signs, including those for day care centers, are permitted in industrial zones and provides design standards. The location of and details for any proposed sign for the day care center should be included in the DSP prior to signature approval. The sign will be required to meet the requirements of the Zoning Ordinance.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The proposed children's day care use and outdoor play area are in conformance with Section 27-469 (I-1 Zone) and Section 27-473 (Uses Permitted in Industrial Zones) of the Zoning Ordinance.

a. Section 27-469(b)(1)(2), I-1 Zone (Light Industrial), defines additional requirements for development in this zone that apply to the subject application as follows:

(b) Landscaping, screening, and buffering of development in the I-1 Zone shall be provided in accordance with the provisions of the Landscape Manual. In addition, the following applies:

(1) At least ten percent (10%) of the net lot area shall be maintained as green area.

(2) Any landscaped strip adjacent to a public right-of-way required pursuant to the provisions of the Landscape Manual shall not be considered part of the required green area.

Comment: The submitted DSP does not note this green area requirement being met. However, the 3,000-square-foot play area, as an active recreational area, can be counted towards the green area requirement per Section 27-107.01, Definitions, of the Zoning Ordinance. This area easily meets the ten percent requirement, which would be 1,654 square feet. A note should be added to the plan listing the required and provided green area on-site.

Section 27-469(c)(1), I-1 Zone (Light Industrial), defines additional requirements for development in this zone that apply to the subject application as follows:

(c) Outdoor storage.

(1) Outdoor storage shall not be visible from a street.

Comment: The submitted DSP does not propose any outdoor storage.

b. Per Section 27-473 (Uses Permitted in Industrial Zones) of the Zoning Ordinance, the proposed day care center for children is a permitted use in the I-1 Zone in accordance with Section 27-475.02(a)(1)(A), which sets forth additional requirements for a day care center for children as follows:

(A) **An ample outdoor play or 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;**

Comment: According to this requirement, a 2,400-square-foot outdoor play area is required for 50 percent of the proposed day care center's maximum enrollment of 64 children. The applicant indicated on the DSP that the proposed play area is 3,000 square feet. A note on the DSP indicates that the existing gravel within this area will be removed and replaced with a safe, resilient play surface.

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

Comment: The proposed outdoor play area is not located within 25 feet of any dwelling on an adjoining lot as there are no dwellings on adjoining lots. The play area is proposed to be enclosed by a six-foot-high, vinyl, sight-tight fence.

(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;**

Comment: The proposed outdoor play area is located in the northeast corner of the site, behind the existing building. The play area is proposed to be enclosed by a six-foot-high, vinyl, sight-tight fence, which will separate it from the surrounding industrial uses. Staff is recommending that this fence be extended along the entire length of the northern, eastern, and southern property lines to enhance the safety of the children in the day care center, and to increase the sense of separation of the property from the surrounding industrial uses.

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

Comment: The proposed outdoor play area is located on-premises, immediately adjacent to the day care center building.

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

Comment: The proposed play area is bordered by the building on the west and part of the south side. Additionally, the DSP includes a detail for a shade structure that has approximate dimensions of ten feet by ten feet in the central southern portion of the play area, and three new shade trees in the northern portion of the play area. Staff feels this combination of elements will serve to provide sufficient shade to the play area during the warmer months.

- (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**

Comment: The plan should be revised to note that the play area will be limited to daylight hours, if that is the applicant's intention. It is not demonstrated to staff's satisfaction that the existing lighting is sufficient for the play area. Therefore, if the play area is to be used after dark, additional lighting will probably be deemed necessary. Staff recommends that industry standard landscape specifications be provided on the DSP to ensure the planting site is properly prepared for the health of the trees.

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

Comment: A note on the submitted DSP indicates that the hours of the outdoor play area are limited to the hours between 7:00 a.m. and 6:00 p.m.

8. **Prince George's County Landscape Manual:** The proposed day care use within an existing building, and associated playground, are exempt from all of the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual), except Section 4.4, Screening Requirements, because the proposed improvements will not require a building or grading permit, do not involve a change of use from a lower to a higher intensity use category or from a residential to a nonresidential use, and do not involve an increase in gross floor area.
 - a. **Section 4.4, Screening Requirements**—Requires that all dumpsters and loading spaces be screened from all public roads and adjacent properties. The submitted DSP does not propose any improvements that would be required to be screened by this Section.
9. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The site is exempt from the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the site has less than 10,000 square feet of woodland and no previously approved tree conservation plans. The site needs to submit an application for a WCO exemption letter and, if the site will disturb over 5,000 square feet, a natural resources inventory (NRI) equivalence letter needs to be applied for with the Environmental Planning Section. A condition has been included in the Recommendation section of this report requiring the applicant to get these letters prior to certification of the DSP.
10. **Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading or building permit for more than 1,500 square feet of disturbance. The subject development is exempt from this requirement as it will not require a building or grading permit for more than 1,500 square feet of disturbance.

11. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

a. **Community Planning Division**—In a memorandum dated June 14, 2013, the Community Planning Division provided the following summarized analysis of the DSP:

This application is consistent with the 2002 *Prince George's County Approved General Plan* Development Pattern policies for the Developing Tier. The April 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* designates this area for industrial land use. A child day care center, while not an industrial use, is a use that is complementary of employment/industrial uses since it provides a valuable service for area employees.

This property is within the Joint Base Andrews (JBA) Interim Land Use Control (ILUC) area. The property is within Imaginary Surface B, establishing a height limit of 142.22 feet above the runway surface. The property is just outside the 65 dBA and above noise contour. While the property is not within Accident Potential Zone (APZ) 1, it is very close to the Accident APZ1 boundary, roughly less than 100 feet. Though these categories do not impact the subject property, they should be noted on the DSP.

Although it is within the Interim Land Use Control area, the entire property is just outside of both Accident Potential Zone 1 and the 65 dBA and above noise contour. Therefore, the proposal for a day care center is allowed. Noise attenuation is not required for nonresidential structures.

Improvements should be made to the proposed children's play area in order to make it more suitable and safe for young children. Improvements such as a permanent shade structure, more mature shade trees and a grass surface instead of gravel would enhance the children's play area significantly over what is proposed.

Additionally, the frontage along Old Alexandria Ferry Road should be improved in order to create a more inviting environment. Currently, the frontage of this property consists of continuous paving behind a chain-link fence without any landscaping which contributes to a more industrial look. Removing the chain-link fence and adding landscaping would both improve the context of the building and the surrounding area.

Comment: The submitted DSP proposes a permanent shade structure within the outdoor play area and it includes a note stating that the existing gravel within the play shall be removed and replaced with a safer, resilient play surface, such as wood chips. Conditions have been included in the Recommendation section of this report regarding addition of landscaping to the site as suggested.

b. **Subdivision Review Section**—In a memorandum dated June 17, 2013, the Subdivision Review Section provided the following analysis of the DSP:

The property is known as Lot 138, located on Tax Map 107 in Grid F-4, zoned I-1, and is 16,540 square feet. Lot 138 was recorded in Plat Book CEC 92-100 and approved on January 8, 1976. The property is improved with a 2,600-square-foot office building. The applicant has submitted a DSP to convert the existing building into a day care center for 64 children. No new buildings or additional gross floor area is being proposed.

The existing record plat for Lot 138 contains no restriction on adequate public facilities and no public utility easements; therefore, a preliminary plan of subdivision is not required. The DSP shows the boundary, bearings, and distances of Lot 138 as reflected on the record plat.

- c. **Permit Review Section**—At the time of the writing of this technical staff report, the Permit Review Section had not provided comments on the subject application.
- d. **Environmental Planning Section**—In an e-mail dated May 16, 2013, the Environmental Planning Section stated that they had reviewed the subject application and had no comments for the proposed improvements. They also provided the following comments on environmental issues:
- Wetlands/Streams: Not found on-site
 - 100 Year Floodplain: Not found on-site
 - 2005 *Approved Countywide Green Infrastructure Plan*: Not found on-site
 - Noise: No arterial or greater adjacent roadway; No issues with outdoor play area
 - Scenic/Historic roadway: No issue
 - Marlboro Clay soils: Not found on-site
 - Andrews Air Force Base Issues:
 - (1) The site is located 88 feet away from the “Accident Potential Runway Area for Andrews AFB Zone”;
 - (2) Located in Zone B of the Approach/Departure (50:1) Imaginary Runway Surface;
 - (3) Located OUTSIDE of the 65-70 decibel noise contour zone.
- e. **Prince George’s County Fire/EMS Department**—In a memorandum dated May 20, 2013, the Prince George’s County Fire/EMS Department offered their standard comments on needed accessibility, private road design, and the location and performance of fire hydrants. These issues will be enforced during permit review.
- f. **Department of Public Works and Transportation (DPW&T)**—In a memorandum dated May 22, 2013, DPW&T provided the following comments:
- (1) The property is located on the north side of Old Alexandria Ferry Road, near the intersection of Old Alexandria Ferry Road and Highland Meadows Drive.
 - (2) The proposed work is to add a new play area with the associated fence and playground equipment.
 - (3) An approved DPW&T stormwater management concept plan will be required.
 - (4) Old Alexandria Ferry Road is a master-planned major collector roadway (MC-501). Frontage improvements as determined by DPW&T will be required. These include, but are not limited to, installation of curb and gutter, sidewalk, street trees, and street lights.

Comment: In follow-up correspondence with DPW&T, it was indicated that the applicant would have to apply for a stormwater management concept plan, although that does not necessarily mean that stormwater facilities would be required. Therefore, a condition has been included in the Recommendation section of this report requiring this to be completed prior to certification of the DSP.

- g. **Prince George's County Police Department**—In a memorandum dated May 22, 2013, Corporal Kurt Schnitzenbaumer of the Police Department provided the following comments on the subject application:

“After reviewing the plans and visiting the site, there are a few Crime Prevention through Environmental Design (CPTED) recommendations at this time. First, I feel that 8 parking spots for 64 children, administrative and day care providers are inadequate for this facility. There is still plenty of room in the front of the building and to the rear of the building along the vinyl fence to create more parking. I do not see any dedicated parking for staff on the plans either. If they planned on the staff using the open space I have pointed out, then that should be delineated on the plans.”

Comment: The submitted DSP meets the Zoning Ordinance requirements for provided parking; therefore, staff does not recommend providing any additional parking at this time.

“After visiting the site and seeing the lights already on the structure, I recommend additional lighting be used throughout the facility. The light above the east entrance points directly downward providing light only to the entrance. The parking lot does not have sufficient lighting. I recommend free standing poles with lights in the north/east and south/east corners of the property. I also recommend a free standing pole light in the north/west corner with two directional lights for the outdoor play area.”

