



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 <https://www.mncppc.org/883/Watch-Meetings>

# Detailed Site Plan Future Stars Early Learning Center

## DSP-22025

REQUEST	STAFF RECOMMENDATION
Development of a day care center for children with a maximum enrollment of 20 students.	With the conditions recommended herein: <ul style="list-style-type: none"> <li>• Approval of Detailed Site Plan DSP-22025</li> </ul>

**Location:** On the east side of Marlboro Pike, approximately 725 feet north of its intersection with Walker Mill Road.



Gross Acreage:	1.63
Zone:	CGO
Prior Zone:	C-S-C
Reviewed per Prior Zoning Ordinance:	Section 27-1903
Dwelling Units:	N/A
Gross Floor Area:	N/A
Planning Area:	75A
Council District:	07
Municipality:	N/A
<b>Applicant/Address:</b> Future Stars Early Learning Center, LLC 5244 Marlboro Pike Capitol Heights, MD 20743	
<b>Staff Reviewer:</b> Andrew Shelly <b>Phone Number:</b> 301-952-4976 <b>Email:</b> Andrew.Shelly@ppd.mncppc.org	

Planning Board Date:	10/05/2023
Planning Board Action Limit:	10/09/2023
Staff Report Date:	09/19/2023
Date Accepted:	06/30/2023
Informational Mailing:	11/02/2022
Acceptance Mailing:	06/28/2023
Sign Posting Deadline:	09/05/2023

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at [http://www.mncppcapps.org/planning/Person\\_of\\_Record/](http://www.mncppcapps.org/planning/Person_of_Record/). Please call 301-952-3530 for additional information.

## Table of Contents

EVALUATION CRITERIA .....	3
FINDINGS .....	3
1. Request.....	4
2. Development Data Summary.....	4
3. Location.....	5
4. Surrounding Uses.....	5
5. Previous Approvals .....	5
6. Design Features.....	5
COMPLIANCE WITH EVALUATION CRITERIA .....	5
7. Prince George’s County Zoning Ordinance .....	5
8. Preliminary Plan of Subdivision 12-2779:.....	8
9. 2010 Prince George’s County Landscape Manual.....	8
10. Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance .....	8
11. Prince George’s County Tree Canopy Coverage Ordinance .....	8
12. Referral Comments.....	8
13. Community Feedback:.....	10
RECOMMENDATION .....	10

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at [http://www.mncppcapps.org/planning/Person\\_of\\_Record/](http://www.mncppcapps.org/planning/Person_of_Record/). Please call 301-952-3530 for additional information.

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-22025  
Future Stars Early Learning Center

The Urban Design staff has completed the 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 CRITERIA**

The subject property is within the Commercial, General and Office (CGO) Zone and was previously within the Commercial Shopping Center (C-S-C) Zone. However, this application is being reviewed and evaluated in accordance with the prior Prince George's County Zoning Ordinance, as permitted by Section 27-1903 of the current Zoning Ordinance, which allows for development applications to be reviewed under the prior Zoning Ordinance. This detailed site plan was reviewed and evaluated pursuant to the following:

- a. The requirements of the prior Prince George's County Zoning Ordinance for the Commercial Shopping Center (C-S-C) Zone;
- b. The conditions of approval for Preliminary Plan of Subdivision (PPS) 12-2779;
- 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 requirements of the Prince George's County Tree Canopy Coverage Ordinance;
- f. Referral comments; and
- g. Community feedback.

**FINDINGS**

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

1. **Request:** This detailed site plan (DSP) requests approval for the conversion of a 1,053-square-foot tenant space, within a 9,530-square-foot existing shopping center, to allow a day care center for children use to replace an existing commercial retail use. The day care center has a proposed enrollment of 12 children, with the capacity to accommodate up to 20.

2. **Development Data Summary:**

	<b>EXISTING</b>	<b>EVALUATED</b>
Zone	CGO (Prior C-S-C)	CGO (Prior C-S-C)
Use	Commercial Retail	Commercial Retail and Day Care Center for Children
Gross acreage	1.63	1.63
Parcels/Lots	1	1
Gross floor area (GFA) of building	1053 sq. ft.	1053 sq. ft.

**Shopping Center Parking Data**

<b>Use</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
Catering Establishment with Food Prep Only @ 1 space/500 sq. ft. of GFA	2	2
Commercial Retail @ 1 space/150 sq. ft. of the first 3,000 sq. ft. GFA	50	50
Day Care (20 Children) @ 1 space/8 Children	3	3*
<b>Total</b>	<b>55 Spaces</b>	<b>55 Spaces (Includes 3 handicap-accessible spaces)</b>

**Outdoor Play Area**

<b>Use</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
Day Care (20 Children) @ 75 sq. ft./Child	750 sq. ft.	812 sq. ft.**

**Notes:** \*All existing parking spaces do not meet the dimensional requirements of Section 27-558 of the prior Prince George’s County Zoning Ordinance. However, the three parking spaces that will be provided by the applicant will meet these requirements.

\*\*Section 27-464.02 of the prior Zoning Ordinance requires that day care centers provide at least 75 square feet of play space per child, for 50 percent of the licensed capacity, or 75 square feet per child, for the total number of children to use the play area at one time, whichever is greater. The applicant proposes 812 square feet of outdoor play area, in conformance with this requirement.

3. **Location:** The subject property is known as Parcel A, located on Tax Map 72 in Grid F4, on the east side of Marlboro Pike, approximately 725 feet north of its intersection with Walker Mill Road, in Planning Area 75A and Council District 7. Parcel A is currently developed with a shopping center, known as the Oak Crest Gardens Shopping Center.
4. **Surrounding Uses:** The subject property is in the Commercial, General and Office (CGO) Zone and is bounded to the north and east by multifamily residential dwelling units in the Residential, Multifamily-20 (RMF-20) Zone, to the south by vacant land and commercial properties in the CGO Zone, and to the west by Marlboro Pike.
5. **Previous Approvals:** The property is subject to Preliminary Plan of Subdivision (PPS) 12-2779, which was approved by the Prince George’s County Planning Board on May 17, 1961, and for which no records are available. Available aerial imagery indicates that the existing building on-site was constructed between 1965 and 1977. The site has an approved Stormwater Management (SWM) Concept Plan, 10365-2023-00, which is valid through March 24, 2026.
6. **Design Features:** The property is a rectangular-shaped parcel and is currently improved with a 9,530-square-foot shopping center. The shopping center is centrally located on the property, with two access points from Marlboro Pike and existing parking spaces on the southern and western sides of the center. Crosswalks are proposed at both access points, and one bicycle rack has been proposed, to be utilized by all patrons of the shopping center.

