

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](http://www.mncppc.org/pgco/planning/plan.htm).

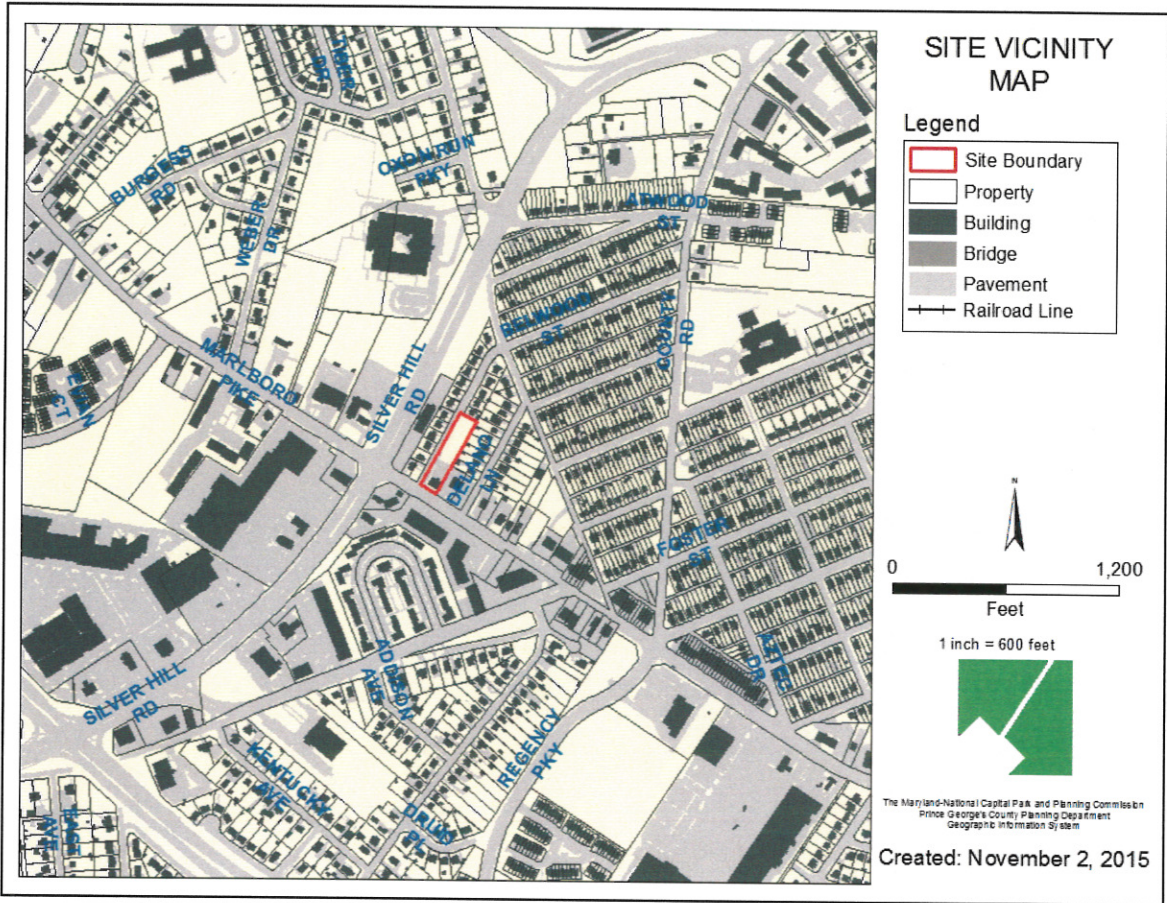
## Detailed Site Plan

**DSP-15039**

| Application  | General Data                 |               |
|--|------------------------------|---------------|
| <b>Project Name:</b><br>Day Care Center at 6000 Marlboro Pike<br><br><b>Location:</b><br>Northeast quadrant of the intersection of Marlboro Pike and Belwood Street<br><br><b>Applicant/Address:</b><br>Rosbor, Tillie<br>13616 Hollow Log Drive<br>Upper Marlboro, MD 20774 | Planning Board Hearing Date: | 12/15/16      |
|  | Staff Report Date:           | 11/21/16      |
|  | Date Accepted:               | 09/14/16      |
|  | Planning Board Action Limit: | 11/23/16      |
|  | Plan Acreage:                | 0.74          |
|  | Zone:                        | C-S-C         |
|  | Dwelling Units:              | N/A           |
|  | Gross Floor Area:            | 2,757 sq. ft. |
|  | Planning Area:               | 75A           |
|  | Council District:            | 07            |
|  | Election District            | 06            |
|  | Municipality:                | N/A           |
|  | 200-Scale Base Map:          | 203SE06       |

| Purpose of Application                               | Notice Dates           |          |
|--|------------------------|----------|
| A 2,757-square-foot day care center for 63 children. | Informational Mailing: | 06/13/16 |
|  | Acceptance Mailing:    | 08/22/16 |
|  | Sign Posting Deadline: | 11/15/16 |

|                             |                          |   |            |
|-----------------------------|--------------------------|---|------------|
| <b>Staff Recommendation</b> |                          | <b>Staff Reviewer:</b> Cynthia Fenton<br><b>Phone Number:</b> 301-952-3412<br><b>E-mail:</b> <a href="mailto:Cynthia.Fenton@ppd.mncppc.org">Cynthia.Fenton@ppd.mncppc.org</a> |            |
| 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-15039  
Day Care Center at 6000 Marlboro Pike

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

EVALUATION

This detailed site plan was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of the Commercial Shopping Center (C-S-C) Zone and site design guidelines of the Prince George's County Zoning Ordinance;
- b. The requirements of Alternative Compliance AC-90141 and Departure from Design Standards DDS-528;
- c. The requirements of the 2010 *Prince George's County Landscape Manual*;
- d. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- e. The Prince George's County Tree Canopy Coverage Ordinance;
- f. Referral comments.

FINDINGS

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

1. **Request:** The subject application is for a 2,757-square-foot day care center for 63 children, also known as Day Care Center at 6000 Marlboro Pike. The applicant proposes to locate the daycare center in an existing building previously used for a professional office.

2. **Development Data Summary:**

|                                | <b>EXISTING</b>     | <b>PROPOSED</b> |
|--------------------------------|---------------------|-----------------|
| Zone                           | C-S-C               | C-S-C           |
| Use                            | Professional office | Day care center |
| Acreage                        | 0.30                | 0.74            |
| Parcel                         | 1                   | 1               |
| Gross floor area (square feet) | 2,757               | 2,757           |

3. **Location:** The subject day care center is located in the northeast quadrant of the intersection of Belwood Street and Marlboro Pike, at 6000 Marlboro Pike.
4. **Surrounding Uses:** The property is bounded to the north by a single-family detached dwelling in the One-Family Detached Residential (R-55) Zone; to the south by Marlboro Pike and beyond by a shopping center in the Commercial Shopping center (C-S-C) Zone; to the east by a restaurant in the C-S-C Zone and single-family detached homes in the R-55 Zone; and, to the west by Belwood Street and beyond by single-family detached dwellings in the Commercial Office (C-O) and R-55 Zones.
5. **Previous Approvals:** The subject property has an approved Alternative Compliance (AC-90141) approved December 6, 1990 and a Departure from Design Standards DDS-528 approved November 14, 2002. The 2009 *Approved Marlboro Pike Sector Plan and Sectional Map Amendment* retained the subject property in the C-S-C Zone. A Stormwater Management Concept Plan (9181-2016) was approved on April 26, 2016 that is valid until April 26, 2019.
6. **Design Features:** The subject site contains an existing one-story, 2,757-square-foot brick building that currently houses an insurance office. Access is provided via a two-way access driveway from Belwood Street, and parking is provided at the rear of the building adjacent to Belwood Street. No additional gross floor area (GFA) is proposed. A 2,701-square-foot play area is shown in the rear yard of the site which will include play equipment and be shaded from the sun in the warmer months with landscaping. Staff recommends that six evergreen trees be provided in a staggered line to screen it from Belwood Street. The site plan shows a crosswalk to provide safe access for the children, extending from the proposed day care across the parking area to the proposed play area. Staff recommends that a striped crosswalk also be provided across the entrance driveway, along Belwood Street to ensure safe pedestrian access.

The applicant is proposing one building-mounted sign in illuminated light-emitting diode (LED) channel letters. The total sign face area is 13.5 by 1.5 or approximately 20.5 square feet. Although the sign is within the allowable square footage provided in accordance with Section 27-617 (48 square feet) of the Zoning Ordinance, the allowable sign area calculation is not provided, and the location of the sign on the elevation is not shown. The site plan should be revised to show the allowed and provided sign area calculations per Section 27-617 and indicate

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George’s County Zoning Ordinance:** The DSP is in conformance with Section 27-454, Purposes of the C-S-C Zone; and Section 27-461, Uses permitted in the C-S-C Zone. The proposed day care center is a permitted use in the C-S-C Zone.

The DSP is also in conformance with Section 27-462, Regulations in the C-S-C Zone.

- a. With the recommended conditions, the DSP will be in conformance with Section 27-464.02 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:**

- (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:** The applicant is proposing an enrollment capacity of 63 children, and a minimum of 2,400 square feet of play area is required. The applicant proposes a play area of 2,701 square feet, which will allow for a maximum of 36 children to utilize the play area at one time. The general notes indicate no more than 32 children will be using the play area at one time. The DSP meets this requirement.

- (ii) All outdoor play areas shall be located on the same lot as the center 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 proposal is in conformance with this requirement. A note should be added to the site plan indicating that the play area is more than 25 feet from any dwelling on an adjoining lot.

- (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 location of the existing play area does not necessitate a greater setback or higher fence. The applicant's Statement of Justification states that "the closest distance from the play area to the residential dwellings adjacent to the southern property line is at least 70 feet." A six-foot-high vinyl-covered chain-link fence is proposed around the play area. Therefore, staff finds that the proposed six-foot-high fence is sufficient, and a greater setback or higher fence around the play area will not be needed to protect the health and safety of the children utilizing the play area.

- (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:** As the outdoor play area in this case is not off-premise, this requirement does not apply to the subject project.