Comment: Staff agrees that the additional lights as suggested will add to the safety and security of the property. Therefore, a condition has been included in the Recommendation section of this report requiring the addition of the lights as suggested.

“The existing concrete slab to the rear of the building has a downward slope from the building extending out. I recommend, for safety, that the slab be leveled off.”

Comment: Staff does not believe changes need to be made to the concrete slab within the play area at this time, as the DSP specifies that a safer resilient surface will be installed around it, which will help to mitigate any safety concerns. Additionally, if it were to be leveled off, it could possibly stick up above the ground surface to a point where it would cause more of a safety issue.

“I like the vinyl privacy fence being used as this facility is surrounded on three sides by industrial buildings with a lot of traffic. My recommendation is that on the east side of the outdoor play area a gate be installed along with the vinyl fencing. This will provide an emergency exit for the children and staff from the outdoor play area.”

Comment: The DSP has been revised to show a proposed four-foot-wide gate along the south side of the play area, which will provide an emergency exit to the parking lot area.

“In order to complete my CPTED review, I am requesting any architectural plans there may be for the structure itself. Such as windows being added, what type of doors will be used, how access control will be implemented on the entrances to the building and what plans they have to use or remove the garage doors on the rear of the building.”

Comment: The submitted DSP did not include architectural plans as no changes are proposed to the building. The submitted photographs indicate that there are three typical entry doors to the building and that there are two overhead garage doors on the northeast side of the building. There is a note on the submitted DSP that the garage doors will not be used for entry or exit.

“I also recommend a security system and some type of CCTV (closed circuit television) for the safety of the children and staff.”

Comment: While a requirement for a security system would probably be within the Planning Board’s authority, it does not appear to be necessary given the limited hours of the use and the proposed/required fencing of the property. The applicant may want to consider the use of a security system, but staff does not recommend it in this case.

h. **Prince George’s County Health Department**—In a memorandum dated May 24, 2013, the Environmental Engineering Program provided the following comments on the subject application:

- (1) The property is within the Andrews Air Force Base 65 dBA noise impact zone. Noise can be detrimental to health with respect to hearing impairment, psycho-physiologic effects, and psychiatric symptoms. The applicant should provide details regarding modifications/adaptations/mitigation as necessary to minimize the potential adverse health impacts of noise on the susceptible population.

Comment: This is incorrect. According to PGAtlas and the Environmental Planning Section, the site lies outside of the 65 dBA noise impact zone. Therefore, there are no noise mitigation measures required for the outside play area. Additionally, mitigating overhead airplane traffic would be very difficult for an outdoor recreation area. However, staff would suggest the applicant consult a professional engineer with competency in acoustical analysis to explore possible adaptations to the building to reduce interior noise levels to 45 dBA or less, if determined to be necessary.

- (2) The property is in a light industrial area, and records indicate the building was previously the site of an automobile sales operation. Additionally, records indicate automobile repair based business operations on adjacent properties. Due to this history, and the potential for petroleum contamination of both soils and groundwater frequently associated with automobile based operations, it is recommended that an environmental site assessment be completed, and/or such a report submitted for review at least 35 days prior to the Planning Board Hearing.

Comment: Given the sensitive nature of the requested use, with small children using the site daily, and the history of automobile-related uses on and adjacent to the subject property, staff recommends that an environmental site assessment be required prior to issuance of a use and occupancy permit. A condition has been included in the Recommendation section requiring completion of this assessment.

- i. **Maryland Department of Human Resources**—At the time of the writing of this technical staff report, the Maryland Department of Human Resources had not provided comments on the subject application.
12. Based on the foregoing analysis, and as required by Section 27-285(b)(1) 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, Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-12049 for Little Gifts of God Day Care Center, subject to the following conditions:

1. Prior to certification of this detailed site plan (DSP), the applicant shall:
 - a. Add a note listing the required and provided green area on-site.
 - b. The location of, and details for, any proposed freestanding or building-mounted sign for the day care center shall be included in the DSP. The sign shall meet the requirements of the Zoning Ordinance.
 - c. Revise the DSP to note that the outdoor play area is limited to daylight hours only, or if the play area is to be used after dark, satisfactory lighting shall be demonstrated on the site plan.
 - d. Provide a copy of an approved Woodland Conservation Ordinance (WCO) exemption letter and, if required, a natural resources inventory (NRI) equivalence letter.
 - e. Provide a copy of an approved stormwater management concept plan and letter. Revise the DSP, if necessary, to reflect any improvements required by the approved concept.
 - f. Revise the DSP to show a minimum six-foot-high, vinyl, sight-tight fence extending along the entire length of the northern, eastern, and southern property lines.
 - g. Revise the DSP to show the removal of the chain-link fence along the entire frontage on Old Alexandria Ferry Road, to be replaced with a minimum six-foot-high, black, metal, ornamental fence and a minimum five- to ten-foot-wide landscape strip planted with a minimum of three shade trees and 20 shrubs.
 - h. Provide industry standard landscape specifications on the DSP for planting site preparation and planting procedures.

- i. Revise the DSP to note the relationship of the site to the Joint Base Andrews (JBA) Interim Land Use Control (ILUC) categories.
 - j. Revise the DSP to show freestanding light poles in the northwest, northeast, and southeast corners of the property, with directional lights pointed into the property.
2. Prior to the issuance of any use and occupancy permit for a day care center on the subject property, the applicant shall provide documentation of a Phase I environmental site assessment having been done for the property. If the Phase I determines that there is a likelihood of site contamination, a Phase II environmental site assessment, along with any Phase III investigations/remediation recommended by the Phase II, shall also be completed prior to issuance of a use and occupancy permit.

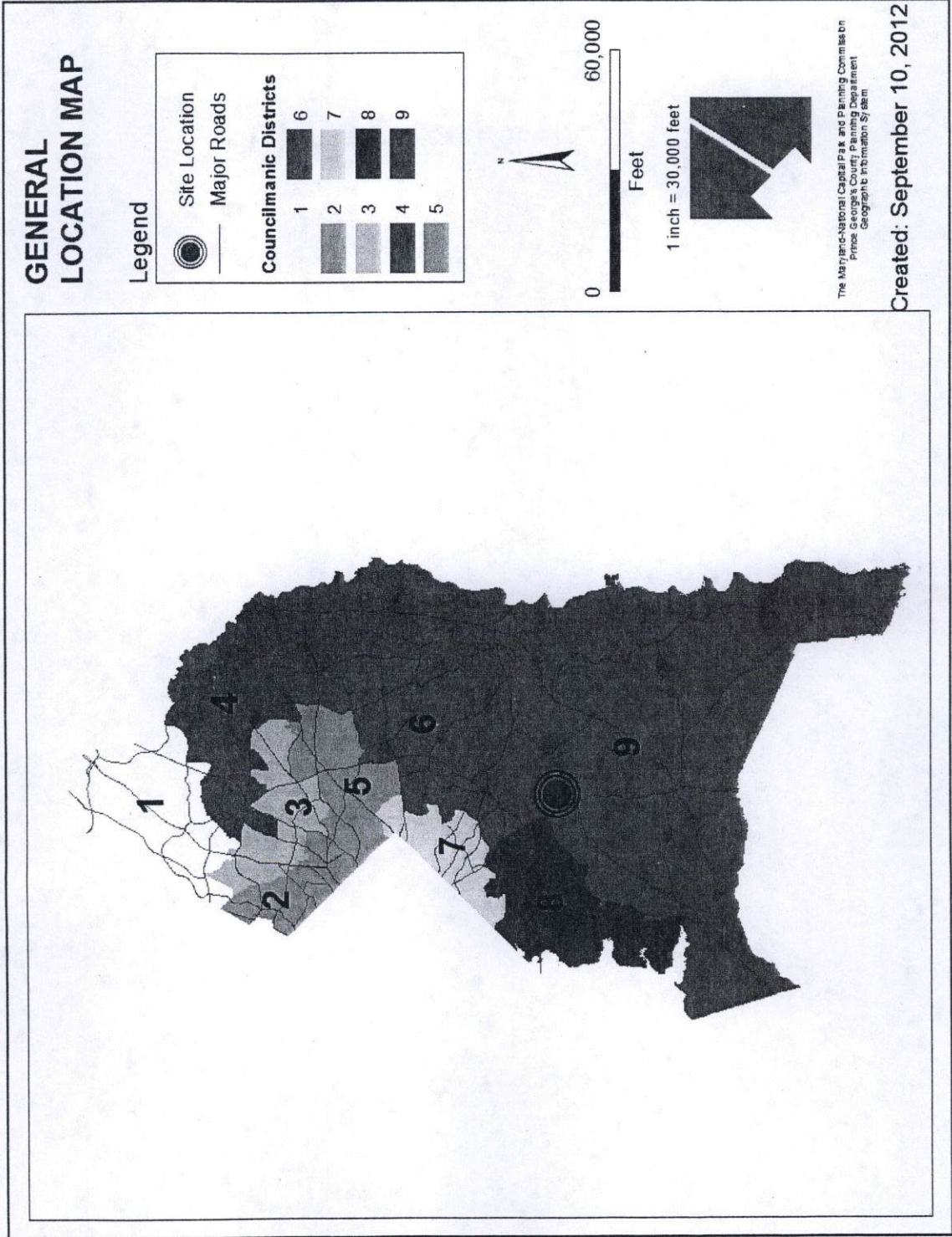
ITEM:

CASE: DSP-12049

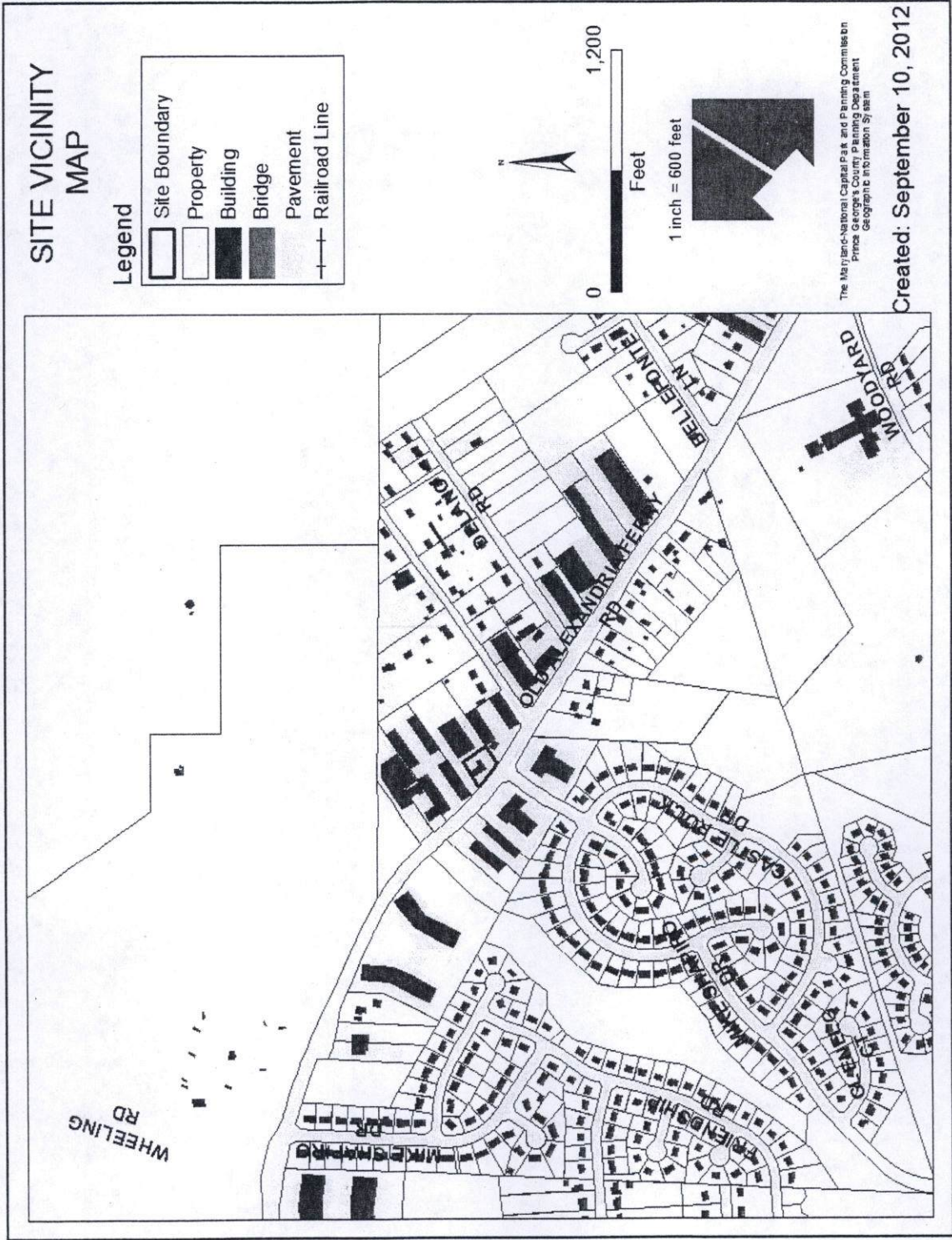
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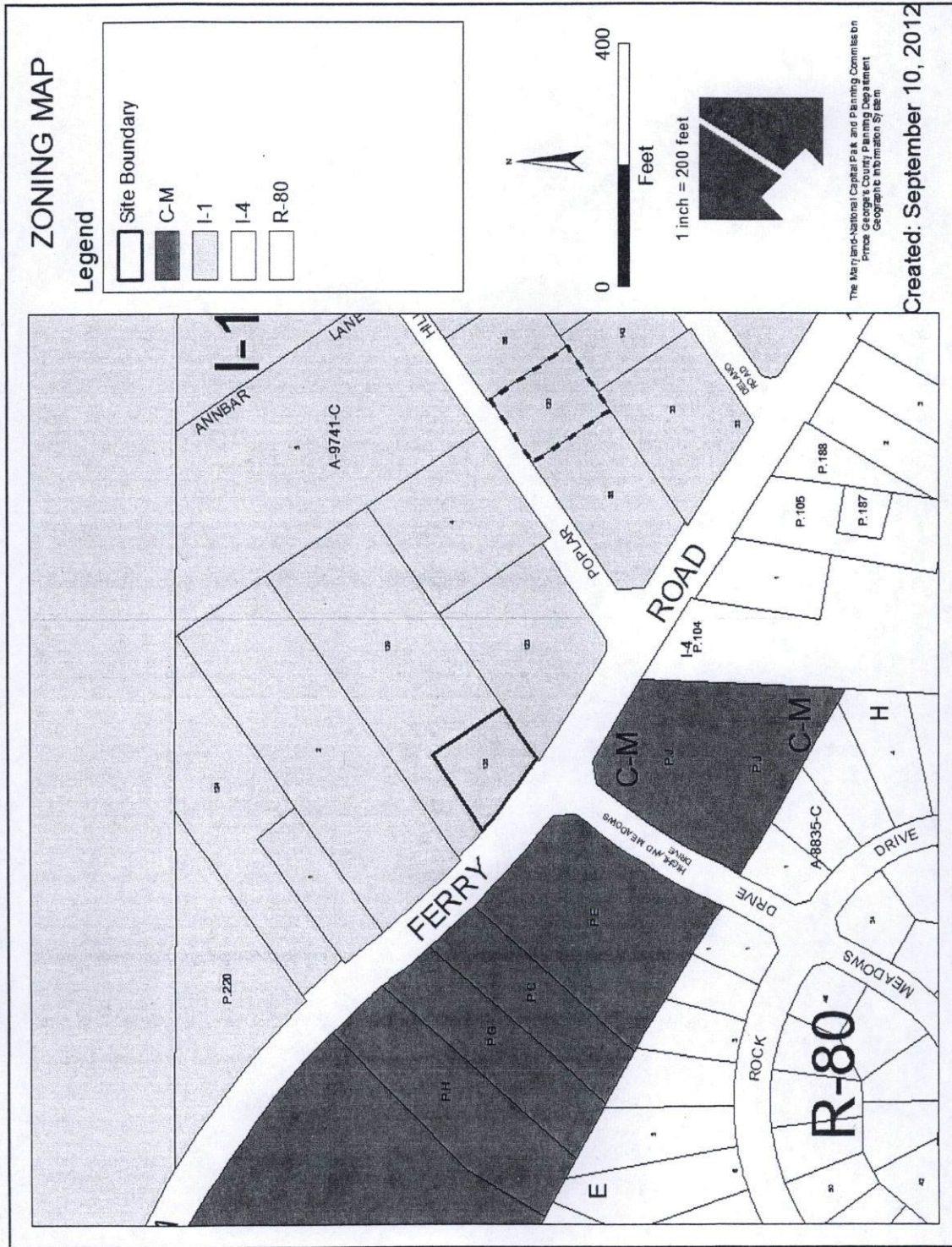
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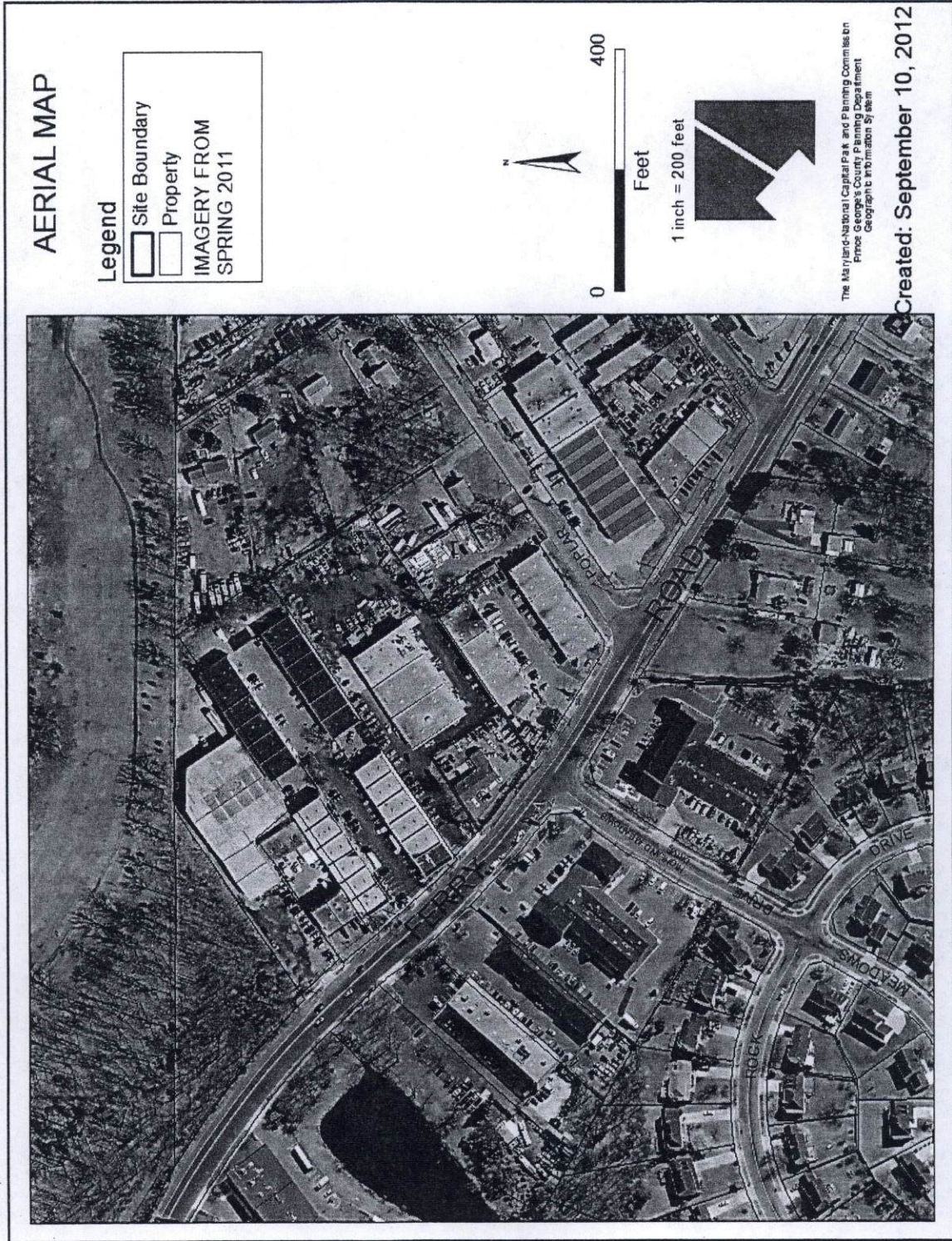