The applicant proposes the conversion of one tenant space, unit 5244, from a commercial retail use to a day care center for children, ages 18 months to 5 years old. The tenant space is 1053 square feet and located in the central portion of the shopping center. Fifteen square feet of canopy signage is provided above the unit stating the name of the business “Future Stars Early Learning Center.” The proposed DSP includes three dedicated parking spaces to the day care center to meet the minimum parking requirement, and an additional handicap-accessible space, via restriping. Two of the parking spaces will have signage noting that they are reserved exclusively for the day care. The third parking space will note it is reserved for day care pick up and drop off only. The rear of the day care center will contain the required outdoor play area, which is proposed to be 812 square feet. The outdoor play area will be enclosed by a 6-foot-tall, board-on-board, wooden fence accessed through the rear door of the tenant unit or via a 6-foot-high by 5-foot-wide wooden gate. The play area will include playground equipment, two benches, and a 12-foot by 17-foot triangle sail to shade the play area. Conditions have been included herein requiring the applicant to dimension the crosswalks on the DSP, provide the maximum signage area permitted for this property (378 square feet), provide site details for the benches, install a picnic table, and demonstrate that the required American Society for Testing and Materials fall zones and appropriate surface material depth are met on the DSP. No other changes are proposed to the existing site improvements.

## COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George’s County Zoning Ordinance:** This DSP has been reviewed for compliance with the requirements of the Commercial Shopping Center (C-S-C) Zone of the prior Zoning Ordinance.

- a. The subject application complies with the applicable requirements of the prior Zoning Ordinance, including the requirements in Section 27-454 for the C-S-C Zone. A day care center for children is a permitted use under Section 27-461(b), Table of Uses, of the prior Zoning Ordinance. In addition, a day care center for children must meet the additional requirements of Section 27-464.02. The additional requirements are analyzed as follows:

**(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;**

The proposed maximum enrollment of the day care center is 20 children, and the required play area for the licensed capacity is 750 square feet. The total number of children that are permitted to use the play area at one time is 10, which would have the same minimum 750-square-foot area requirement. The outdoor play area on the DSP measures 812 square feet and conforms with this requirement.

- (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;**

The subject outdoor play area is located on the same lot as the day care center and is proposed 44 feet from the multifamily residential building to the east, on the adjoining RMF-20 zoned property. The applicant proposes enclosing the play area with a 6-foot-tall, board-on-board, wooden fence, in conformance with this requirement. The play area will be accessed through the rear door of the tenant unit or via a 6-foot-high by 5-foot-wide wooden gate.

- (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;**

The play area is set back approximately 17 feet from the nearest property line to the east and 44 feet from the nearest structure (a multifamily residential building). The applicant proposes a 6-foot-tall, board-on-board, wooden fence to enclose the play area, which will sufficiently protect the

health and safety of the children. A condition has been included herein requiring the applicant to dimension the setback from the play area fence to the eastern property boundary.

- (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;**

The outdoor play area is not located off-premises. However, in furtherance of the purposes of this requirement, the outdoor play area is fully enclosed by a 6-foot-tall, board-on-board, wooden fence only accessible through the rear door of the tenant unit or via a 6-foot-high by 5-foot-wide wooden gate.

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

A 12-foot by 17-foot shade structure is proposed within the outdoor playground area, which will provide sufficient shade for the children playing during the warmer months of the year.

- (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;**

The site plan indicates that outdoor play is limited to daylight hours only and that existing lighting fixtures on the rear of the building will remain as the only illumination source.

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

A note on the DSP indicates that the hours of operation will be limited to the hours specified by this requirement.

- b. The DSP contains the information required by Section 27-464.02(a)(2) and is designed with the applicable site design guidelines, as required in Section 27-283 and contained in Section 27-274 of the prior Zoning Ordinance. Many of the design guidelines do not apply to the subject DSP, because the site improvements already exist; however, those that do apply to the minor changes proposed with this DSP, are in accordance with the applicable guidelines. For example, the DSP application will include dedicated parking for the use that is consistent with the dimensional requirements of the prior Zoning Ordinance, minimize grading to the extent practicable, restore disturbed areas, and increase the connectivity of the site with crosswalks and a bicycle rack.

8. **Preliminary Plan of Subdivision 12-2779:** PPS 12-2779 was approved by the Planning Board on May 17, 1961. However, there are no records of this case available to evaluate. Pursuant to Section 24-111(c)(3) of prior Subdivision Regulations, resubdivision of the site is not required at this time because the property was platted prior to October 27, 1970, the existing development was built prior to January 1, 1990, and no additional gross floor area (GFA) is proposed. Therefore, a new PPS is not required prior to approval of this subject DSP.
9. **2010 Prince George's County Landscape Manual:** The application is exempt from the 2010 *Prince George's County Landscape Manual* because it meets the requirements of Sections 1.1(d), and 1.1(g)(4). The site improvements proposed by the subject application are limited to interior improvements, the application does not propose a change in use from a lower to a higher category, and the application does not increase the impervious surface or GFA of the building.
10. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO):** This property has a valid Woodland Conservation Ordinance Letter of Exemption (S-050-2023) and a Natural Resources Inventory Equivalency Letter (NRI-040-2023) that were approved on March 30, 2023. Based upon the provided information and PGAtlas, there are no regulated environmental features (REF) or unsafe soils on the subject property.
11. **Prince George's County Tree Canopy Coverage Ordinance:** Section 25-128 of the Prince George's County Code requires a minimum percentage of tree canopy coverage (TCC) on projects that propose more than 5,000 square feet of disturbance or increase in GFA. The subject application proposes 812 square feet of disturbance and will not increase the GFA of the building. Therefore, the application is exempt from TCC requirements, and a general note has been added to the plan.
12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are incorporated herein by reference, and summarized, as follows:
  - a. **Historic Preservation**—In a memorandum dated August 17, 2023 (Smith & Chisholm to Shelly), the Historic Preservation Section noted that a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates that the probability of archeological sites within the subject property is low. The subject property does not contain, and is not adjacent to, any designated Prince George's County historic sites or resources.
  - b. **Community Planning**—In a memorandum dated July 27, 2023 (Klein to Shelly), the Community Planning Division indicated that, pursuant to Part 3, Division 9, Subdivision 3, of the prior Zoning Ordinance, master plan conformance is not required for this application.
  - c. **Transportation Planning**—In a memorandum dated September 6, 2023 (Ryan to Shelly), the Transportation Planning Section noted that the plan is acceptable and meets the findings required for a DSP, as described in the prior Zoning Ordinance.