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

**Comment:** The applicant proposes landscaping and covered play equipment that will provide sufficient shade during the warmer months, as protection from the sun. A note should be added to the site plan indicating that the play area has sufficient shade during the warmer months.

- (vi) **Sufficient lighting shall be provided on the play area if it is used before or after daylight hours to ensure safe operation of the area;**

**Comment:** The statement of justification and General Notes indicate that the play area will be utilized only during daylight hours.

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

**Comment:** The General Notes indicate that the hours of operation will be between 7:00 a.m. and 9:00 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 the Section.**

**Comment:** Should the subject site plan be approved with the recommended conditions; the subject application will be in conformance with this requirement.

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

- (i) **The proposed enrollment;**
- (ii) **The location and use of all buildings located on adjoining lots;**
- (iii) **The location and size of outdoor play or activity areas; and**
- (iv) **The location, quantity, and type of screening and landscaping.**

**Comment:** The General Notes indicate the proposed enrollment. The site plan does not indicate the location of all adjacent buildings on the adjacent lots as required in Subpart (ii) above. The site plan should be revised to show the location of all buildings on adjoining lots. A condition is included in the Recommendation section of this report to address this concern. The location and size of the outdoor play area are indicated as required by Subpart (iii) above, and the location, quantity, and type of screening are located in accordance with Subpart (iv) above.

- b. The DSP shows a site layout that is generally consistent with the applicable site design guidelines including Section 27-462, Regulations, for the C-S-C Zone.

The DSP is also consistent with Section 27-274 of the Zoning Ordinance regarding site design guidelines including those for parking, lighting and green area.

- c. Part 11 of the Zoning Ordinance requires that a total of eight parking spaces be provided for an enrollment of 63 students. The applicant is proposing a total of 13 parking spaces, including one handicap space, as required. No loading spaces are required or provided.
8. **Alternative Compliance (AC-90141) and Departure from Design Standards (DDS-528):** The site plan is in conformance with AC-90141, which had no conditions. Departure from Design Standards DDS-528 was approved on October 24, 2002 (PGCPB Resolution No. 02-224) from Sections 4.2 and 4.7 of the 1990 Landscape Manual with 11 conditions which were previously satisfied. The applicant has indicated that several required plants will be replaced and/or added to meet the previous requirements, which are shown on the plan.
9. **2010 Prince George's County Landscape Manual:** The proposal is generally exempt from the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) because no new construction is proposed and the use will not have a greater impact than the previous office use. It is noted that the property was subject to a previous Alternative Compliance approval (AC-90141) to allow a seven-foot-wide landscaped strip along Marlboro Pike and Belwood Street, and a Departure from Design Standards (DDS-528) for landscaping requirements. Notwithstanding the above, the site has been expanded since the above approvals, and the added linear length of the site is subject to Section 4.2, Landscape Strips Along Streets Section 4.7, Buffering Incompatible Uses and Section 4.9, Sustainable Landscaping Requirements.
  - a. **Section 4.2, Landscape Strips Along Streets**—Applies to all public and private road frontages, which includes that portion of Belwood Street in the current application not included in previous approvals. The applicant should revise the plan to show a ten-foot-wide planted landscape strip in accordance with this section. Staff specifically recommends that evergreen trees be provided parallel to the northern boundary of the play area for additional screening.
  - b. **Section 4.7, Buffering Incompatible Uses**—Requires that a buffer be provided between adjacent incompatible land uses. The applicant has provided Section 4.7 schedules for the eastern and southern boundaries of the play area rather than the entire length of property boundary not included in prior approvals. It appears that existing trees may fulfil planting requirements along the southern property line and a portion, if not all, of the eastern property line. The applicant should revise the plan to label the 4.7 bufferyard limits and widths, show the existing tree line, and adjust the 4.7 calculations and proposed plantings accordingly.
  - c. **Section 4.9, Sustainable Landscaping Requirements**--Requires that certain percentages of native plants be provided on-site, along with no invasive plants and no plants being planted on slopes steeper than three-to-one. Because additional plantings are proposed and required, a schedule for Section 4.9, Sustainable Landscaping Requirements should be provided. It is noted that the previously-approved Barberry shrub is an invasive species. Staff recommends that any dead Barberry shrubs be replaced with a native, non-invasive plant species.
10. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The project is exempt from the requirements of the Woodland and Wildlife Habitat Conservation

Ordinance because the property has less than 10,000 square feet of existing woodlands on-site, and there are no previously approved tree conservation plans on the subject site.

11. **Prince George's County Tree Canopy Coverage Ordinance (TCC):** The application is exempt from the requirements of the Tree Canopy Coverage Ordinance, as it does not involve land disturbance of more than 5,000 square feet.

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

a. **Community Planning**—In a memorandum dated October 13, 2016, the Community Planning Division provided the following summarized comments:

- (1) The *Plan Prince George's 2035 Approved General Plan* designates the area in the Established Communities Growth Policy area. The vision for Established Communities is a context-sensitive infill and low to medium-density development.
- (2) The subject property is within the 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment* which retained the subject property in the Commercial Shopping Center (C-S-C) Zone.
- (3) Findings of conformance with the Master Plan and General Plan are not required with this application. There are no master plan issues associated with the proposed day care center.

b. **Environmental Planning**—In an e-mail received on September 20, 2016, the Environmental Planning Section offered the following summarized comments:

- (1) The site has been issued a standard exemption from the Woodland and Wildlife Habitat Conservation Ordinance (S-074-16) because the site contains less than 10,000 square feet of existing woodland and the property has had no previous Tree Conservation Plan approvals. The exemption letter is valid until April 14, 2018. An NRI equivalency letter has been issued based on the standard woodland conservation exemption and that no regulated environmental features are proposed to be impacted. The NRI equivalency letter dated April 1, 2016, (NRI-093-2016) is valid until April 14, 2021.
- (2) No Stormwater Management Concept information was received. Prior to Planning Board approval of the application, the applicant is required to submit an approved Stormwater Management Concept Plan.

**Comment:** The applicant has since provided a Stormwater Management Concept Plan (9181-2016) and approval letter dated April 26, 2016 that is valid until April 26, 2019.

- (3) The site fronts on Marlboro Pike, a master plan designated collector roadway. The site is approximately 185 feet from Silver Hill Road, a master plan designated arterial roadway which is regulated for traffic generated noise with respect to residential uses only. No additional information with respect to noise is required for the current application. The site fronts on Marlboro Pike, a designated historic roadway. The 2010 *Prince George's County Landscape*



*Manual* (Landscape Manual) addresses the requirements with regard to buffering of scenic and historic roads. No other environmental requirements have been identified for this application.

- c. **Subdivision Review**—In a memorandum dated October 6, 2016, the Subdivision Review Section indicated that the subject property has never been the subject of a final plat of subdivision. Because there is no increase in gross floor area (GFA), a preliminary plan of subdivision is not required at this time.
  
- d. **Transportation**—In a memorandum dated October 3, 2016, the Transportation Planning Section offered the following summarized comments:
  - (1) The day care center is expected to generate 30 AM and 31 PM peak-hour trips. A portion of these, 40 percent, are pass-by trips, i.e. vehicles already on the Marlboro Pike. The projected number of trips reflects the pass-by rate. This information is provided for informational purposes only as there is no trip cap associated with the site.
  - (2) Access to the site will be provided from Belwood Street by an existing commercial entrance. Sidewalks surround the site and the parking lot is located behind the existing building which is desirable. On-site access and circulation is adequate. There may be some conflicts for left-turning vehicles exiting the site onto Marlboro Pike based on the closeness of its intersection with Silver Hill Road and the existing left-turn storage lane.
  - (3) The site is adjacent to Marlboro Pike, which is a master plan collector roadway listed in the 2009 *Approved Marlboro Pike Sector Plan and Approved Sectional Map Amendment* with a right-of-way width of 80 feet. No new development is proposed in the master plan right-of-way. Belwood Street, a non-master plan roadway, is shown on the site plan with 50 feet of right-of-way.
  - (4) There are no underlying transportation conditions.
  - (5) Overall from the standpoint of transportation, it is determined that this plan is acceptable and meets the finding required for a detailed site plan as described in the Zoning Ordinance.
  
- e. **Trails**—In a memorandum dated October 25, 2016, the following summarized comments were provided:
  - (1) The Transportation Planning Section reviewed the detailed site plan application referenced above for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2009 *Approved Marlboro Pike Sector Plan and Sectional Map Amendment* (area master plan) in order to implement planned trails, bikeways, and pedestrian improvements. The subject application proposes a day care facility within an existing structure.
  - (2) The developed portion of the site includes standard sidewalks along both Marlboro Pike and Belwood Street. A striped walkway is indicated between the building and the proposed outdoor play area.

Because no new construction is proposed, additional frontage improvements are not warranted and the requirements of the design guidelines are not triggered.

- f. **Permit Review**—In a memorandum dated September 19, 2016, the Permit Review Section offered comments that have either been addressed in revisions or are included as conditions in the Recommendation section of this report.
- g. **Historic Preservation**—In an e-mail received September 21, 2016, the Historic Preservation Section indicated the proposal will have no effect on historic or archeological resources.
- f. **Prince George’s County Police Department**—At the time of the writing of this technical staff report, no comment was received from the Police Department.
- g. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated October 28, 2016, DPIE provided the following summarized comments:
  - (1) The DSP is consistent with Stormwater Management Concept Plan No. 19181-2016, dated April 26, 2016 and valid until April 26, 2019.
  - (2) An appropriate DPIE permit is required for all additional access points from existing County roads, improvements of existing access points, utility taps and on-site grading work associated with this site.
  - (3) DPIE has no objection to the proposed DSP.
- h. **Prince George’s County Health Department**—At the time of the writing of this technical staff report, no comment was received from the Health Department.
- i. **Maryland State Highway Administration (SHA)**—At the time of the writing of this technical staff report, no comment was received from SHA.
- j. **The Prince George’s County Fire/EMS Department**—At the time of the writing of this technical staff report, no comment was received by the Fire Department.
- k. **The Washington Suburban Sanitary Commission (WSSC)**—At the time of the writing of this technical staff report, no comment was received from WSSC.
- l. **Verizon**—At the time of the writing of this technical staff report, no comment was received from Verizon.
- m. **The Potomac Electric Power Company (PEPCO)**—At the time of the writing of this technical staff report, no comment was received from PEPCO.
- n. **The Towns of District Heights**—At the time of the writing of this technical staff report, no comment was received from the Town of District Heights.
- o. **The Town of Capitol Heights**—At the time of the writing of this technical staff report, no comment was received from the Town of Capitol Heights.