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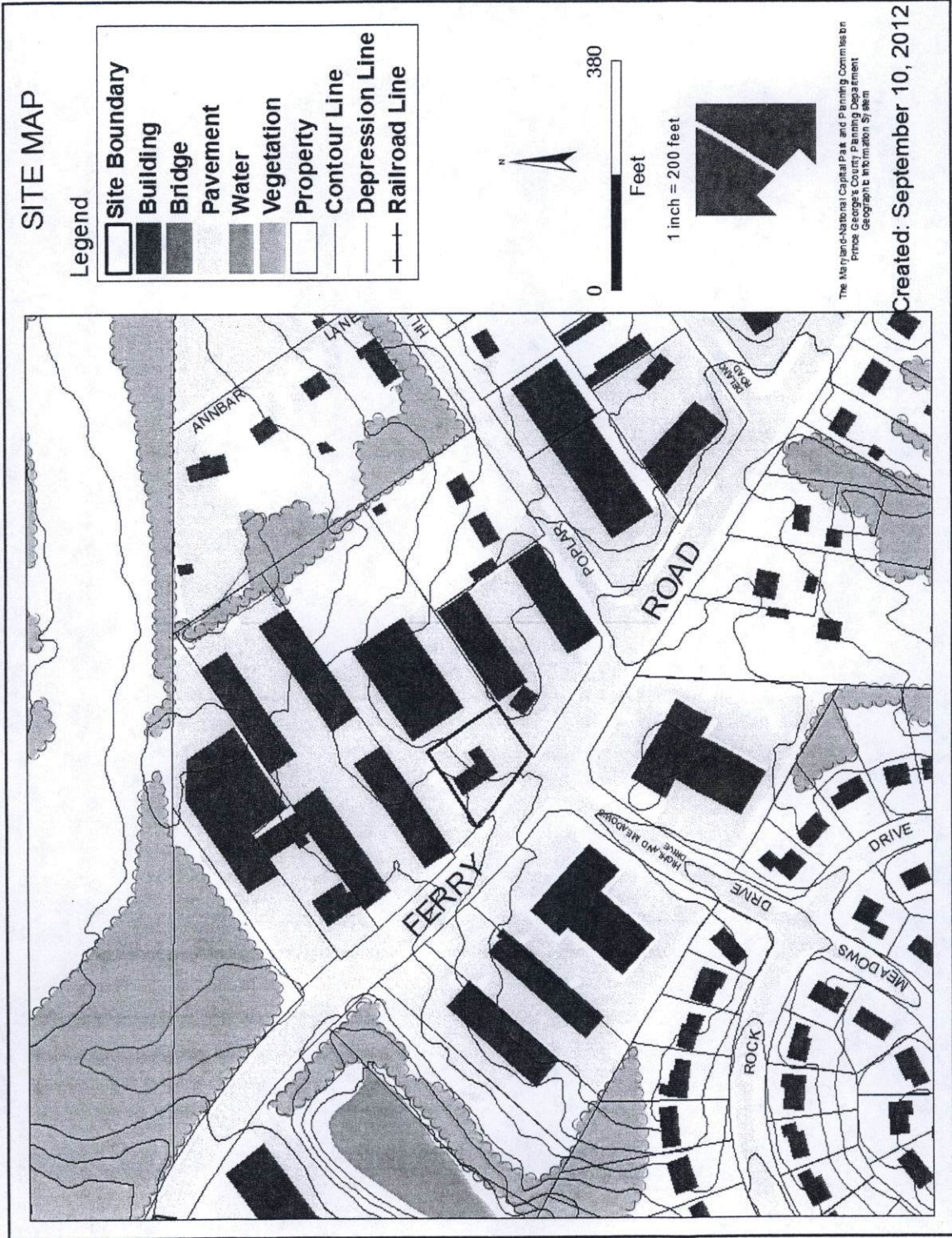
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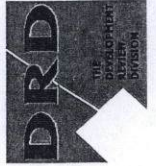
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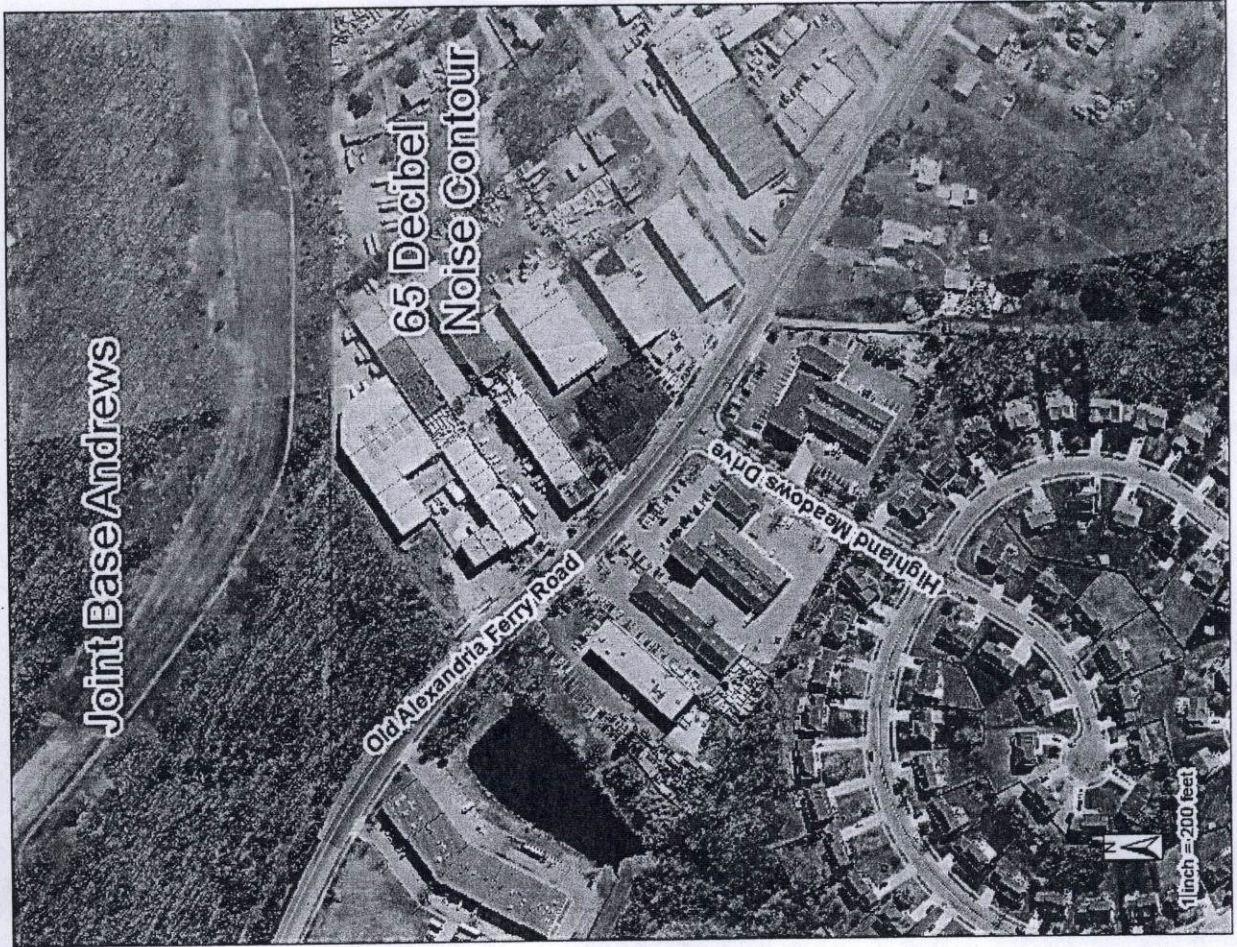
SITE MAP