- d. **Subdivision**—In a memorandum dated August 23, 2023 (Diaz-Campbell to Shelly), the Subdivision Review Section noted that based on the proposed development, a new PPS and final plat are not required at this time.
- e. **Permits**—In a memorandum dated August 2, 2023 (Shaffer to Shelly), the Permit Review Section offered comments, which have been addressed through revisions to the plans, or included in the Recommendation section of this report.
- f. **Environmental Planning**—In a memorandum dated July 21, 2023 (Kirchhof to Shelly), the Environmental Planning Section noted that a Woodland Conservation Ordinance Letter of Exemption (S-050-2023) and a Natural Resources Inventory Equivalency Letter (NRI-040-2023) were approved on March 30, 2023, and submitted with this application. Based upon the provided information and PGAtlas, there are no REF or unsafe soils. This site has an approved SWM Plan and associated letter (10365-2023-00), which was approved on March 24, 2023, and expires March 24, 2026.
- g. **Prince George’s County Department of Parks and Recreation (DPR)**—At the time of the writing of this technical staff report, the Planning Department has not received any written correspondence from DPR.
- h. **Prince George’s County Health Department**—In a memorandum dated July 5, 2023 (Adepoju to Shelly), the environmental health specialist noted that a desktop health impact assessment had been completed and offered multiple recommendations with respect to health-related issues on the property. These recommendations have been included as conditions of approval in the Recommendation section of this report, as appropriate.
- i. **Prince George’s County Fire/EMS Department**—At the time of the writing of this technical staff report, the Planning Department has not received any written correspondence from the Prince George’s County Fire/EMS Department.
- j. **Washington Suburban Sanitary Commission (WSSC)**—At the time of the writing of this technical staff report, the Planning Department has not received any written correspondence from WSSC.
- k. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of the writing of this technical staff report, the Planning Department has not received any written correspondence from DPIE.
- l. **City of Capitol Heights**—At the time of the writing of this technical staff report, the Planning Department has not received any written correspondence from the City of Capitol Heights.
- m. **City of District Heights**—At the time of the writing of this technical staff report, the Planning Department has not received any written correspondence from the City of District Heights.

13. **Community Feedback:** At the time of the writing of this technical staff report, the Planning Department has not received any written correspondence from the community regarding this subject application.
14. As required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP (if revised as conditioned) represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the County Code, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development, for its intended use.
15. As required by Section 27-285(b)(4), for approval of a DSP, the REF on-site have been preserved and/or restored in a natural state, to the fullest extent possible, in accordance with the requirements of Subtitle 24-130(b)(5) of the Subdivision Regulations, as this DSP does not propose any change to the established limits of disturbance and does not result in any impacts to REF.

## 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-22025, for Future Stars Early Learning Center, subject to the following condition:

1. Prior to certification, the detailed site plan (DSP) shall be revised, or additional information shall be provided, as follows:
  - a. Add the following general notes on the DSP:
    - (1) “During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George’s County Code.”
    - (2) “During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.”
  - b. Dimension the crosswalks on the DSP.
  - c. Dimension the setback from the play area fence to the eastern property line on the DSP.
  - d. Provide the maximum signage area permitted for this property (378 square feet) on the signage schedule.
  - e. Provide site details for the benches.
  - f. Install a picnic table in the open play area on the DSP.

- g. Demonstrate that the required American Society for Testing and Materials fall zones and appropriate surface material depth are met on the DSP.