13. 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 costs and without detracting substantially from the utility of the proposed development for its intended use.
14. Section 27-285(b)(4) of the Zoning Ordinance provides the following required finding for approval of a detailed site plan:
  - (4) The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

**Comment:** There are no regulated environmental features located on the subject site, therefore, this requirement does not apply.

## 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-15039 for Day Care Center at 6000 Marlboro Pike, subject to the following conditions:

1. Prior to certification of this detailed site plan (DSP), the following revisions shall be made or information provided:
  - a. A striped crosswalk shall be provided across the entrance driveway, along Belwood Street.
  - b. Provide site plan notes as follows:
    - (1) Indicate the play area is more than 25 feet from any dwelling on an adjoining lot.
    - (2) “Resilient flooring in accordance with the standards of the American Society for Testing and Materials (ASTM) shall be provided in the proposed outdoor play area where play equipment will be installed.”
    - (3) “Grading of the outdoor play area shall ensure complete drainage of any stormwater from the play area.”
  - c. The site plan shall be revised to show the location of all buildings on adjoining lots.
  - d. Provide the allowed and provided sign area calculations per Section 27-617 of the Zoning Ordinance and indicate the location of the building-mounted sign on the building elevation.
  - e. Show a ten-foot-wide planted landscape strip along Belwood Street in accordance with Section 4.2 of the Landscape Manual. Six evergreen trees shall be provided in a staggered line in partial fulfillment of Section 4.2 requirements to screen the play area.

- f. Revise the plan to label the 4.7 bufferyard limits and widths, show the existing tree line, and adjust the 4.7 calculations and proposed plantings accordingly.
- g. Provide a schedule for Section 4.9, Sustainable Landscaping Requirements. Any dead Barberry shrubs shall be replaced with a native, non-invasive plant species.

**ITEM:**

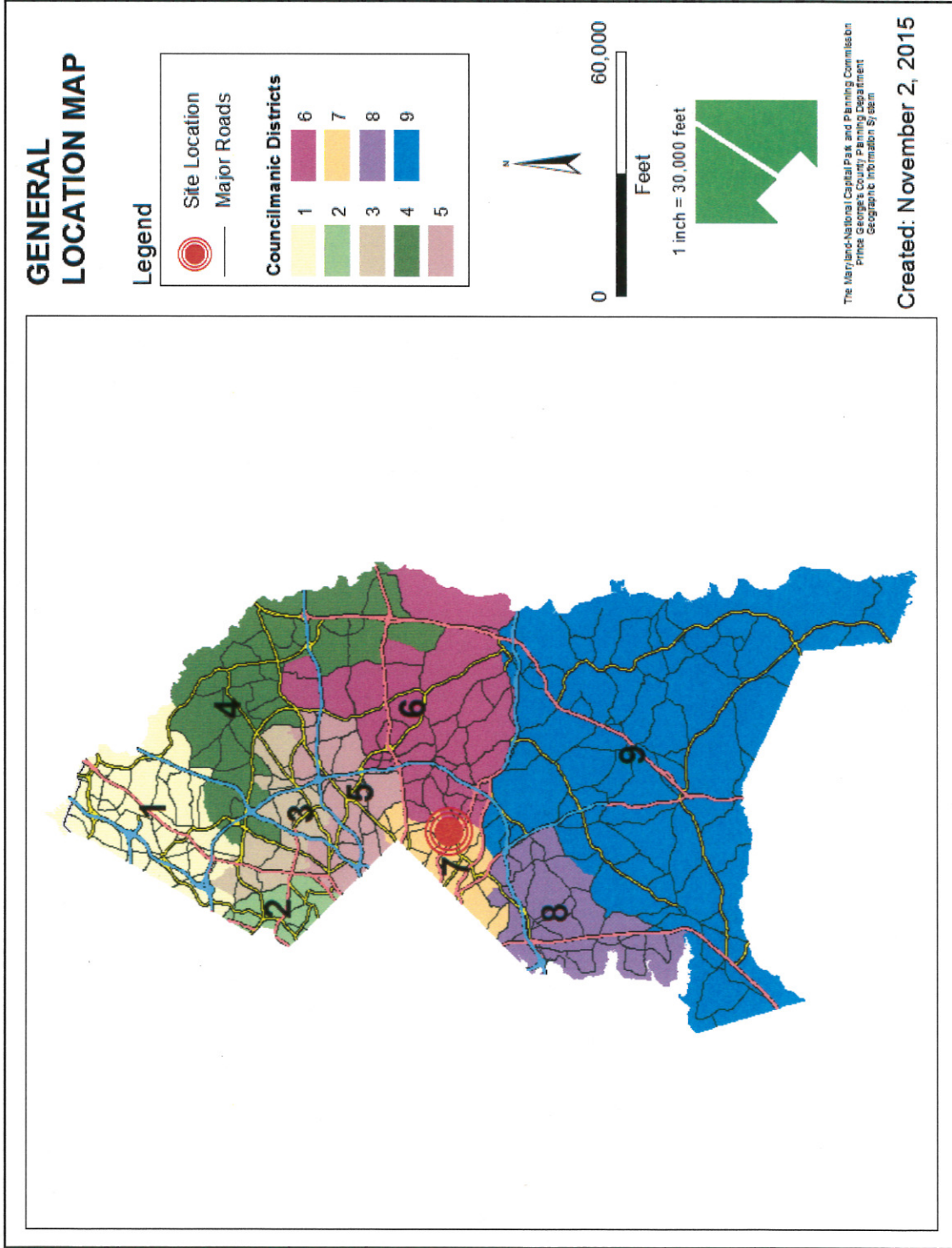
**CASE: DSP-15039**

**DAY CARE CENTER  
AT 6000 MARLBORO PIKE**

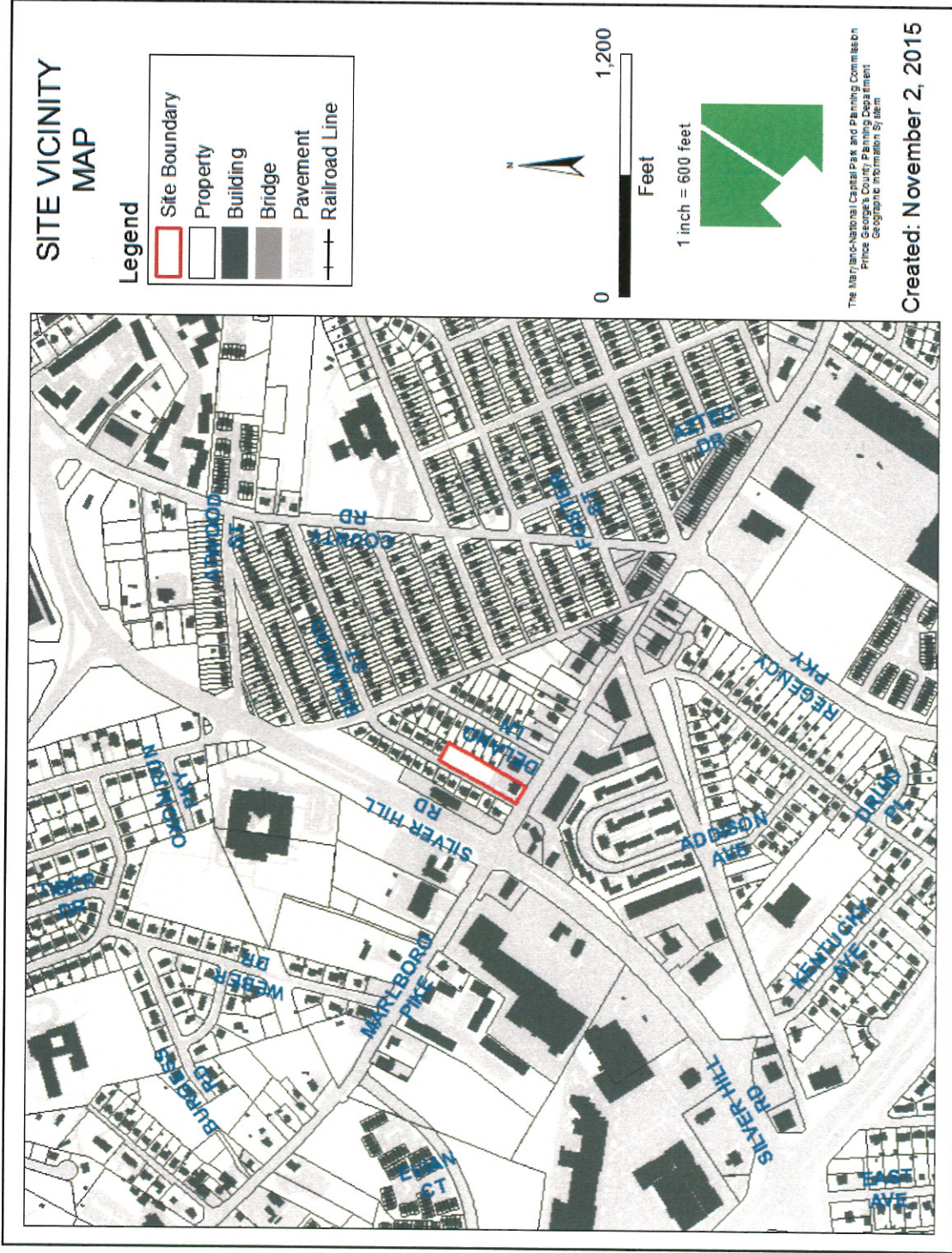
**THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT**