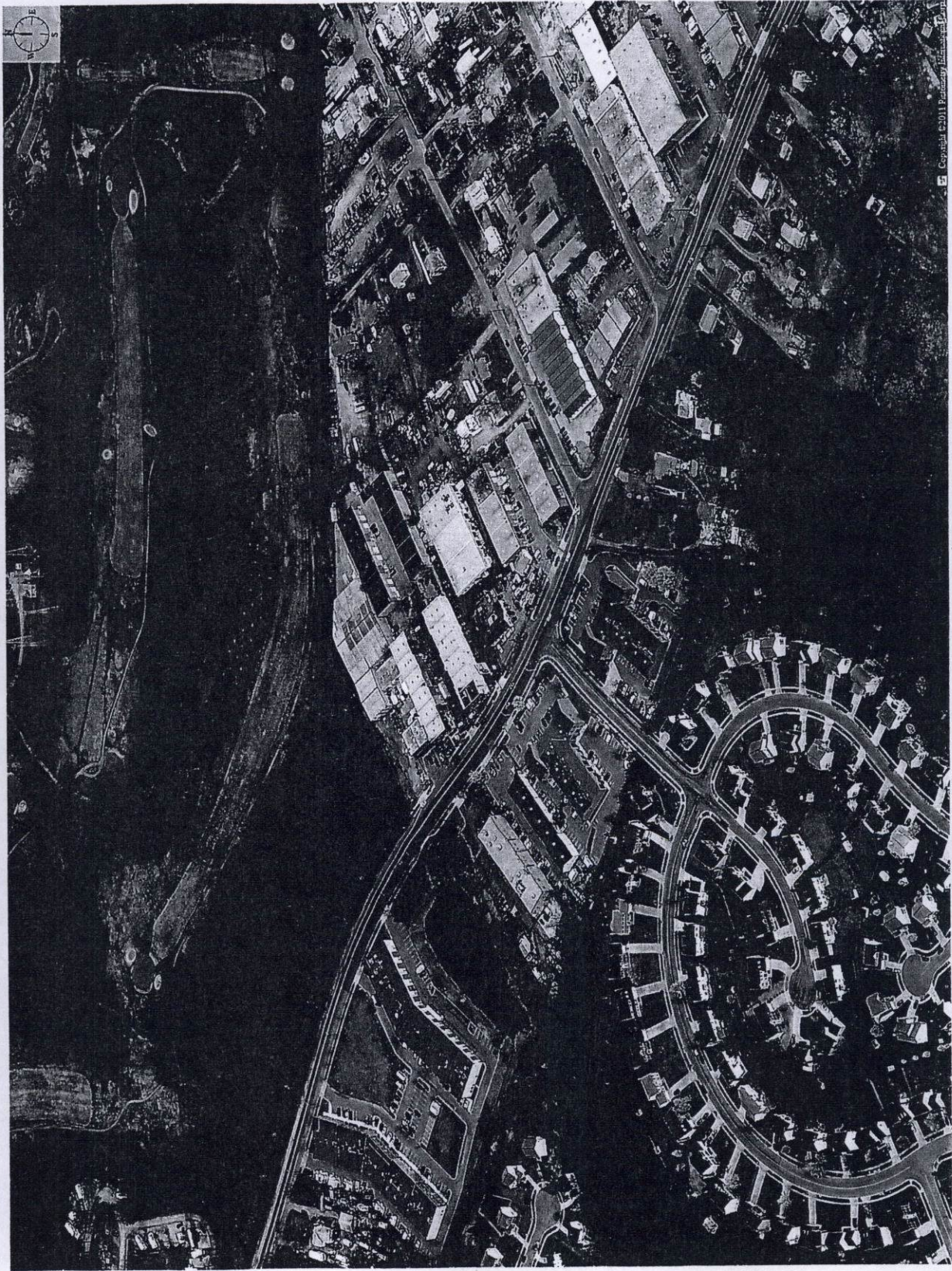
ILUC - APZ1



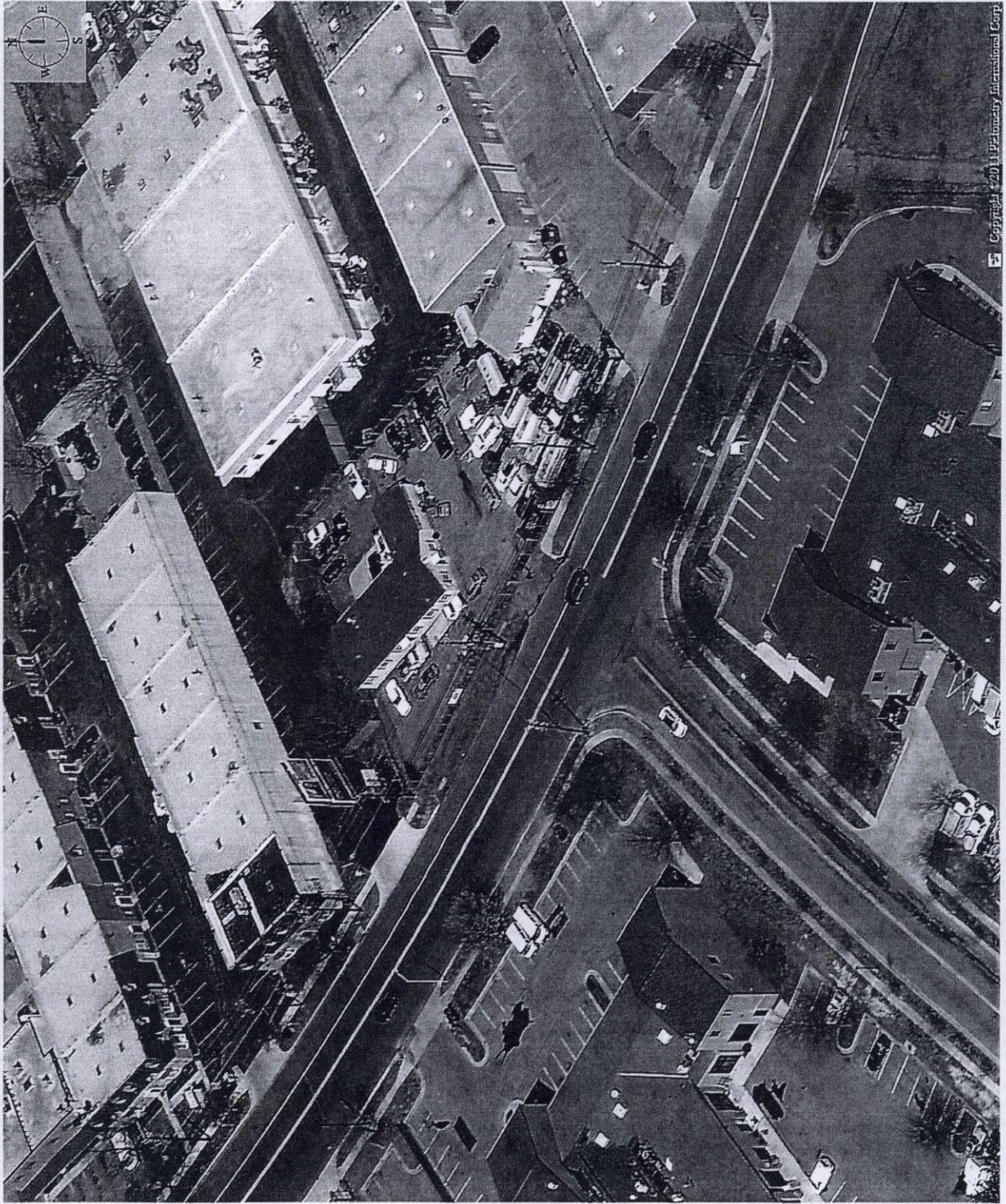
ILUC - NOISE CONTOUR



BIRD'S EYE VIEW NEIGHBORHOOD



BIRD'S EYE VIEW LOOKING NORTH

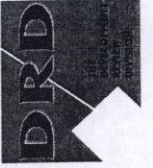


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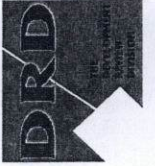
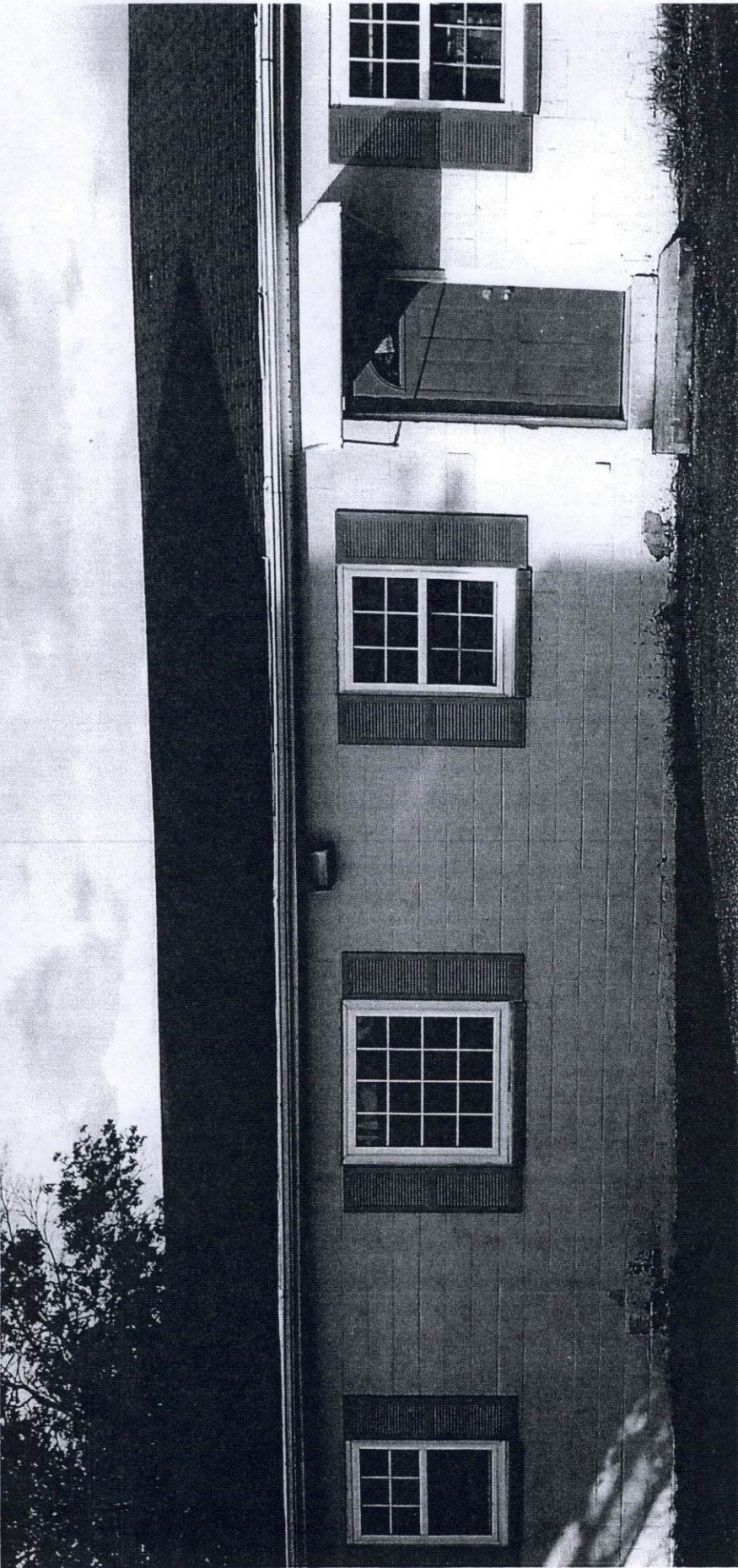
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ENTRANCE TO SITE