# FUTURE STARS EARLY LEARNING CENTER

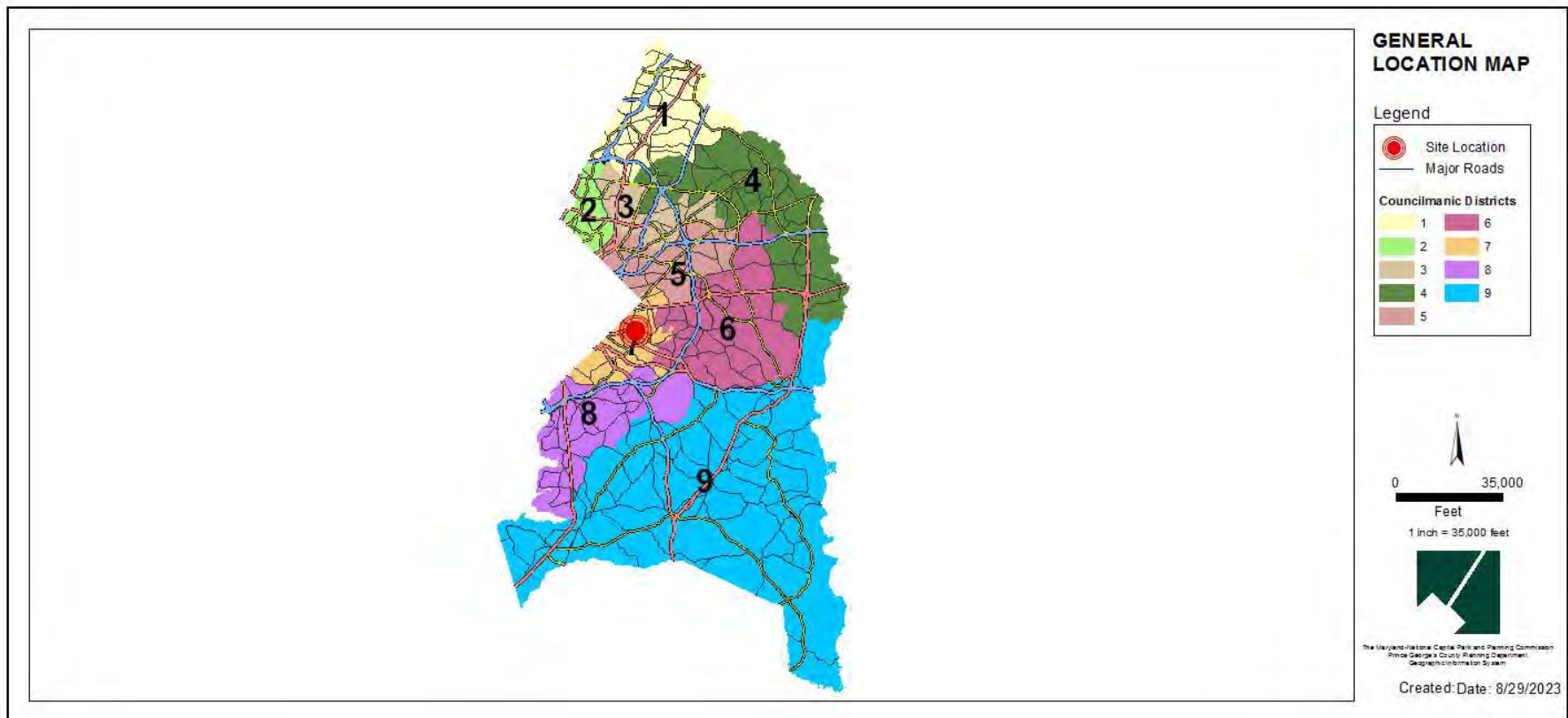
Detailed Site Plan

**Staff Recommendation: Approval with Conditions**

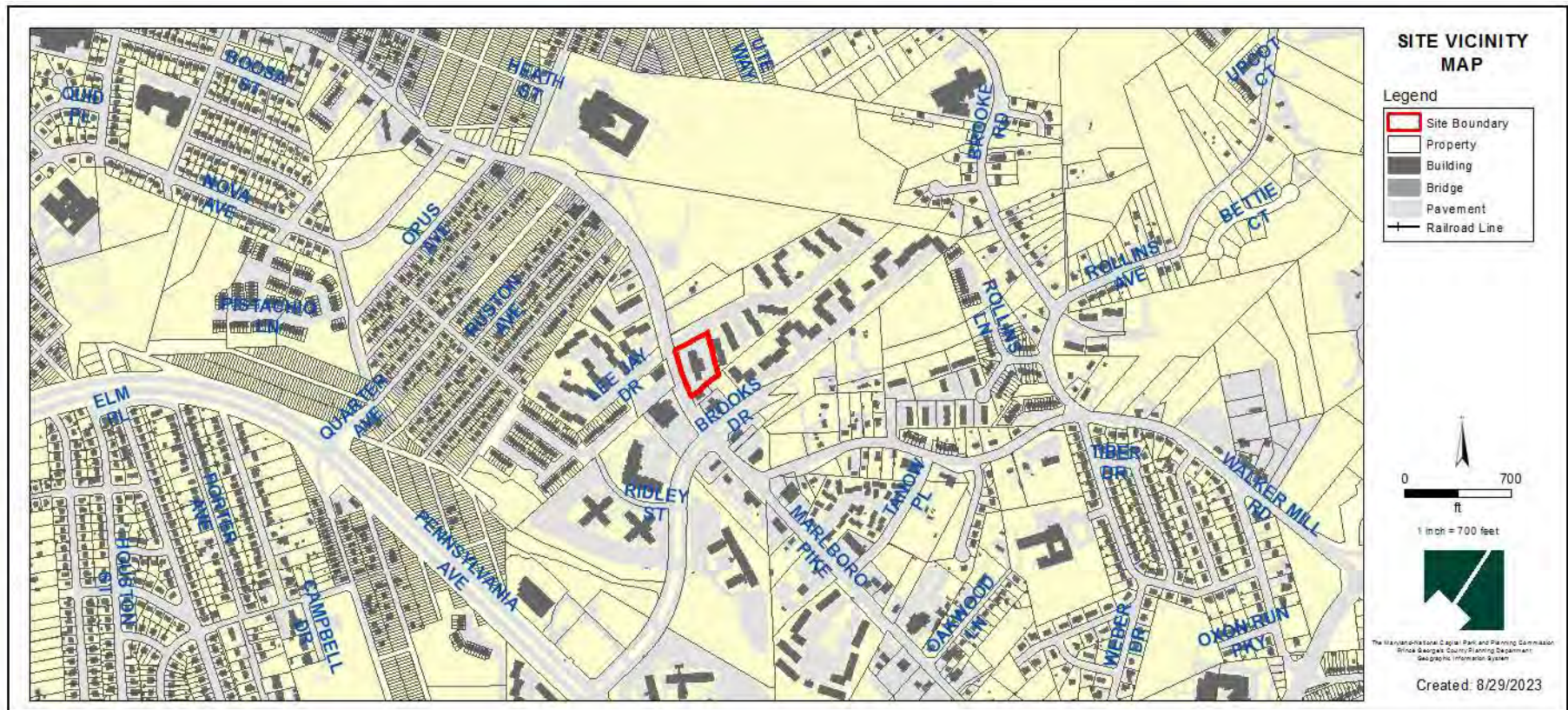