# GENERAL LOCATION MAP

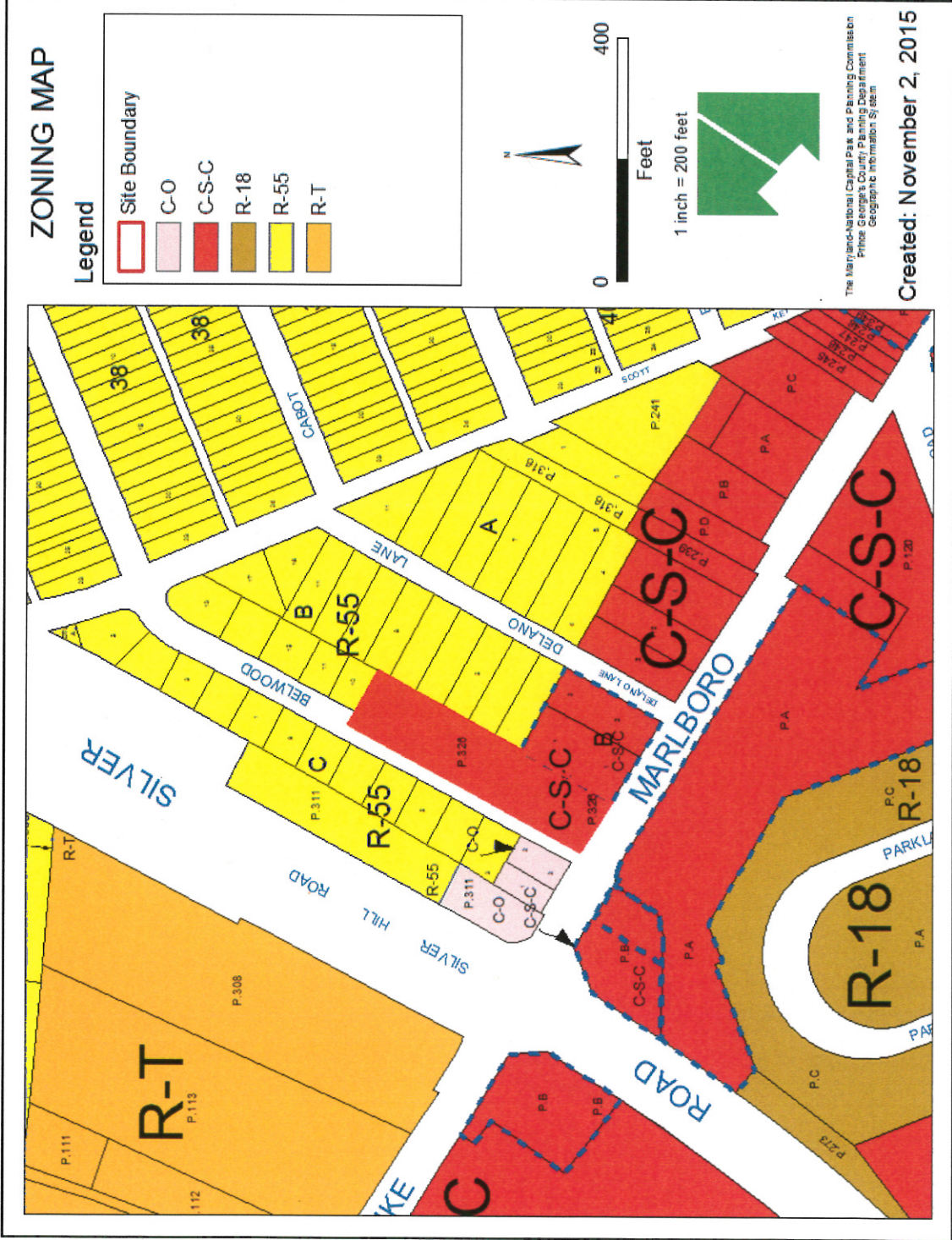


# SITE VICINITY MAP





# ZONING MAP

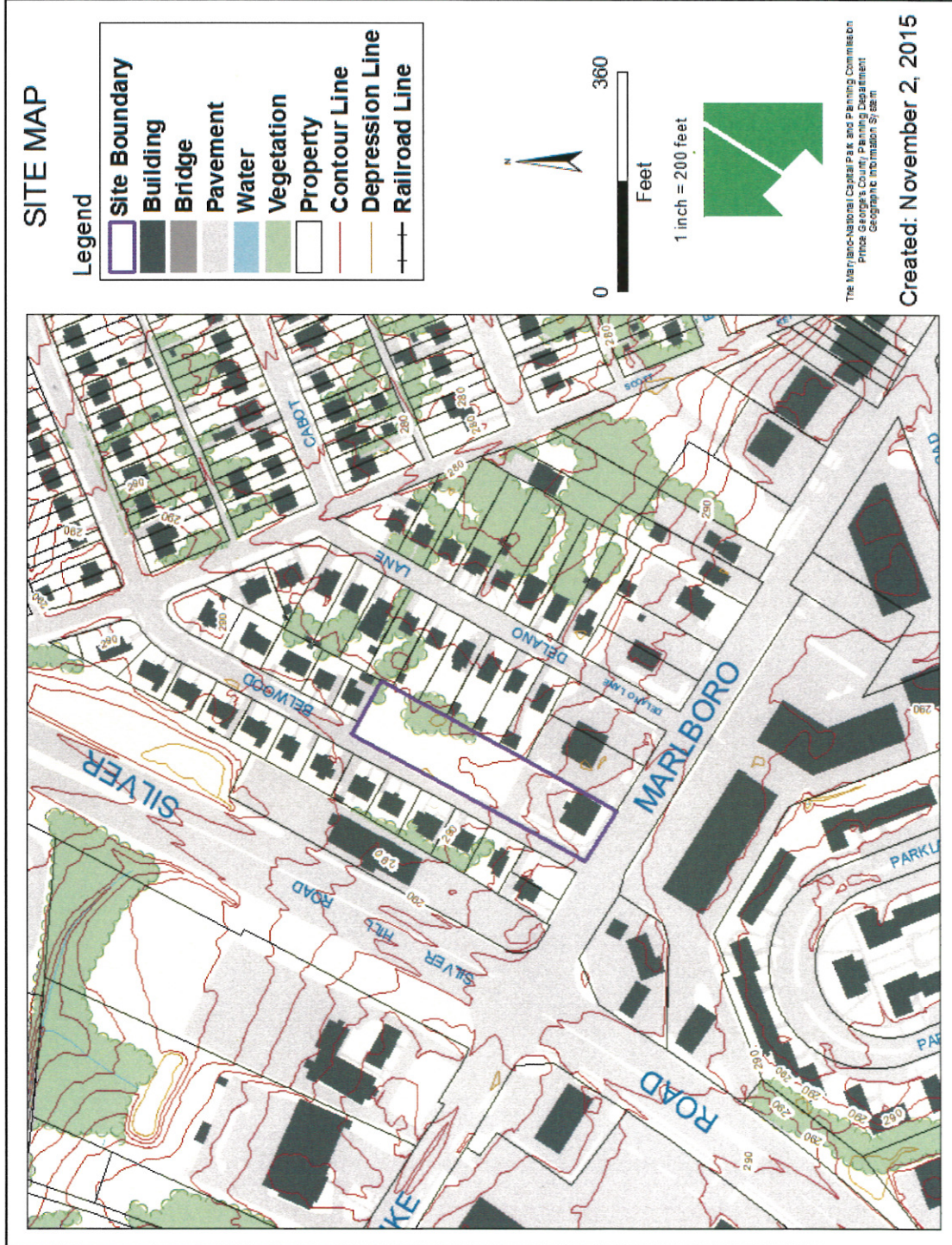




# AERIAL MAP



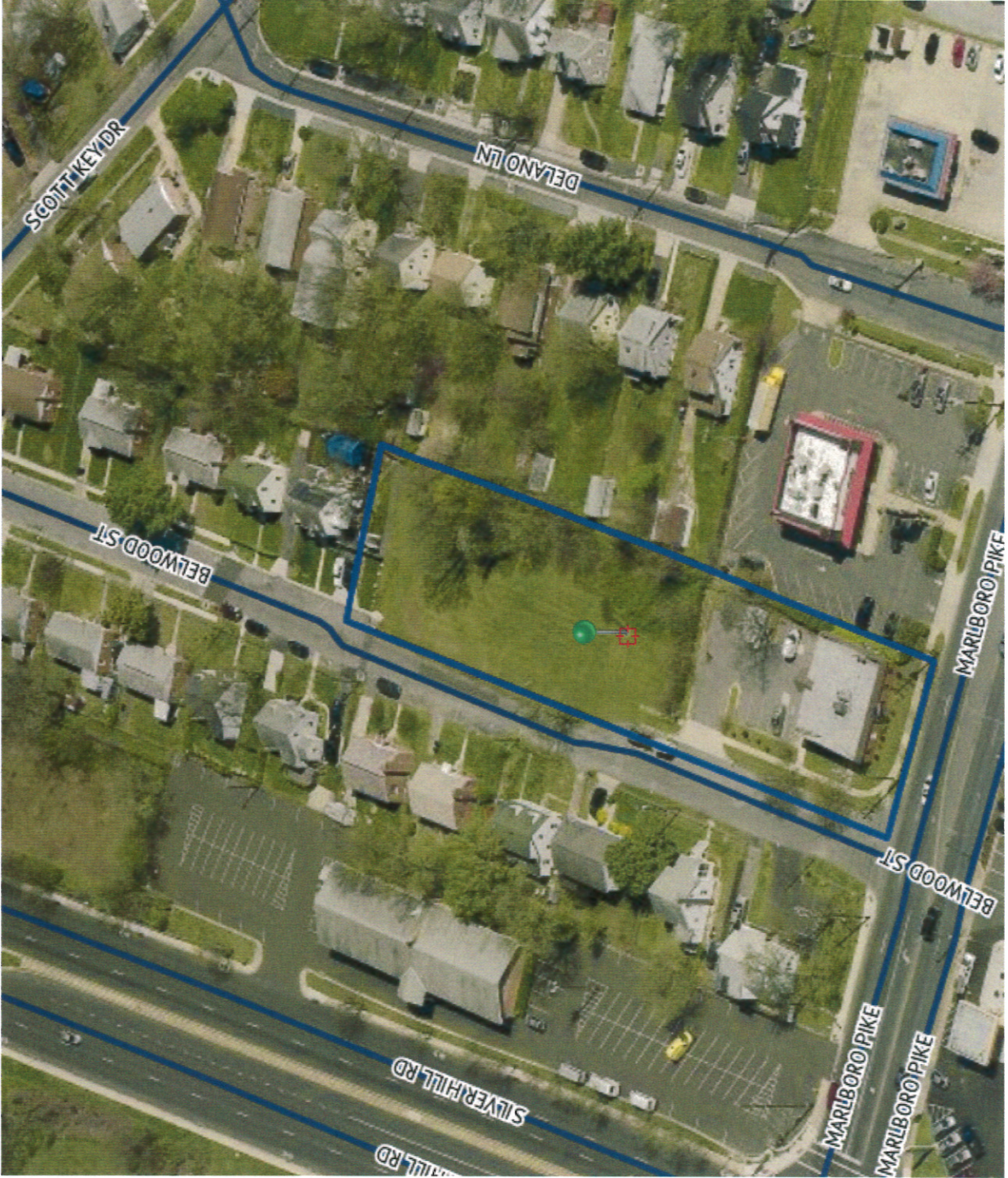
# SITE MAP



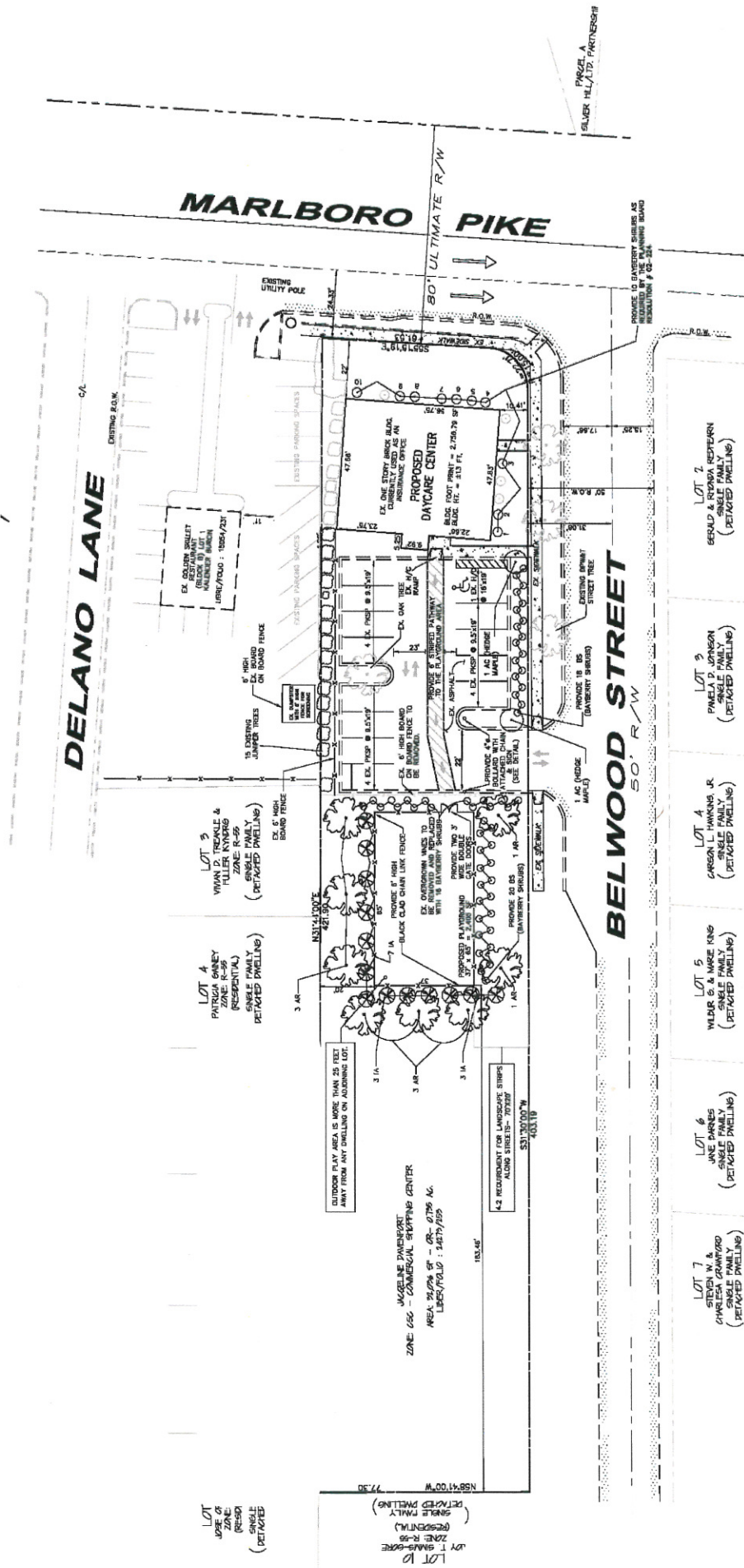
# MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



# SITE PLAN



# EXISTING SITE



NORTHWEST ELEVATION – EV01



WEST ELEVATION – EV02



NORTH WEST ELEVATION – EV03



WEST ELEVATION – EV04



NORTHEAST ELEVATION – EV05



NORTHEAST ELEVATION – EV06



SOUTH ELEVATION – EV07

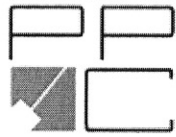


SOUTH ELEVATION – EV08



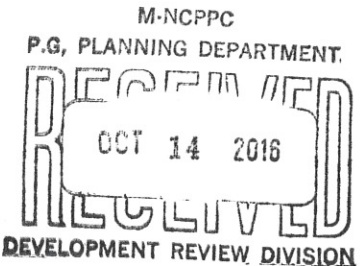
WEST ELEVATION – EV09

MN  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



Prince George's County Planning Department  
Community Planning Division

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
TTY: (301) 952-4366  
www.mncppc.org/pgco  
301-952-3972



October 13, 2016

**MEMORANDUM**

TO: Cynthia Fenton, Urban Design, Development Review Division  
VIA: David A. Green, Planning Supervisor, Community Planning Division  
FROM: Chidy Umeozulu, Planner Coordinator, Community Planning Division  
SUBJECT: DSP 15039, Daycare Center

**DETERMINATIONS**

Findings of conformance to the Master Plan and General Plan are not required with this application.

**BACKGROUND**

Location: Southeast quadrant of the intersection of Marlboro Pike and Belwood Street  
Size: 0.74 acres  
Existing Uses: Insurance office  
Proposal: Daycare for 63 children

**GENERAL PLAN, MASTER PLAN, AND SMA**

**General Plan:** Plan Prince George's 2035 designates the area in the Established Communities Growth Policy area. The vision for Established Communities is a context-sensitive infill and low to medium-density development

**Master/Sector Plan:** 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment*

Planning Area/

Community: PA 75A/Capitol Heights

Land Use: Commercial

Environmental: Refer to the Environmental Planning Section's referral for conformance with the Environmental Infrastructure Chapter of the Master Plan and the 2005 *Countywide Green Infrastructure Plan*.

Historic Resources: There are no historic sites or resources on or adjacent to the site.

- Transportation: Marlboro Pike (C-410) is recommended for two or four lanes within 80 - 100 feet right of way (R-O-W).
- Public Facilities: There are no public facilities on or adjacent to the subject site.