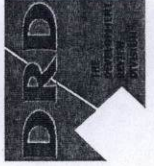
Case # DSP-12049

WEST ELEVATION



Case # DSP-12049

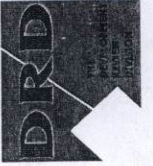
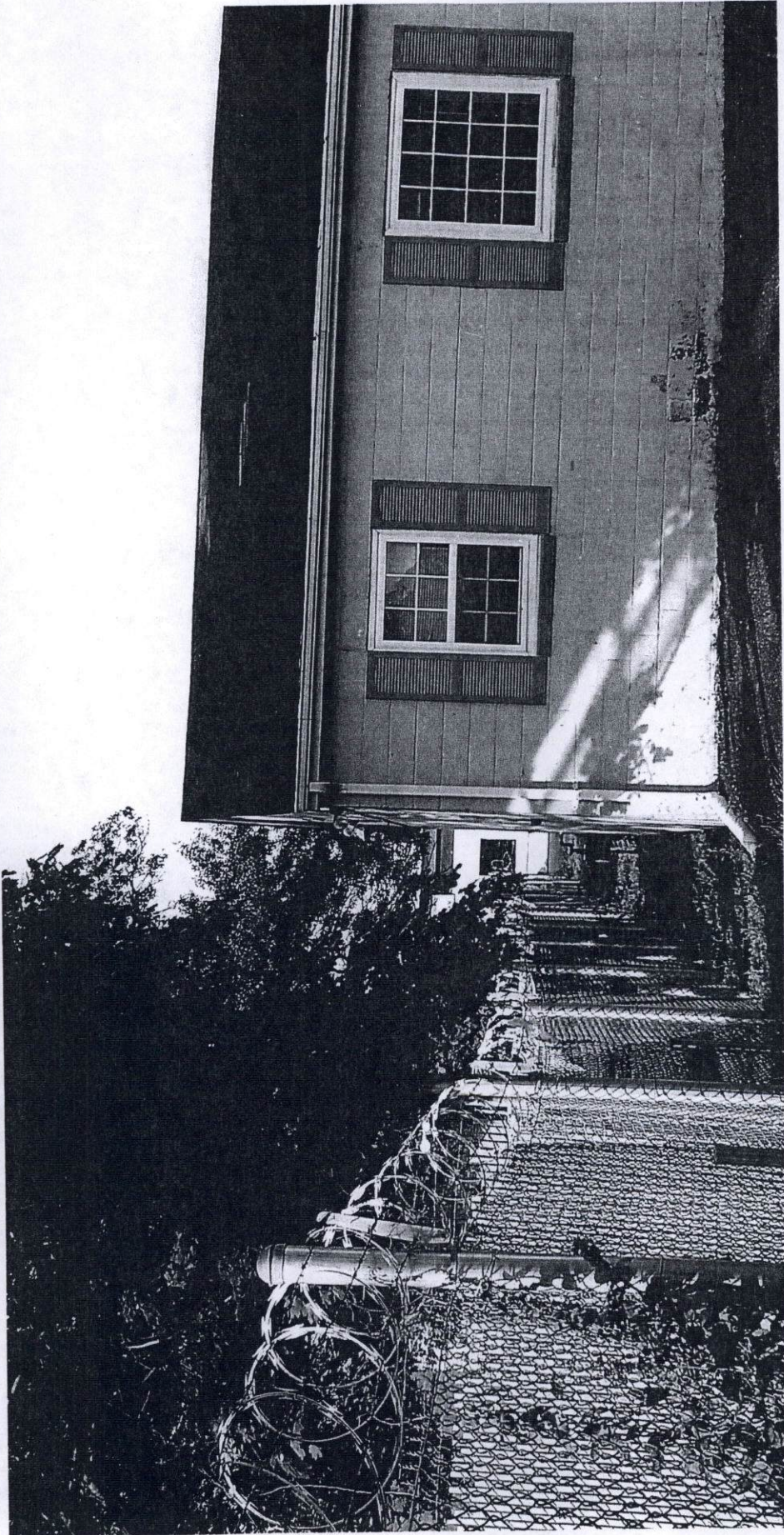
WEST ELEVATION (SOUTHERN END)



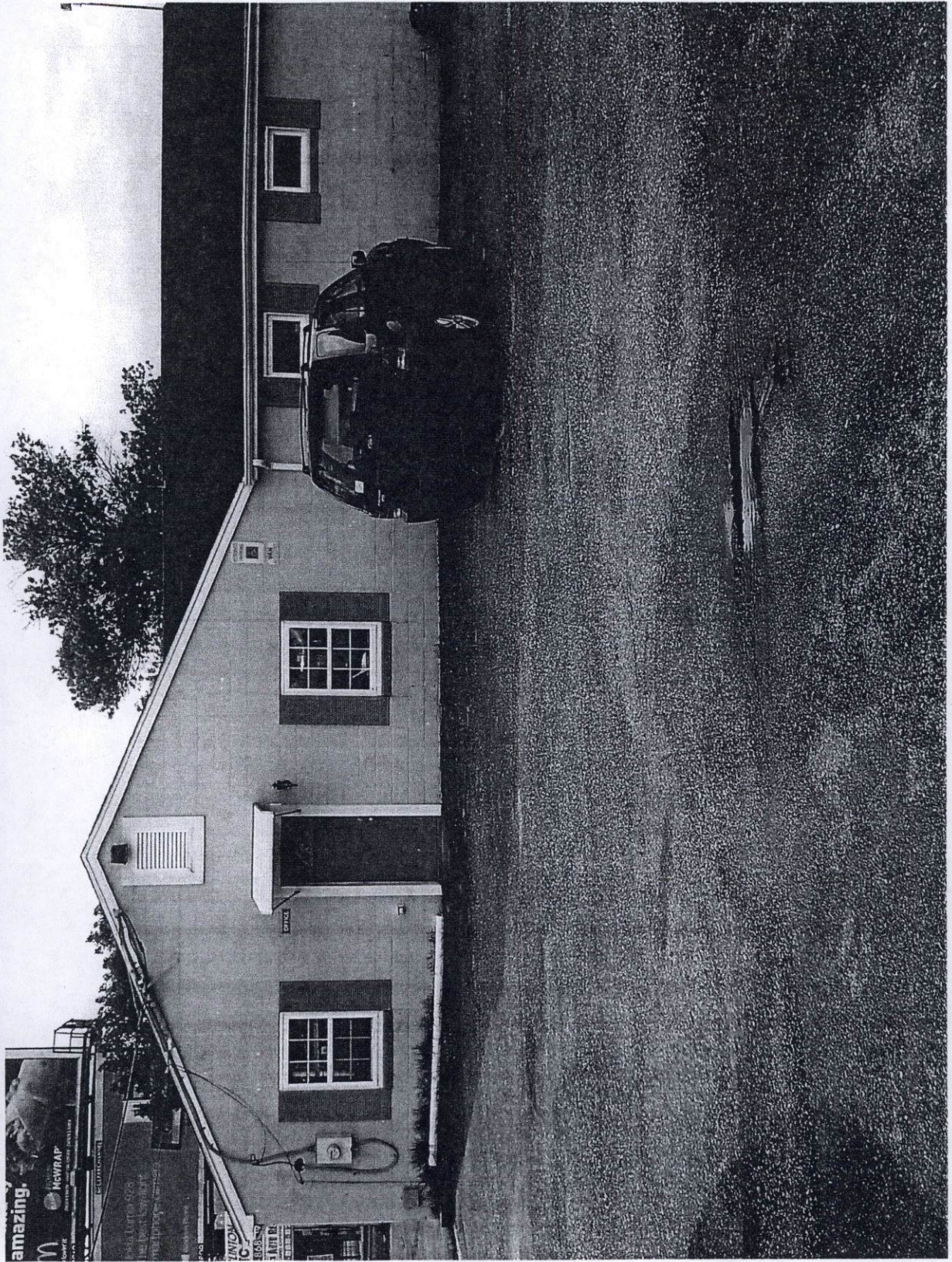
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WEST ELEVATION(NORTHERN END)

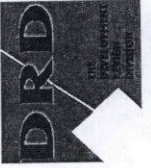


SOUTHERN ELEVATION

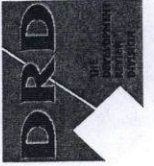


Case # DSP-12049

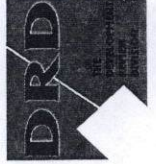
EASTERN ELEVATION



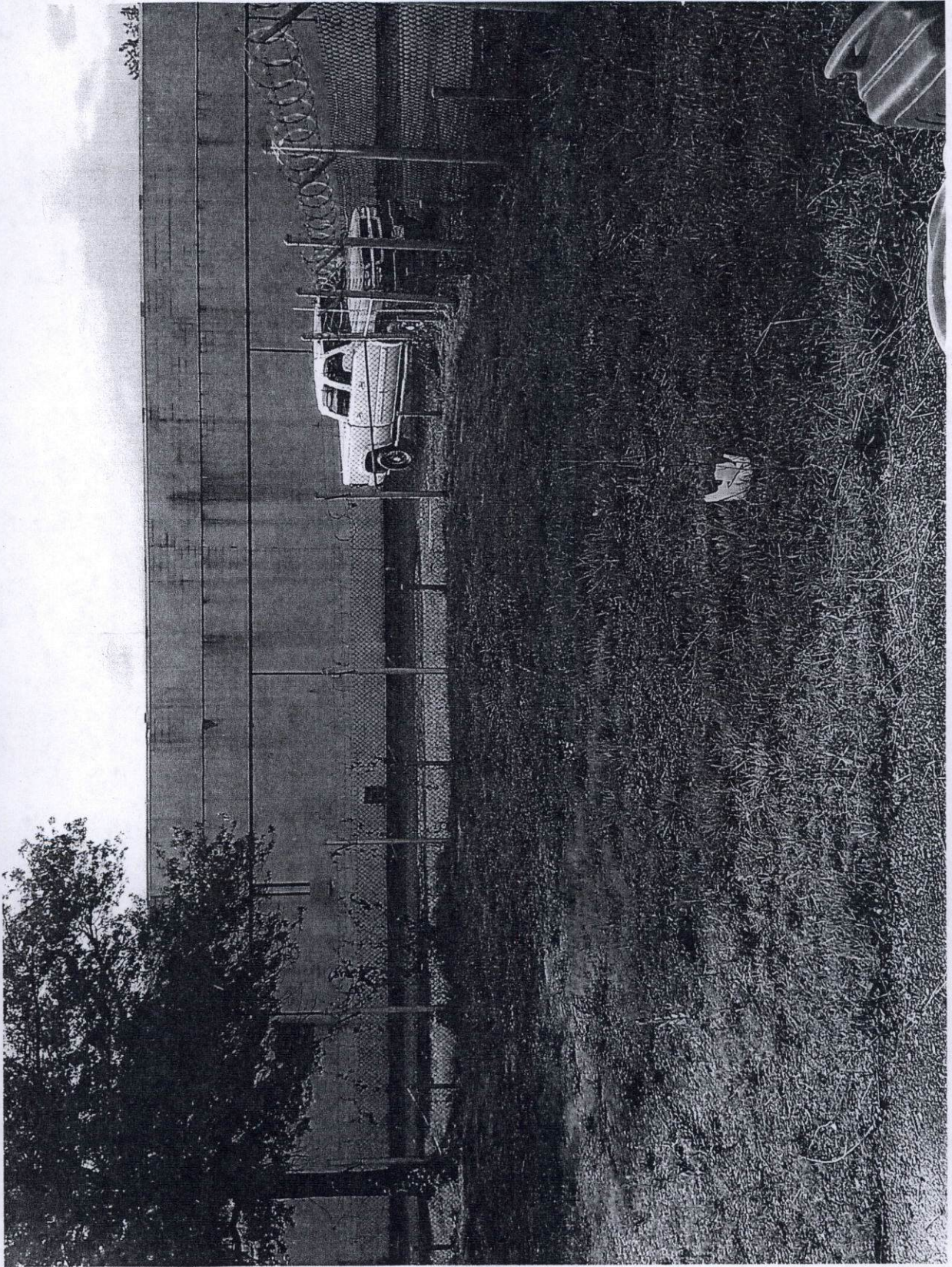
EASTERN ELEVATION AT PLAY AREA



OUTDOOR PLAY AREA



OUTDOOR PLAY AREA



7/11/2013

Slide 20 of 20

STATEMENT OF JUSTIFICATION
LITTLE GIFTS FROM GOD DAYCARE CENTER

Case Name, Application (Case) Number:

Applicant, Ms. Karen Williamson, hereby submits this Statement of Justification in support of a permit to operate a daycare center for children, "Little Gifts from God Daycare Center", application number DSP-12049 in an I-1 Zone in accordance with Sec. 27-475.02 of Subtitle 27 of the Prince George's County Code, also known as the Zoning Ordinances for Prince George's County.