# GENERAL LOCATION MAP

Council District: 07  
Planning Area: 75A



# SITE VICINITY MAP

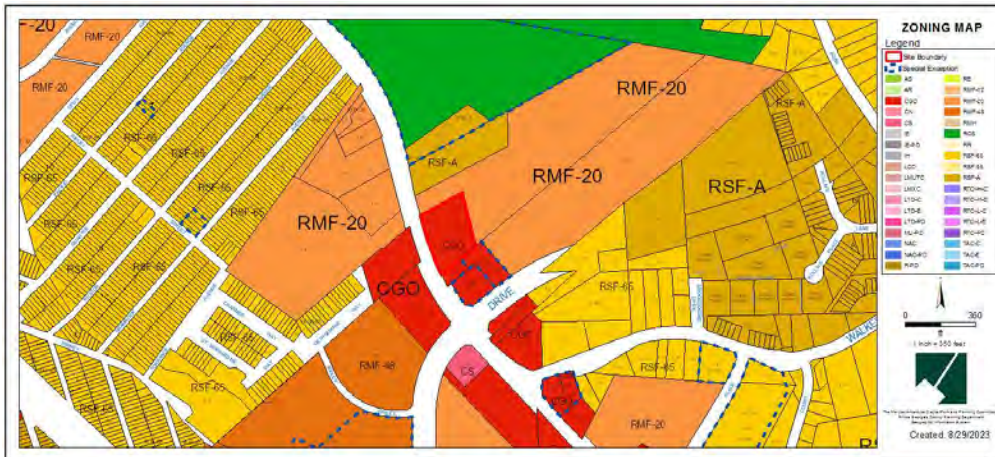


# ZONING MAP (CURRENT & PRIOR)

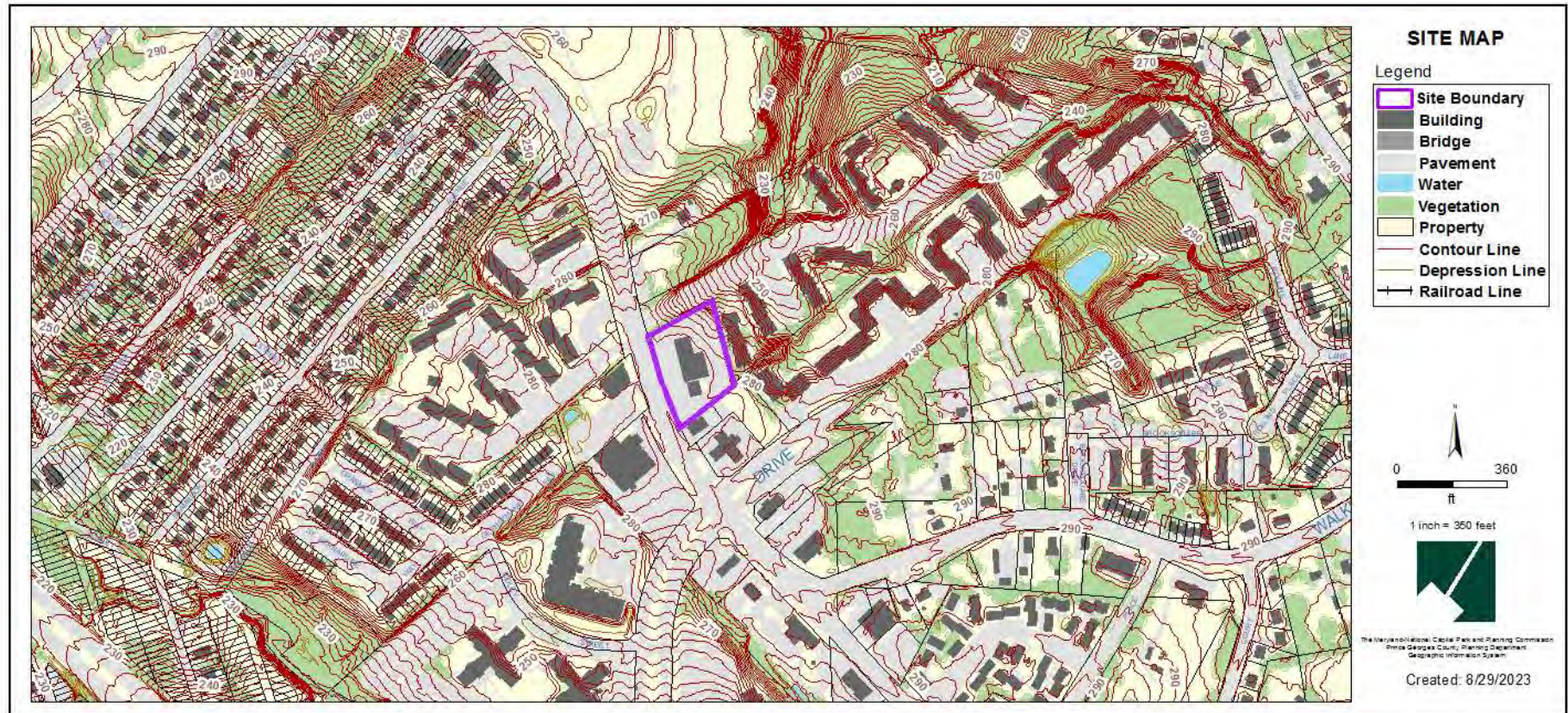
Property Zone: CGO (Prior C-S-C)