- Parks & Trails: There are no parks recommended on or adjacent to the the subject property. The sector plan recommends bicycle lanes and sidewalks along Marlboro Pike to provide multi-modal accessibility along the corridor.
- Aviation/ILUC: The subject property is not impacted by the pending M-I-O Zone.
- SMA/Zoning: The 2009 *Approved Marlboro Pike Sector Plan and SMA* retained the subject property in the Commercial Shopping Center (C-S-C) Zone.

#### **PLANNING ISSUES**

There are no Master Plan issues associated with this application.

#### **RECOMMENDED CONDITIONS**

N/A

cc: Ivy A. Lewis, Chief, Community Planning Division  
Long-range Agenda



October 6, 2016

**MEMORANDUM**

**TO:** Cynthia Fenton, Urban Design Section  
**VIA:** Whitney Chellis, Subdivision Section *WAC*  
**FROM:** John Ferrante, Subdivision Section *JF*  
**SUBJECT:** DSP-15039, Day Care Center at 6000 Marlboro Pike

The subject property is known as Parcel 326, is located on Tax Map 81 in Grid B-2, and is approximately 32,036 square feet. The property is zoned C-S-C, (Commercial Shopping Center), and is currently improved with approximately 2,757 square foot of gross floor area. Through the subject detailed site plan application, the applicant is requesting to utilize the existing structure as a daycare center with up to 63 children.

The property is a legal acreage parcel that has never the subject of final plat of subdivision. There is no increase in gross floor area proposed with this application. As a result, a new preliminary plan of subdivision is not required at this time for the subject DSP application.

There are no other subdivision issues at this time.

## Fenton, Cynthia

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**From:** Reiser, Megan  
**Sent:** Tuesday, September 20, 2016 3:06 PM  
**To:** Fenton, Cynthia  
**Subject:** DSP-15039; Daycare Center at 6000 Marlboro Pike

**Categories:** Referrals

Hi Cynthia,

The Environmental Planning Section (EPS) has reviewed the referral package stamped as received by EPS on September 14, 2016. The proposal is for a daycare center.

The site has been issued a standard exemption from the Woodland and Wildlife Habitat Conservation Ordinance (S-074-16) because the site contains less than 10,000 square feet of existing woodland and the property has had no previous Tree Conservation Plan approvals. The exemption letter is valid until April 14, 2018. An NRI equivalency letter has been issued based on the standard woodland conservation exemption and that no regulated environmental features are proposed to be impacted. The NRI equivalency letter is valid until April 14, 2021.