Description of proposed use/request:

The Applicant is requesting to operate a child daycare center for 64 children (Little Gifts from God Daycare). Currently, the subject property is approved for a "Vehicle Sales Including Outdoor Display of Vehicles" and for "Vehicle Storage" (approved in Use and Occupancy Permit #20363-2002-u, issued on 07-09-2002). The subject application is a request for approval of a day care center with a maximum enrollment of 64 children within an existing 1-story building, with an outdoor play area (existing without play structure and play equipment), and parking on (existing-8 –standard 10'X20' spaces and 1-handicapped 16'X20' space) an existing paved with asphalt parking area on the 16,540 square-foot property in the I-1 Zone.

Description and location of the subject property:

The subject property is located on the 80' Right of Way of Old Alexandria Ferry Road, in the Belle-Fonte Subdivision Lot 138, Plat NO A-8756, Liber 11034 at Folio 632, 7500 Old Alexandria Ferry Road Clinton, MD 20735. The subject property is currently zoned as an I-1 Light Industrial currently used as a vehicle sales lot including outdoor storage of vehicles.

Description of each required finding:

Identify each applicable section of the Prince George's County Code (i.e. the Zoning Ordinance or Subdivision Regulation) that pertains to the request and justify each required finding. Some uses or requests may involve numerous sections of the Prince George's County Code, each of which must be addressed.

The detailed site plan is in conformance with Section 27-469, I-1 Zone, and Section 27-473, Uses Permitted in the I-1 Zone. The proposed day care center is a permitted use in the I-1 Zone. The detailed site plan is also in conformance with Section 27-474, Regulations in the I-1 Zone.

The detailed site plan is in conformance with Section 27-475.02 of the Zoning Ordinance, which sets forth additional required findings for a day care center for children:

(1) Requirements.

- (A) An ample outdoor play or activity area shall be provided, in accordance with the following:

STATEMENT OF JUSTIFICATION
LITTLE GIFTS FROM GOD DAYCARE CENTER

- (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;

Comment: According to this requirement, a 2,400-square-foot play area is required for 64 children, the proposed licensed capacity of the day care center. The general notes indicate that a 3,000-square-foot outdoor play area is proposed, which is adequate. A maximum of 32-children shall use the play area at one time, as stated within the general notes.

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

Comment: The proposed outdoor play area is not located within 25 feet of any dwelling on any adjoining lot and will be enclosed with five-foot-high chain-link fencing.

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

Comment: The proposed outdoor play area is not located off-premises.

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

Comment: The proposed outdoor play area is not located adjacent to an area of mature woodland. 3-shade trees (Red Maples, Acer Rubrums) that are 2.5" to 3" cal. - 12' - 14' high, will be provided within the outdoor play area. The 3-shade trees will provide shade to the majority of the play area during warmer months.

- (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

Comment: The use of the proposed outdoor play area hours of play will be restricted to the no earlier than 7:00 a.m. or no later than 6:00 p.m. There is existing lighting that will provide adequate lighting if the play area is used at dusk.

- (vii) Outdoor play shall be limited to the hours between 7 A.M. and 6 P.M.

STATEMENT OF JUSTIFICATION
LITTLE GIFTS FROM GOD DAYCARE CENTER

Comment: The applicant has indicated that the use of the outdoor play area will be restricted to the no earlier than 7:00 a.m. or no later than 6:00 p.m.

(2) Site plan

- (A) A Detailed Site Plan shall be approved for the center, in accordance with Part 3, Division 9, of this Subtitle, to insure compliance with the provisions of this Section.

Comment: This application has been filed to fulfill this requirement.

- (B) In addition to the submittal requirements of Part 3, Division 9, the Detailed Site Plan shall show:

- (i) The proposed enrollment;

Comment: The proposed enrollment has been indicated on the plans as 64 children.

- (ii) The location and use of all buildings located on adjoining lots;

Comment: This information has been provided on the plans.

- (iii) The location and size of outdoor play or activity areas; and

Comment: The size of the proposed outdoor play area has been shown accurately in the general notes and has been found to be adequate. The play area is adjacent to the building and is separated from it by a slab of concrete and a wide strip of grass. A resilient surface, such as woodchips or other approved material, will be provided within the proposed outdoor play area.

(3) Enrollment.

- (A) For the purposes of this Section, enrollment shall mean the largest number of students enrolled in the center in any one (1) session. (CB-33-1986; CB-23-1988; CB-98-1988; CB-1-1989)

Comment: The proposed enrollment has been indicated on the plans as 64 children. In accordance with this Section, the maximum number of students enrolled in the center in any one (1) session will be 64 students.

Variance Request/s and required findings for each request:

No variance is being requested or required. As provided in the plans, this site is not within the Chesapeake Bay Critical area, there are no wetlands on this site, there are no historic sites on or in the vicinity of this property, there are no cemeteries on or contiguous and this site is not subject to the Aviation Policy Regulations. Therefore, this Detailed Site Plan should be exempt of the requirements of Section 27-230 of the Zoning Ordinance and Section 25-119 of the Woodland and Wildlife Habitat Conservation Ordinance.

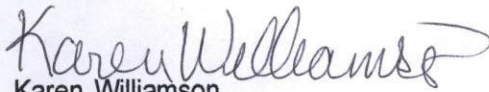
STATEMENT OF JUSTIFICATION
LITTLE GIFTS FROM GOD DAYCARE CENTER

Prince George's County Landscape Manual: This application is exempt from the Prince George's County Landscape Manual because there is no proposed increase in gross floor area, and there is no change in use from a lower to a higher impact category as defined by Section 4.7, Buffering Incompatible Uses. The subject detailed site plan provides the required landscaping.

Summary/conclusion of request:

The Applicant is requesting to operate a child daycare center for 64 children (Little Gifts from God Daycare) on the subject property. The foregoing statements demonstrate that the request complies with all requirements of the Zoning Ordinance and is therefore justified. The Applicant believes that the application either meets or exceeds the requirements set forth in the Zoning Ordinance, and, therefore; requests the approval of the permit to operate a daycare center for 64 children.

Respectfully Submitted,



Karen Williamson

Applicant

Case Number: DSP-12049

Prince George's County Planning Department
Community Planning South Division

301-952-3972
www.mncppc.org

June 14, 2013



MEMORANDUM

TO: Jill Kosack, Senior Planner, Urban Design

VIA: Cynthia Fenton, Acting Supervisor, Community Planning Division *af*

FROM: Kevin Waskelis, Senior Planner, Community Planning Division

SUBJECT: DSP-12049, Little Gifts From God

DETERMINATIONS

- This application is consistent with the 2002 General Plan Development Pattern policies for the Developing Tier.
- The 2012 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* designates this area for industrial land use. A child daycare center, while not an industrial use, is a use that is complementary of employment/industrial uses since it provides a valuable service for area employees.
- Improvements are recommended to enhance the site and to provide a more suitable and safe play area.

BACKGROUND

Location: Northeast side on Old Alexandria Ferry Road, near Highland Meadows Drive

Size: 0.38 acres

Existing Use: Vehicle sales

Proposal: Child daycare center

GENERAL PLAN, MASTER PLAN AND SMA

2002 General Plan: This application is located in the Developing Tier. The vision for the Developing Tier is to maintain a pattern of low- to moderate-density suburban residential communities, distinct commercial centers, and employment areas that are increasingly transit serviceable.

Sector Plan: 2012 *Approved Central Branch Avenue Corridor Revitalization Sector Plan*

Planning Area/
Community:

Planning Area 81A/Clinton.

Land Use:

Employment Area B – Old Alexandria Ferry Road

Environmental:

Refer to the Environmental Planning Section referral for conformance with the Environmental chapter of the master plan and the Countywide Green Infrastructure Plan.

Historic Resources:

None identified.

Transportation:

The property is located on Old Alexandria Ferry Road which is a collector road and is not recommended to be upgraded.

Public Facilities:

No master plan public facilities are recommended for this site.

Parks & Trails:

None identified.

Aviation:

This property is within the Joint Base Andrews (JBA) Interim Land Use Control (ILUC) area. The property is within Imaginary Surface B, establishing a height limit of 142.22 feet above the runway surface. The property is just outside the 65 dBA and above noise contour. While the property is not within Accident Potential Zone (APZ) 1, it is very close to the Accident APZ1 boundary -- roughly less than 100 feet. Though these categories do not impact the subject property, they should be noted on the DSP.

SMA/Zoning:

This property was retained in the I-1 Zone in the 1993 *Approved Subregion V Master Plan and SMA*. A court order issued by the Circuit Court for Prince George's County, Maryland on October 26, 2012 reversed and voided CR-61-2009, the District Council's approval of the 2009 *Subregion 5 Master Plan and Sectional Map Amendment*. An SMA has not yet been initiated for the Central Branch Avenue Sector Plan; therefore, the 1993 *Approved Subregion V SMA* is the controlling document for the recommended zoning of the subject property.

PLANNING ISSUES

Although it is within the Interim Land Use Control area, the entire property is just outside of both Accident Potential Zone 1 and the 65 dBA and above noise contour. Therefore, the proposal for a day care center is allowed. Noise attenuation is not required for non-residential structures.


Improvements should be made to the proposed children's play area in order to make it more suitable and safe for young children. Improvements such as a permanent shade structure, more mature shade trees and a grass surface instead of gravel would enhance the children's play area significantly over what is proposed.

Additionally, the frontage along Old Alexandria Ferry Road should be improved in order to create a more inviting environment. Currently, the frontage of this property consists of continuous paving behind a chain link fence without any landscaping which contributes to a more industrial look. Removing the chain link fence and adding landscaping would both improve the context of the building and the surrounding area.

c: Ivy A. Lewis, Chief, Community Planning South Division
Long-range Agenda Notebook

June 17, 2013

MEMORANDUM

TO: Jill Kosack, Urban Design Section
VIA: Whitney Chellis, Subdivision Section
FROM: Quynn Nguyen, Subdivision Section 
SUBJECT: Referral for Little Gifts from God Daycare

The property is known as Lot 138, located on Tax Map 107 in Grid F-4, zoned I-1, and is 16,540 square feet. Lot 138 was recorded in Plat Book CEC 92-100 and approved on January 8, 1976. The property is improved with 2,600 office buildings. The applicant has submitted a detailed site plan to convert the existing building into a daycare center for 64 children. No new buildings or additional gross floor area is being proposed.