CURRENT ZONING MAP

PRIOR ZONING MAP

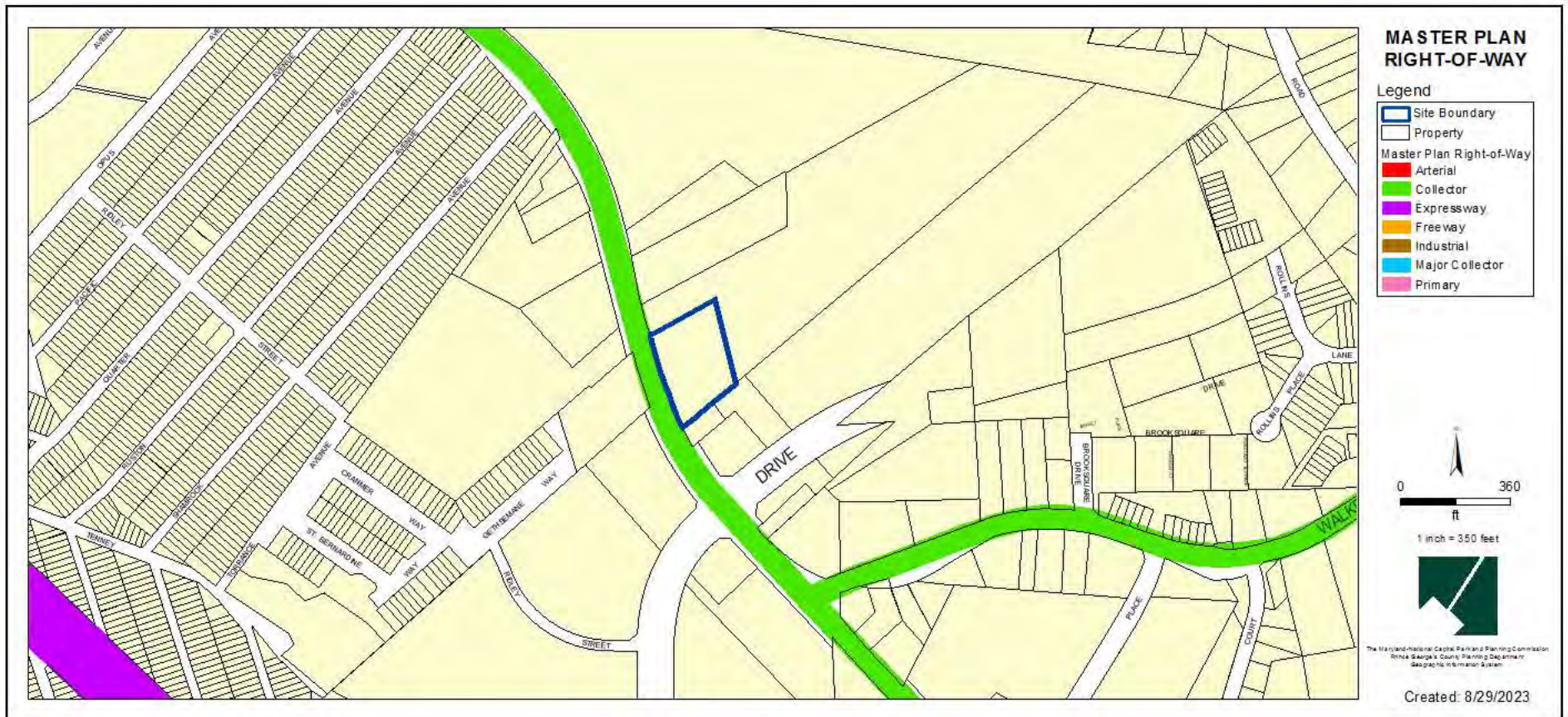


# SITE MAP





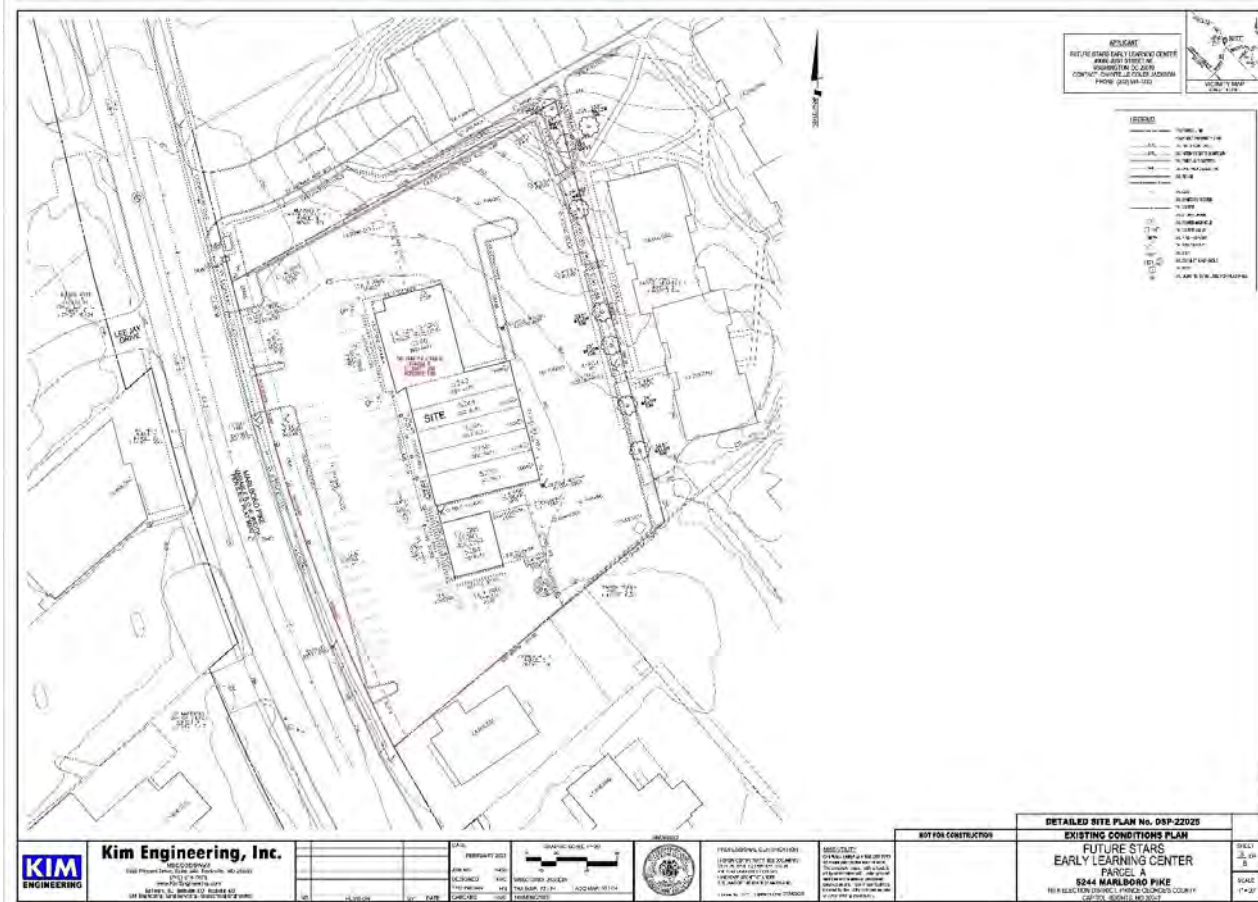
# MASTER PLAN RIGHT-OF-WAY MAP



# BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



# EXISTING CONDITIONS PLAN







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# STAFF RECOMMENDATION

APPROVAL of DSP-22025 with Conditions

## **Minor Issues:**

- Technical Corrections

## **Applicant Required Mailings:**

- Informational Mailing: 11/02/2022
- Acceptance Mailing: 06/28/2023



March 17, 2023  
(Revised September 7, 2023)

Maryland National Capital Park and Planning Commission  
Prince George's County, Development Review Division  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

Re: Prior Zoning Ordinance Request  
Future Stars Early Learning Center (DSP-22025)

To Whom It May Concern:

On behalf of the applicant, Future Stars Early Learning Center, I hereby submit request for Detailed Site Plan (DSP) review, for a Day Care Center for Children located at 5244 Marlboro Pike, Capitol Heights, Maryland 20743, under the Prior Zoning Ordinance.

In accordance with Sec. 27-1900 of the Current Zoning Ordinance, the applicant has elected to proceed pursuant to the Prior Zoning Ordinance to utilize the C-S-C (Commercial Shopping Center) Zone. The property upon which this use will be located can be described as Parcel A, which consists of 1.74 +/- acres. Parcel A has been developed with a shopping center, known as the Oak Crest Gardens Shopping Center. The location is within the 2009 Approved Marlboro Pike Sector Plan, approved on November 17, 2009. It is within Councilmanic District 7 and Election District 18.

If you have any additional questions, please feel free to contact me. I appreciate your time and attention to this matter.