No Stormwater Management Concept information was received. Prior to Planning Board approval of the application, the applicant is required to submit an approved Concept.

The site fronts on Marlboro Pike, a Master Plan designated collector roadway. The site is approximately 185 feet from Silver Hill Road, a Master Plan designated arterial roadway which is regulated for traffic generated noise with respect to residential uses only. No additional information with respect to noise is required for the current application. The site fronts on Marlboro Pike, a designated historic roadway. The Landscape Manual addresses the requirements with regard to buffering of scenic and historic roads. No other environmental requirements have been identified for this application.

Thanks,  
Megan



**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**

Prince George's County Planning Department  
Countywide Planning Division, Transportation Planning Section

(301) 952-3680  
www.mncppc.org

October 3, 2016

**MEMORANDUM**

TO: Cynthia Fenton, Urban Design Section, Development Review Division  
FROM: Eric Jenkins, Transportation Planning Section, Countywide Planning Division  
VIA: Tom Masog, Transportation Planning Section, Countywide Planning Division  
SUBJECT: DSP-15039, Day Care Center @ 6000 Marlboro Pike

The Transportation Planning Division has reviewed the detailed site plan application referenced above. The site consists of 0.74 acres in the C-S-C Zone. It is located in the southeast quadrant of the intersection of Marlboro Pike and Belwood Street. The applicant is proposing a day care center.

**Background**

The applicant is proposing a day care center for 63 children. The site has been used as an insurance office. Day care is a permitted use within the C-S-C Zone. There are no underlying transportation conditions.

**Review**

The day care center is expected to generate 30 AM and 31 PM peak hour trips. A portion of these, 40 percent, are pass-by trips, i.e.; vehicles already on the Marlboro Pike. The projected number of trips reflects the pass-by rate.

Access to the site will be provided on Belwood Street by an existing commercial entrance. Sidewalks surround the site and the parking lot is located behind the existing building which is desirable. On-site access and circulation is adequate. There may be some conflicts for left-turning vehicles exiting the site onto Marlboro Pike based on the closeness of its intersection with Silver Hill Road and the existing left-turn storage lane.

The site is adjacent to Marlboro Pike, which is a master plan collector roadway listed in the *Approved Marlboro Pike Sector Plan and Adopted Sectional Map Amendment* with a right-of-way width of 80 feet. No new development is proposed in the master plan right-of-way. Belwood Street, a non-master plan roadway, is shown on the site plan with 50 feet of right-of-way.

**Conclusion**

Overall from the standpoint of transportation, it is determined that this plan is acceptable and meets the finding required for a detailed site plan as described in the Zoning Ordinance.



**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**

Prince George's County Planning Department  
Countywide Planning Division, Transportation Planning Section

(301) 952-3680  
www.mncppc.org

October 25, 2016

**MEMORANDUM**

TO: Cynthia Fenton, Development Review Division  
FROM:  Fred Shaffer, Transportation Planning Section, Countywide Planning Division  
SUBJECT: Detailed Site Plan Review for Master Plan Trail Compliance

The following Detailed Site Plan was reviewed for conformance with the *Approved Countywide Master Plan of Transportation* and/or the appropriate area Master Plan in order to provide the Master Plan Trails.

Detailed Site Plan Number: DSP-15039

Name: Daycare Center at 6000 Marlboro Pike

Type of Master Plan Bikeway or Trail

|                   |               |                           |               |
|-------------------|---------------|---------------------------|---------------|
| Municipal R.O.W.* | <u>      </u> | Public Use Trail Easement | <u>      </u> |
| PG Co. R.O.W.*    | <u>  X  </u>  | Nature Trails             | <u>      </u> |
| SHA R.O.W.*       | <u>      </u> | M-NCPPC – Parks           | <u>      </u> |
| HOA               | <u>      </u> | Bicycle Parking           | <u>      </u> |
| Sidewalks         | <u>  X  </u>  | Trail Access              | <u>      </u> |

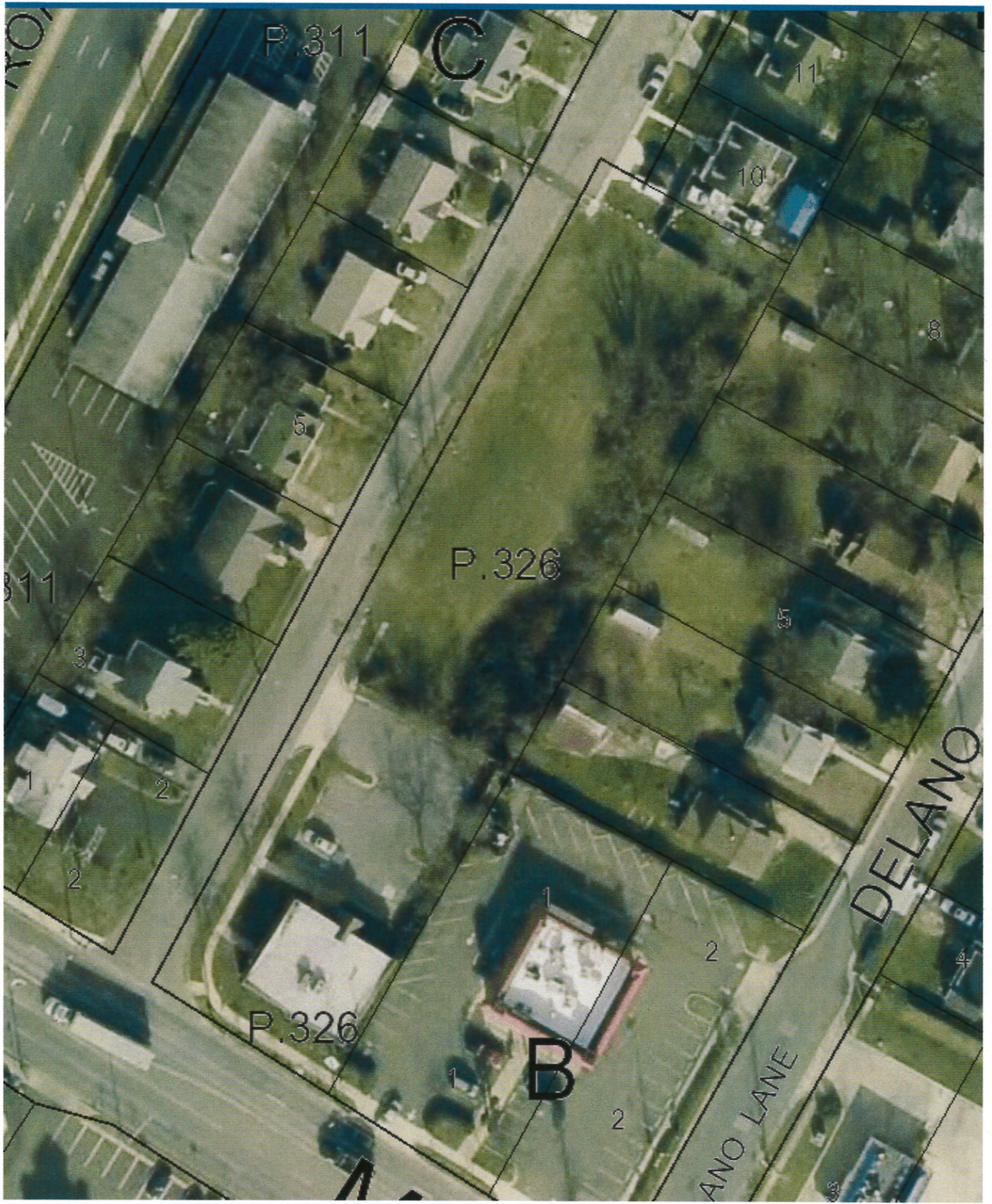
\*If a Master Plan Trail is within a city, county, or state right-of-way, an additional two - four feet of dedication may be required to accommodate construction of the trail.

The Transportation Planning Section has reviewed the detailed site plan application referenced above for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2010 *Approved Marlboro Pike Sector Plan and Sectional Map Amendment* (area master plan) in order to implement planned trails, bikeways, and pedestrian improvements. Staff recommendations based on current or proposed conditions are also included in this memo. The subject site consists of .74 acres within the C-S-C zone. The application proposes a 2,757 square foot day care center within an existing structure. No new construction is proposed.

**Review Comments (Master Plan Compliance and Prior Approvals)**

The subject application proposes a daycare facility within an existing structure. No new construction is proposed and the developed portion of the site includes standard sidewalks along both Marlboro Pike and Belwood Street. A striped walkway is indicated between the building and the proposed outdoor play area. Because no new construction is proposed, additional frontages improvements are not warranted at this time and the requirements of the design guidelines are not triggered.

**Recommendations:** There are no master plan trails recommendations.



Daycare Center at 6000 Marlboro Pike; DSP-15039

## Fenton, Cynthia

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**From:** Lester, Thomas  
**Sent:** Wednesday, September 21, 2016 4:00 PM  
**To:** Fenton, Cynthia  
**Cc:** Stabler, Jennifer  
**Subject:** Referral Comments

**Categories:** Referrals

Cynthia:

The following referrals will have NO effect on historic or archeological resources.

DSP-98061-04 Navy Federal Credit Union (City of Capitals)

DSP-15039 Day Care Center at 6000 Marlboro Pike ✓

DSP-16034 H&E Equipment Services (Located at 8087 Parston Drive, District Heights, 20747)

Thank you,

Thomas Lester  
Principal Planning Technician  
M-NCPPC, Prince George's County  
Historic Preservation Section  
14741 Governor Oden Bowie Drive  
Upper Marlboro, MD 20772  
301-952-3756  
[Thomas.Lester@ppd.mncppc.org](mailto:Thomas.Lester@ppd.mncppc.org)

September 19, 2016

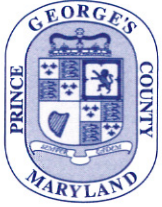
**MEMORANDUM**

TO: Cynthia Fenton, Urban Design

FROM: Michelle Hughes, Permit Review Section, Development Review Division

SUBJECT: Referral Comments for DSP-15039, Daycare Center @ 6000 Marlboro Pike

1. A note should be placed on site plan indicating outdoor play area is more than 25 feet from any dwelling on adjoining lot.
2. A note should be placed on site plan indicating outdoor play area has sufficient shade during warmer months.
3. A note should be placed on the site plan indicating outdoor play area shall be limited to 7am and 9pm.
4. The use of Lots 2 through 7 should be provided on the site plan.
5. Justification statement should be updated to correct permit 25033-2033 to 25033-2003.
6. A 4.9 landscape schedule is required.
7. The site is subject to 4.7 for the entire linear feet of the playground area on the southern property line.
8. 4.7 landscape strip for the eastern property line along playground should be relocated to this property line.
9. The site is subject to 4.2 of the entire linear feet of the playground area adjacent to Belwood Lane.
10. Is the site in compliance with previously approved DDS-528?