The existing record plat for Lot 138 contains no restriction on adequate public facilities and no public utility easements; therefore a preliminary plan of subdivision is not required. The detailed site plan shows the boundary, bearings and distances of Lot 138 as reflected on the record plat

Failure of the site plan and record plat to match will result in permits being placed on hold until the plans are corrected. There are no other subdivision issues at this time.

Kosack, Jill

From: Schneider, Alwin
Sent: Thursday, May 16, 2013 2:25 PM
To: Kosack, Jill
Subject: Little Gifts of God - DSP-12049

Jill,

The Environmental Planning Section (EPS) has reviewed the above referenced application and has no comments for the proposed improvements.

The site is exempt from the Prince George's County Woodland Conservation Ordinance, because the site has less than 10,000 square feet of woodland and no previously approved tree conservation plans. The site needs to submit an application for WCO Exemption Letter and if the site will disturb over 5,000 square feet a NRI Equivalence Letter needs to be applied for with EPS.

Environmental issues:

Wetlands/Streams: Not found on-site

100 Year Floodplain: Not found on-site

Green Infrastructure Plan: Not found on-site

Noise: No issues – No arterial or greater adjacent roadway (NO issues with outdoor play area)

Scenic/Historic roadway: No issue

Marlboro Clay soils: Not found on-site

TDOZ – No Issue

Andrews AFB Issues:

1. The site is located 88 feet away from the "Accident Potential Runway Area for Andrews AFB Zone"
2. Located in Zone B of the Approach/Departure (50:1) Imaginary Runway Surface
3. Located OUTSIDE the 65-70 decibel Noise Contour zone

This email is in lieu of a memo.

Thanks



Chuck Schneider

Senior Planner

Environmental Planning Section

Maryland-National Capital Park and Planning Commission

Prince George's County Planning Department

14741 Governor Oden Bowie Drive

Upper Marlboro, MD 20772



THE PRINCE GEORGE'S COUNTY GOVERNMENT

Fire/EMS Department



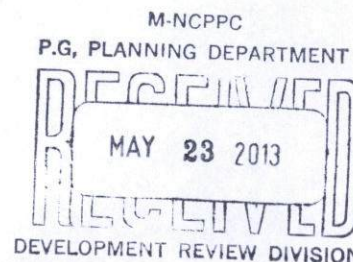
Office of the Fire Marshal

Date: 5/20/2013

TO: Jill Kosack Planner, Urban Design Section
Development Review Division

FROM: Kenny Oladeinde, Project Coordinator *[Signature]*
Fire Prevention Division

RE: DSP-12049



The following Preliminary Plan Referral has been reviewed by this office according to Departmental Procedures and Operational Guidelines of the Prince George's County Fire/ Emergency Medical Services Department.

Description: Little gifts from God Daycare
District 49

Please be advised Subtitle 11-276, titled required Access for *Fire Apparatus*, which states:

“(a) All premises which the Fire/EMS Department may be called upon to protect in case of fire or other emergencies and which are not readily accessible to fire apparatus from public streets shall be provided with suitable gates, access roads, and fire lanes so that all buildings on the premises are accessible to fire apparatus, and in accordance to Subtitle 4, the County Building Code Section 4-222.”

Private roads shall be: “(a) At least 22 feet in width.”

Subtitle 11-277, title *Fire Lanes States*:

“(b) Whenever the Fire Chief or his authorized representative shall find that any private entrance, exit sidewalk, vehicular driveway, interior private driveway, sidewalk, fire lane, or fire hydrant is obstructed by snow, debris, construction material, trash containers, vehicles, or other matter likely to interfere with the ingress or operation of the Fire Department or other emergency vehicles in case of fire, he may order the obstruction removed. To effectuate this Subsection, the Fire Chief or his authorized representative may order "no parking" fire lane signs erected and may designate the placement thereof. He may order that curbs be painted a distinctive color.”

6820 Webster Street
Landover Hills, Maryland 20784



Page Two

Please note and direct the owner to comply with aforementioned Subtitle. I have highlighted on the submitted drawings all areas which may contribute to the loss of emergency vehicle access due to its configuration. These locations shall be marked with painted yellow curbs and posted 'No Parking Fire Lane by order of the Prince George's County Fire/EMS Department' signs. The developer should contact the Fire /EMS Department's Office of Fire Prevention and Investigations to assist in designating the fire lanes.

In addition, please be advised Subtitle 4-164. Fire Protection Systems; Section 912, Yard Hydrants. (a) Section 912.1 is added to read as follows: "Location and Performance of Fire Hydrants." Every building of more than one thousand (1,000) square feet in area shall be provided with sufficient fire hydrants located such that no exterior portion of the building is located more than five hundred (500) feet from a fire hydrant. The distance shall be measured as a hose line would be laid along paved streets, through parking lot entrances, and around obstructions, in accordance with the determination of the authority having jurisdiction. A fire hydrant is required within two hundred (200) feet of any required fire department connection, as hose is laid. The fire department connection must be located on the front, address side of the building and be visible from a fire hydrant or as approved by the Fire Code Official. Each hydrant shall provide a minimum of one thousand (1,000) gpm at a residual pressure of twenty (20) psi.

Also areas may be highlighted on the drawing in noted colors to show areas that do not accommodate the turning radius of a 43-foot wheel base vehicle or other comments. These areas need to be widened to allow emergency apparatus to turn.

Any courts or dead-end created should provide 43-foot turning radius within 200 feet of the end of the road.

These requirements should be incorporated into the final plat and a condition of release of the use and occupancy permit. If I may be of further assistance, please contact me at (301)-583-1830

mko

H: \DSP-12049

Copy to: Christine Osei, Public Facilities Planner, Special Projects Section,
Countywide Planning Department, Maryland National Capital Park and
Planning Commission.

MEMORANDUM

May 22, 2013

TO: Jill Kosack, Urban Design
Development Review Division, M-NCPPC

FROM: Dawit Abraham, P.E., Associate Director
Office of Engineering, EISD, DPW&T

RE: Little Gifts from God Daycare Center
Detailed Site Plan No. DSP-12049

CR: Old Alexandria Ferry Road, 5-6190

In response to the Detailed Site Plan No. DSP-12049, the Department of Public Works and Transportation (DPW&T) offers the following:

- The property is located on the north side of Old Alexandria Ferry Road, near the intersection of Old Alexandria Ferry Road and Highland Meadows Drive.
- The proposed work is to add a new play area with the associated fence and playground equipment.
- An approved DPW&T Stormwater Concept plan will be required.
- Old Alexandria Ferry Road is a master planned major collector roadway (MC-501). Frontage improvements as determined by DPW&T will be required. These include but are not limited to installation of curb and gutter, sidewalk, street trees and street lights.

If you have any questions or need additional information, please contact Mr. George Holmes, District Engineer, at (301) 883-5710.

DA:IKN:dar

cc: George Holmes, District Engineer, EISD, OE, DPW&T



**PRINCE GEORGE'S COUNTY
POLICE DEPARTMENT**



M E M O R A N D U M

DATE: May 22, 2013

TO: Jill Kosack, Planner Coordinator
Urban Design Section
Development Review Division

FROM: Corporal Kurt Schnitzenbaumer #2862
Prince George's County Police Department
Community Services Division

SUBJECT: **DSP-12049, Little Gifts From God Daycare**

After reviewing the SDRC plans and visiting the site, there are a few CPTED recommendations at this time. First, I feel that 8 parking spots for 64 children, administrative and daycare providers are inadequate for this facility. There is still plenty of room in the front of the building and to the rear of the building along the vinyl fence to create more parking. I do not see any dedicated parking for staff on the plans either. If they planned on the staff using the open space I have pointed out then that should be delineated on the plans.

After visiting the site and seeing the lights already on the structure I recommend additional lighting be used throughout the facility. The light above the east entrance points in a direct downward providing light only to the entrance. The parking lot does not have sufficient lighting. I recommend free standing poles with lights in the north/east and south/east corners of the property. I also recommend a free standing pole light in the north/west corner with two directional lights for the outdoor play area.

The existing concrete slab to the rear of the building has a downward slope from the building extending out. I recommend, for safety, that the slab be leveled off.

I like the vinyl privacy fence being used as this facility is surrounded on three sides by industrial buildings with a lot of traffic. My recommendation is that on the east side of the outdoor play area a gate be installed along with the vinyl fencing. This will provide an emergency exit for the children and staff from the outdoor play area.

In order to complete my CPTED review I am requesting any architectural plans there may be for the structure itself. Such as windows being added, what type of doors will be used, how access control will be implemented on the entrances to the building and what plans they have to use or remove the garage doors on the rear of the building.

I also recommend a security system and some type of CCTV (closed circuit television) for the safety of the children and staff.



Division of Environmental Health

Date: May 24, 2013

To: Jill Kosack, Urban Design, MNCPPC

From:  Frank L. Wise, Subdivision Review Specialist, Environmental Engineering Program

Re: DSP-12049, Little Gifts From God Daycare

The Environmental Engineering Program of the Prince George's County Health Department has completed a desktop health impact assessment review of the detailed site plan submission for Little Gifts From God Daycare and has the following comments/recommendations:

1. The property is within the Andrews Air Force Base 65 dB noise impact zone. Noise can be detrimental to health with respect to hearing impairment, psycho-physiologic effects, and psychiatric symptoms. The applicant should provide details regarding modifications/adaptations/mitigation as necessary to minimize the potential adverse health impacts of noise on the susceptible population.
2. The property is in a light industrial area, and records indicate the building was previously the site of an automobile sales operation. Additionally, records indicate automobile repair based business operations on adjacent properties. Due to this history and the potential for petroleum contamination of both soils and groundwater frequently associated with automobile based operations, it is recommended that an environmental site assessment be completed, and/or such a report submitted for review at least 35 days prior to the Planning Board Hearing.

If you have any questions or need additional information, please contact me at 301-883-7651 or flwise@co.pg.md.us



Environmental Engineering Program
Largo Government Center
9201 Basil Court, Suite 318, Largo, MD 20774
Office 301-883-7681, Fax 301-883-7266, TTY/STS Dial 711
www.princegeorgescountymd.gov/health