Warmest regards,

*Traci R. Scudder*

Traci R. Scudder, Esquire  
*Attorney for the Applicant*



August 15, 2023

**STATEMENT OF JUSTIFICATION**  
**DSP-22025**  
*(REVISED PER SDRC COMMENTS DATED JULY 21, 2023*  
*(Further Revised on September 7, 2023)*

<b>OWNER/APPLICANT</b>	FUTURE STARS EARLY LEARNING CENTER 5244 Marlboro Pike Capitol Heights, MD
<b>ATTORNEY/AGENT</b>	Scudder Legal 137 National Plaza, Suite 300 National Harbor, MD 20745
<b>REQUEST:</b>	Detailed Site Plan for Day Care Center

In accordance with Sections 27-1900 of the Prince George’s County Zoning Ordinance, “the applicant shall provide a statement of justification which shall explain why the Applicant has elected not to develop a specific property pursuant to the provisions of the current Zoning Ordinance.” Ms. Chantelle Coles-Jackson has elected to proceed under the prior Zoning Ordinance to utilize the C-S-C (Commercial Shopping Center) regulations.

**PRIOR APPROVALS**

A Woodland Conservation Ordinance Letter of Exemption (S-050-2023) and a Natural Resources Equivalency Letter (NRI-040-2023) were approved on March 30, 2023. This site has an approved stormwater management plan and associated letter (10365-2023-00) which was approved on March 24, 2023, and expires March 24, 2026. NRI-103-2021 was approved as of August 11, 2021. The property is subject to preliminary plan of subdivision (PPS) 12-2779



approved by the Planning Board on May 17, 1961.

### **PROPERTY DESCRIPTION**

This proposal is for a day care center for up to 20 children. The Applicant, Chantelle Coles-Jackson is opening Future Stars Early Learning Center at 5244 Marlboro Pike, Capitol Heights, Maryland 20743. The property upon which this use will be located can be described as Parcel A, which consists of 1.74 +/- acres. Parcel A has been developed with a shopping center, known as the Oak Crest Gardens Shopping Center. The location is within the 2009 Approved Marlboro Pike Sector Plan, approved on November 17, 2009. It is within Councilmanic District 7 and Election District 18.

The subject property was previously zoned C-S-C (Commercial Shopping Center). As of April 1, 2022, the property was rezoned to CGO) (Commercial, General and Office). According to Section 27-461, Uses Permitted, a day care center is permitted in the C-S-C Zone upon approval of a Detailed Site Plan. The Detailed Site Plan requirement is under Section 27-464.02. - Day care center for children. A day care center for children has additional requirements as set forth below:

#### **(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;

***RESPONSE:*** *Anticipated enrollment of up to 20 children provides for at least seventy-five (75) square feet of play area per child.*

(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;

***RESPONSE:*** *The play area will be located directly behind the day care center and will be surrounded by a pressure treated or cedar fence that is six (6) 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;

(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;

**RESPONSE:** *Not applicable*

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

**RESPONSE:** *The day care center is proposing a 12' x 17' triangle shade sail.*

(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

**RESPONSE:** *The daycare center will not use the play area after dark, however, there is existing lighting for the play area.*

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

**RESPONSE:** *The outdoor play area will only be used Monday through Friday, 7:00 a.m. to dark.*

**(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.

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

(i) The proposed enrollment;

**RESPONSE:** *Anticipated enrollment of up to 20 children.*

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

**RESPONSE:** *There are seven (7) businesses, including this proposed daycare center in the Oak Crest Gardens Shopping Center as follows: convenience store, TV repair shop, proposed daycare (Future Stars), barber shop, nail/day spa, hair braiding establishment and a restaurant.*

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

**RESPONSE:** *The play area is located directly outside of day care center at the rear of the building as measures 55'-2" x 14'-8" with a proposed play structure*

(iv) The location, quantity, and type of screening and landscaping.

**RESPONSE:** *The play area will be located directly behind the day care center and will be surrounded by a pressure treated or cedar fence that is six (6) feet in height.*

As indicated above, the daycare center is located within the Oak Crest Gardens Shopping Center and occupies 1,009 square feet of commercial space. The Applicant's day care center will provide services for children ages 18 months to 5 years old. The Applicant is not proposing any physical improvements to the existing building or site, and thus, no disturbance to the land will occur. The day care center is ready to open upon approval of the subject Detailed Site Plan application. It will operate Monday through Friday, 7:00 a.m. to 6:00 p.m.

Future Stars Early Learning Center will provide a Curriculum aligned with the Maryland State Board of Education. This day care center will be a place for children to explore, learn and create in a nurturing environment. Future Stars Early Learning Center offers childcare programs in which children learn, grow, and discover in a creative, safe, and supportive learning environment. They have a caring and professional staff that always promotes the growth and development of children. Free Catered Breakfast, Lunch and Snacks are provided to the children daily. All children (toddlers and preschoolers are required to wear uniforms throughout the school year. Future Stars Early Learning Center will also offer summer programs.

The Applicant has selected to proceed under the former Prince George's County Zoning Ordinance.

### **Criteria for Approval of a Detailed Site Plan**

This application is filed in accordance with the former Prince George's County Zoning Ordinance section 27-285(b) which provides the requirements the Applicant must meet with Section 27-285 of the Prince George's County Code governs the approval process for Detailed site Plans. It provides in pertinent part:

#### **(b) Required Findings**

- (1) The Planning Board may approve a Detailed Site Plan if it finds that the plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. If it cannot make these findings, the Planning Board may disapprove the Plan.**

**RESPONSE:** *Based on the points and reasons provided herein, in addition to the evidence in conjunction with this application, the Applicant contends that the DSP represents the most reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs, and without detracting substantially from the utility of the proposed development for the intended uses. respect to the Detailed Site Plan to secure the approval of the Planning Board.*

- (2) The Planning Board shall also find that the Detailed Site Plan is in general conformance with the approved Conceptual Site Plan (if one was required).**

**RESPONSE:** *Not applicable.*

- (3) The Planning Board may approve a Detailed Site Plan for Infrastructure if it finds that the plan satisfies the site design guidelines as contained in Section 27-274, prevents offsite property damage, and prevents environmental degradation to safeguard the public’s health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge.**

**RESPONSE:** *Not applicable. This is not a Detailed Site Plan for infrastructure only.*

- (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).**

**RESPONSE:** *The regulated environmental features have been preserved to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5) .*

Furthermore, Section 27-283 provides that the Detailed Site Plan shall be designed in accordance with the same guidelines as required for a Conceptual Site Plan (Section 27-274).