Rushern L. Baker, III  
County Executive

THE PRINCE GEORGE'S COUNTY GOVERNMENT  
Department of Permitting, Inspections and Enforcement  
Site/Road Plan Review Division



MEMORANDUM

October 28, 2016

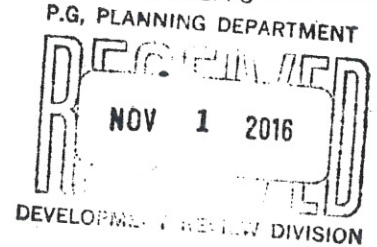
**TO:** ✓ Cynthia Fenton, Urban Design Section  
Development Review Division, M-NCPPC

**FROM:** Mary C. Giles, P.E., Associate Director  
Site/Road Plan Review Division, DPIE

**RE:** Daycare Center at 6000 Marlboro Pike  
Detailed Site Plan No. DSP-15039

**CR:** Marlboro Pike, 3-999

**CR:** Belwood Street, 3-629



*MCG*

In response to the Detailed Site Plan No. DSP-15039 referral for a 2,757 square foot daycare for 63 children, the Department of Permitting, Inspections and Enforcement (DPIE) offers the following:

- The subject property is located on the southeast quadrant of the intersection of Marlboro Pike and Belwood Street.
- This review is for the development of a 63 child daycare center in an existing commercial office building and thus will not involve any new construction.
- The proposed Detailed Site Plan is consistent with approved Site Development Concept Plan No. 19181-2016, dated April 26, 2016 and valid until April 26, 2019.
- An appropriate DPIE permit is required for all additional access points from existing County roads, improvements of existing access points, utility taps and on site grading work associated with this site.
- DPIE has no objection to the proposed DSP-15039



Cynthia Fenton  
October 28, 2016  
Page 2

This memorandum incorporates the Site Development Plan Review pertaining to Stormwater Management (County Code 32-182(b)). The following comments are provided pertaining to this approval phase:

- a) Final site layout, exact impervious area locations are not shown on plans.
- b) Exact acreage of impervious areas has not been provided.
- c) Proposed grading is not shown on plans.
- d) Stormwater volume computations have not been provided.
- e) Erosion/sediment control plans that contain the construction sequence, and any phasing necessary to limit earth disturbances and impacts to natural resources, and an overlay plan showing the types and locations of ESD devices and erosion and sediment control practices are not included in the submittal.
- f) A narrative in accordance with the code has not been provided.
- g) Applicant shall provide items (a-g) at the time of filing final site permits.

If you have any questions or need additional information, please contact Mr. Nanji Formukong, Engineer for this area, at 301.636.2060.

MCG:Nf:dar

cc: Rey de Guzman, P.E., Chief, S/RPRD, DPIE  
Nanji Formukong, Engineer, S/RPRD, DPIE  
Rosbor Tillie, 13616 Hollow Log Drive, Upper Marlboro,  
Maryland 20774  
Civtech Designs, Inc, 11012 Rhodenda Place, Upper Marlboro,  
Maryland 20772



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

Date: December 6, 1990

To: Dr. Fern Piret, Planning Director  
From: Steve Adams, Alternative Compliance Committee  
Subject: Project Name Bender Medical Building  
Project No. 7876-90-CGU AC - 90141

Alternative Compliance Committee Review

Recommendation:  Approval of all elements of the application except along the eastern property line with Burger King, for which the Committee recommends denial.  
 Denial

Justification:  
For the landscaped strips along Marlboro Pike and Edwood Street, reduced width of the landscaped strip has been compensated for with numbers of plants in excess of the normal requirement. Along the eastern property line with Burger King, the Committee did not feel the applicant was proposing anything approaching equal or better to the normally required 20 ft. landscape strip (the proposed strip varies from 2-5 ft. in width). Therefore, the Committee feels a D.D.S. is more appropriate in this case.

S. D. A. 12-6-90  
Reviewer's Initials Date

Planning Director's Review

Final Decision:  Approval I find the board on board fence with some planting adequate on the eastern property line and that it constitutes equal compliance w/ the maintenance area.  
 Denial  
Recommendation:  Approval  
 Denial  
 To Planning Board  
 To District Council  
 To Zoning Hearing Examiner

Fern Piret 12-10-90  
Planning Director's Signature Date

Appeal of Planning Director's Decision

Appeal Filed: \_\_\_\_\_  
Planning Board Hearing Date: \_\_\_\_\_  
Planning Board Decision:  Approval  Denial  
Resolution No: \_\_\_\_\_

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board has reviewed DDS-528 requesting a departure from landscaping requirements in accordance with Subtitle 27 of the Prince George's County Code; and

WHEREAS, the Technical Staff Report dated September 8, 2002 recommends DENIAL of DDS-528; and

WHEREAS, after consideration of the evidence presented at the public hearing on October 24, 2002, the Prince George's County Planning Board disagreed with the recommendation in the Technical Staff Report based on the following findings:

- A. The subject property is a rectangular-shaped parcel located on the southeast corner of the intersection of Marlboro Pike and Belwood St. The property is developed with a one-story brick building that is similar in design to a large single-family home. A six-foot-high board-on-board fence is located along the eastern and northern property lines. Access to the property is via a driveway on Belwood St., which is connected to an asphalt parking lot.

The property is surrounded by the following uses:

North- Single-family detached homes in the R-55 Zone.

East - Fast-food restaurant in the C-S-C Zone and single-family detached home in the R-55 Zone.

South - Across Marlboro Pike is the Parkland Shopping Center in the C-S-C Zone and a gas station to the southwest, also in the C-S-C Zone.

West - Across Belwood St. is a single-family detached home in the C-O Zone and single-family detached homes further to the northwest along Belwood St. in the R-55 Zone.

- B. The property was rezoned from the R-R and C-2 Zones to the C-O Zone during the 1986 Sectional Map Amendment for Suitland-District Heights and Vicinity. Alternative Compliance (AC-90141) was granted in 1990 for the following sections of the *Landscape Manual*:
1. Section 4.7 (Bufferyard Requirements) along the eastern property line with a condition requiring a board-on-board fence;
  2. Sections 4.2 (Commercial/Industrial Landscaped Strip) and 4.3 (Parking Lot Requirements) to reduce the width of these landscaped strips along Marlboro Pike and Belwood St. from ten feet to approximately seven feet.
- C. The applicant requests a departure from the *Landscape Manual* requirements for Commercial/Industrial Landscaped Strips in Section 4.2(b) and 4.7 Buffering Incompatible Uses. Section 4.2(b) requires a ten-foot-wide landscaped strip along the building frontage on Marlboro

Pike and Belwood St. A previous Alternative Compliance application (AC-90141) was approved which allows this landscaped strip to be seven feet wide. Section 4.7 requires a 20-foot-wide landscaped strip along the R-55 zoned portions of the adjoining property.

- D. The applicant proposes a site plan that provides no additional landscaping. The Technical Staff, however, has proposed an alternative that permits a lesser amount of plant materials than required by the Landscape Manual, but still meets the spirit and intent of the Manual. The applicant and Planning Board are also in favor of the alternative recommended by the Technical Staff. Staff recommends the following revisions to the site plan:
1. Site plan note 22 must be revised to correctly indicate that the subject use is an “insurance office”.
  2. Provide 10 barberry shrubs (3 gal. containers) along the perimeter of the building on Marlboro Pike and Belwood St and revise the Commercial/Industrial landscaped strip schedule for Section 4.2 to reflect this requirement.
  3. The bufferyard between the R-55 Zoned properties to the east and north, the shall be planted with barberry shrubs (3 gal. containers) at one shrub per five linear feet and two skyrocket junipers, one at each end of the fence along the northern property line. The appropriate schedules for bufferyards shall be provided on the plan in accordance with Section 4.7 of the Landscape Manual.
  4. The ultimate right-of-way for Marlboro Pike must be labeled on the site plan.
  5. The general notes on the site plan should include approved Appeal 10937, which granted a two-foot variance to the setback requirement along Marlboro Pike.
  6. General note 10 should be deleted from the site plan. The required parking for this insurance office is not calculated at 1 parking space for every 200 square feet gross floor area.
  7. General notes 24 and 25 should be removed from the site plan. The C-S-C Zone does not have a ten percent green area requirement.
  8. A ramp or depressed curb for the parking space for the physically handicapped must be indicated on the site plan.
  8. The adjacent use of the residentially zoned property to the east (Lot 3) should be labeled on the site plan as a single-family detached dwelling.
  9. Show the location of the existing board-on-board fence along the eastern and northern property lines.
  10. In calculating the plant schedules, all fractions of shade trees and shrubs shall be rounded up to the next whole number.

E. **Section 27-239.01(b)(9)(A) of the Zoning Ordinance provides that in order for the Planning Board to grant the departure, it shall make the following findings:**

- 1. The purposes of this Subtitle will be equally well or better served by the applicant's proposal.**

The purposes of the Zoning Ordinance will be equally well or better served by the alternative recommended by the Technical Staff. The applicant essentially is proposing to provide no additional landscaping. As a small business owner, the applicant contends that the cost of providing the required landscaping is prohibitive. However, a lesser amount of landscaping (as proposed by staff) can be provided which would meet the spirit and intent of the *Landscape Manual* without being in full compliance.

- 2. The departure is the minimum necessary, given the specific circumstances of the request.**

The departure is the minimum necessary, given the specific circumstances of the request. With respect to the five-foot-wide parking lot landscape strip required in section 4.3(b) of the *Landscape Manual* along the eastern property line, the Planning Board further finds that this area is less than five-feet-wide and is too narrow to provide the required landscaping. The Board is concerned that fumes from cars in the parking lot would eventually kill plant materials placed along this strip of land. No additional landscaping will, therefore, be required along the portion of the parking lot that abuts the eastern property line.

- 3. The departure is necessary in order to alleviate circumstances that are unique to the site or prevalent in areas of the County developed prior to November 29, 1949.**

The departure is necessary in order to alleviate circumstances that are unique to the site. The subject property is impacted by heavy pedestrian traffic that crosses the site en route to a bus stop on Marlboro Pike. Both pedestrian and vehicle traffic makes it difficult to maintain landscaping.

- 4. The departure will not impair the visual, functional or environmental quality or integrity of the site or of the surrounding neighborhood.**

The departure will not impair the visual, functional or environmental quality or integrity of the site or of the surrounding neighborhood. The Planning Board recognizes that full compliance with the landscaping requirements would be a hardship to the applicant. A lesser amount of plant materials can be provided and still meet the spirit and intent of the *Landscape Manual*.

- (B) For a departure from a standard contained in the *Landscape Manual*, the Planning Board shall find, in addition to the requirements in paragraph (A) above, that there is no feasible proposal for alternative compliance, as**

**defined in the *Landscape Manual*, which would exhibit equal or better design characteristics.**

The statement of justification and a letter dated May 11, 2000 from the applicant submits that the cost of providing landscaping in accordance with the approved landscape plan is not economically feasible. The applicant also raises valid points regarding pedestrian traffic destroying landscaping on the property. With a bus stop in front of the property, it is likely that a fully landscaped ten-foot-wide strip along Marlboro Pike and Belwood St. could be significantly damaged. Staff believes it is both feasible and appropriate under these conditions to require ten barberry shrubs (three-gallon containers) along the perimeter of the building on Marlboro Pike and Belwood St. With respect to the bufferyard between the R-55 zoned properties to the east and north, the applicant should provide barberry shrubs (three-gallon containers) at one shrub per five linear feet and two skyrocket junipers, one at each end of the fence along the northern property line.

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 APPROVES the above-noted application, subject to the following conditions:

1. Site plan note 22 must be revised to correctly indicate that the subject use is an "insurance office".
2. Provide 10 barberry shrubs (3 gal. containers) along the perimeter of the building on Marlboro Pike and Belwood St and revise the Commercial/Industrial landscaped strip schedule for Section 4.2 to reflect this requirement.
3. The bufferyard between the R-55 Zoned properties to the east and north, the shall be planted with barberry shrubs (3 gal. containers) at one shrub per five linear feet and two skyrocket junipers, one at each end of the fence along the northern property line. The appropriate schedules for bufferyards shall be provided on the plan in accordance with Section 4.7 of the Landscape Manual.
4. The ultimate right-of-way for Marlboro Pike must be labeled on the site plan.
5. The general notes on the site plan should include approved Appeal 10937, which granted a two-foot variance to the setback requirement along Marlboro Pike.
6. General note 10 should be deleted from the site plan. The required parking for this insurance office is not calculated at 1 parking space for every 200 square feet gross floor area.
7. General notes 24 and 25 should be removed from the site plan. The C-S-C Zone does not have a ten percent green area requirement.
8. A ramp or depressed curb for the parking space for the physically handicapped must be

indicated on the site plan.

9. The adjacent use of the residentially zoned property to the east (Lot 3) should be labeled on the site plan as a single-family detached dwelling.
10. Show the location of the existing board-on-board fence along the eastern and northern property lines.
11. In calculating the plant schedules, all fractions of shade trees and shrubs shall be rounded up to the next whole number.

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

\* \* \* \* \*

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 Eley, seconded by Commissioner Lowe, with Commissioners Eley, Lowe, Brown, Scott and Hewlett voting in favor of the motion, at its regular meeting held on Thursday, October 24, 2002, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 14th day of November 2002.

Trudye Morgan Johnson  
Executive Director

By Frances J. Guertin  
Planning Board Administrator

TMJ:FJG:JJ:rmk

(Revised 8/9/01)



July 16, 2016

M-NCPPC Development Review Division  
Attn: Ms. Cynthia Fenton  
14741 Governor Oden Bowie Drive  
Upper Marlboro, MD 20772

RE: **STATEMENT OF JUSTIFICATION**  
Detailed Site Plan- **DSP-15039**  
Daycare Center @ 6000 Marlboro Pike  
District Heights, MD 20747

The site listed above proposes a sixty-three (63) child day care facility. This site has received approval of a prior Departure from Design Standards (DDS-528) per Resolution #02-224. Under the previous approval, the site was used as an insurance office, but now the owner desires to repurpose the site and its structure for a daycare center.

This justification addresses the Requirements of Section 27-464 of the Zoning Ordinance for a daycare center and seeks to provide continued compliance with the requirements of Resolution 02-224.

## **JUSTIFICATION**

As stated, the applicant proposes a daycare center for sixty-three (63) children which is to be located at 6000 Marlboro Pike, District Heights, MD 20747. The proposed property is within the CSC (Commercial Shopping Center) Zone. In accordance with Section 27-464.02(a)(1-3), the proposed daycare center is a permitted use.

Section 27-464.02(a)(1)(A)(i) requires that all outdoor play areas shall have at least seventy-five (75) sf (square feet) of play space per child for fifty percent (50%) of the licensed capacity or seventy-five (75) sf per child for the total number of children to use the play area at one (1) time, whichever is greater. **The applicant proposes a 2,700 sf outdoor play area which exceeds the 2,400 sf minimum (32 children X 75 sf =2,400 sf). A maximum of half of the day care center will occupy the play area at a time.**

Section 27-464.02(a)(1)(A)(ii) requires all outdoor play areas to 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. **The proposed play area exceeds the twenty-five (25) foot minimum distance from adjoining lots (all sides) of the property. The proposed play area is located at least seventy (70) feet from either of the adjoining dwellings on the south side of the property. The northern property line abuts the 50' wide public right-of-way and the single family dwellings across the street are a minimum of 50 feet from the property line. Finally, on the west side, the day care center building buffers the children's playground from an eighty (80) foot, 4-lane urban arterial roadway (Marlboro**



**Pike). A six (6) foot high, 37 ft. X 73 ft., black clad chain link fence around the outdoor play area is proposed to ensure the health and safety of children utilizing the play area. The six (6) foot height fence exceeds the four (4) foot minimum required.**

Section 27-464.02(a)(1)(A)(iv) requires that 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. **The applicant proposes to provide a striped pathway from the exit door adjacent to the parking lot through the parking to the play area which is located approximately ninety (90) feet away from the daycare center. To ensure the safety of the children during playground usage the parking lot will be closed. This will be accomplished by installing two concrete bollards at the entry of the parking lot with a connecting chain and affixed sign to restrict the use of the parking lot while play area is in use. The Daycare Center operations manager is required to close the parking lot during playground operation.**

Section 27-464.02(a)(1)(A)(v) states that the play area shall contain sufficient shade during the warmer months to afford protection from the sun. In addition to proposing **six (6) American Holley and three (3) Red Maple Trees along the eastern fence line of the play area, and seven (7) American Holley and three (3) Red Maple Trees along the southern fence line of the play area, the applicant proposes to provide the type of playground equipment which utilizes vinyl canopies to provide shade for the children.**

Section 27-464.02(a)(1)(A)(vi) requires that 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. **The applicant proposes to use the playground area during daylight hours only. A note to this effect is provided on the Detailed Site Plan.**

## **LANDSCAPE MANUAL REQUIREMENTS**

Under the 1989 version of the Prince George's County Landscape Manual, this site received approval of a Departure from Design Standards (DDS #528) application from the Prince George's County Planning Board (see Resolution #02-224). Due to the impracticality of meeting landscape buffer yard requirements along the sides of the property, the DDS was granted.

The site was previously used as an insurance agency, operating under permit no. 25033-2033. In the old landscape manual, the insurance office is designated as a medium impact use. A daycare center for children carries a lower level of impact than the previous use as an insurance office which requires less screening and buffering per the manual.

Resolution #02-224 required 10 barberry shrubs along the western and eastern sides of the property to address Section 4.2 of the Old Landscape Manual. This application proposes to satisfy and ensure that those shrubs are planted and maintained. As of July 16, 2016, there are four (4) Barberry Shrubs along the perimeter of the building on Marlboro Pike and five (5) on Belwood Street, which is a total of nine (9) Barberry Shrubs. The applicant will provide an additional Barberry Shrub to meet the previous requirement.

In the Old Landscape Manual, the requirement for Section 4.3a-Buffer Schedule for Office Parking Lot Landscaped Strip on the northern side was two (2) shade trees and 18 shrubs. As of July 16, 2016, the two (2) Hedge Maples still exists, but only five (5) Barberry Shrubs remain. The applicant proposes to provide thirteen (13) additional Barberry Shrubs to meet the previous DDS requirements.

Per Resolution No. 02-224 for DDS-528, there were no requirements to meet Section 4.7 for the Southern side of the site (Buffering Incompatible Uses) because of an existing six (6) foot high board on board fence along with various shrubs and hedge trees. As of July 16, 2016, the buffer remains intact and healthy.

Per Resolution No. 02-224, Section 4.7-for the eastern side of the site requires one (1) Barberry Shrub per five (5) linear feet of buffer yard. Currently, there are overgrown vines that run along a six (6) foot high, board on board fence. The applicant will remove the fence and overgrown vines and provide fifteen Barberry Shrubs to meet the previous requirement.

We believe this justification provides sufficient evidence for approval, but if you should require additional information of need to discuss the project, please donot hesitate to contact me at (240) 375-7442. I may also be reached by email at [mdreid@civtechdesigns.com](mailto:mdreid@civtechdesigns.com)

Sincerely,

CIVTECH DESIGNS INCORPORATED



Melissa D. Reid