**RESPONSE:** *Section 27-274 includes design guidelines relating to parking, loading, and circulation; lighting; views; green area; site and streetscape amenities; grading; service areas; public spaces; and architecture. We note that the inclusion of the word “should” indicates that*

*these are permissive guidelines used to promote the purposes of the zone rather than mandatory design standards.*

Additionally, this application is filed in accordance with the prior Prince George's County Zoning Ordinance Section 27-454 which provides for the regulations regarding the C-S-C Zone (Commercial Shopping Center) as follows:

**(a) Purposes.**

(1) The purposes of the C-S-C Zone are:

- (A) To provide locations for predominantly retail commercial shopping facilities;
- (B) To provide locations for compatible institutional, recreational, and service uses;
- (C) To exclude uses incompatible with general retail shopping centers and institutions; and
- (D) For the C-S-C Zone to take the place of the C-1, C-2, C-C, and C-G Zones.

**RESPONSE:** *The subject property was previously zoned C-S-C (Commercial Shopping Center) and the proposed day care center is an Institutional/Educational Use permitted upon approval of a Detailed Site Plan.*

**(b) Landscaping and screening.**

(1) Landscaping and screening shall be provided in accordance with Section 27-450.

**RESPONSE:** *Landscaping, screening, and buffering of all development in the Commercial Zones is in accordance with the provisions of the Landscape Manual.*

**(c) Uses.**

(1) The uses allowed in the C-S-C Zone are as provided for in Table of Uses I (Division 3 of this Part).

**RESPONSE:** *In accordance with Section 27-461(b), day care for children is permitted in the C-S-C Zone. See page 2 for the additional requirements set forth in Section 27-464.02. - Day care center for children.*

**(d) Regulations.**

(1) Additional regulations concerning the location, size, and other provisions for all buildings and structures in the C-S-C Zone are as provided for in Divisions 1 and 5 of this Part, the Regulations Table (Division 4 of this Part), General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.

**RESPONSE:** *The proposed Detailed Site Plan conforms with the additional regulations regarding location, size, and other provisions for all buildings and structures in the C-S-C Zone as provided for in Divisions 1 and 5 of Part 6; the Regulations Table in Division 4 of Part 6; General Provisions of Part 2, Off-Street Parking and Loading of Part 11; Signs of Part 12, and the Landscape Manual of Prince George's County.*

**CONCLUSION**

Based on the foregoing analysis, as well as the plans and supporting documentation filed herewith, the Applicant respectfully requests approval of DSP-22025.

Respectfully submitted,

*Traci R. Scudder*

Traci R. Scudder  
*Attorney for the Applicant*

**SCUDDER LEGAL**  
137 National Plaza, Suite 300  
National Harbor, Maryland 20745

DSP-22025

PHOTOS TO SHOW ELEVATIONS

Future Stars Early Learning Center  
5244 Marlboro Pike  
Capitol Heights, MD 20743  
Chantelle Coles-Jackson











THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Countywide Planning Division  
Historic Preservation Section

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
TTY: (301) 952-4366  
[www.mncppc.org/pgco](http://www.mncppc.org/pgco)  
301-952-3680

August 17, 2023

**MEMORANDUM**

**TO:** Andrew Shelly, Urban Design Section, Development Review Division

**VIA:** Thomas Gross, Supervisor, Historic Preservation Section, Countywide Planning Division **TWG**

**FROM:** Tyler Smith, Historic Preservation Section, Countywide Planning Division **TAS**  
Amelia Chisholm, Historic Preservation Section, Countywide Planning Division **AGE**

**SUBJECT: DSP-22025 Future Stars Early Learning Center**

The subject property comprises 1.63 acres and is located on the east side of Marlboro Pike, approximately 725 feet north of its intersection with Walker Mill Road. The subject property is Zoned CGO and located within the 2009 *Approved Marlboro Pike Sector Plan* area. The subject application proposes the development of a day care center for children with a maximum enrollment of twenty students.

The 2009 *Approved Marlboro Pike Sector Plan* contains minimal goals and policies related to Historic Preservation and Archeology, and these are not specific to the subject site or applicable to the proposed development. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. A Phase I archeology survey is not recommended. The subject property does not contain, and is not adjacent to, any designated Prince George's County Historic Sites or resources. Historic Preservation staff recommend approval of DSP-22025, Future Stars Early Learning Center, with no conditions.

07/27/2023

## MEMORANDUM

**TO:** Andrew Shelly, Planner II, Urban Design Section, Development Review Division

**VIA:** David A. Green, MBA, Planner IV, Long Range Planning Section, Community Planning Division

**FROM:** Connor Klein, Planner II, Neighborhood Revitalization Section, Community Planning Division

**SUBJECT:** **DSP-22025**

## FINDINGS

Pursuant to Part 3, Division 9, Subdivision 3 of the Prior Zoning Ordinance, Master Plan conformance is not required for this application.

## BACKGROUND

**Application Type:** Detailed Site Plan outside of an overlay zone where conformance to a master plan is required by Section 27-281(b)(1)(A).

**Planning Area:** 75A

**Community:** Suitland, District Heights, and Vicinity.

**Location:** 5244 Marlboro Pike Capital Heights, MD 20743

**Size:** 1.74 acres.

**Existing Uses:** Vacant storefront in a shopping center.

**Proposal:** Daycare for children ages 18 months – 5 years old in a shopping center

## GENERAL PLAN, MASTER PLAN, AND SMA

**General Plan:** This application is in the Established Communities Growth Policy Area. Plan 2035 classifies existing residential neighborhoods and commercial areas served by public water and sewer outside of the Regional Transit Districts and Local Centers, as Established Communities.

7/27/2023

Established Communities are most appropriate for context-sensitive infill and low- to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met (p. 20).

**Master Plan:** The 2009 Marlboro Pike Sector Plan recommends commercial land uses on the subject property. Commercial land uses are defined as Offices, retail, and wholesale services. Areas used primarily for offices and /or the sale of products and services, including associated yards and parking areas.

**Aviation/MIOZ:** This application is not located within an Aviation Policy Area or the Military Installation Overlay Zone.

**SMA/Zoning:**

The 2009 Marlboro Pike Sector Plan and Sectional Map Amendment retained Commercial Shopping Center (C-S-C) zone for the subject property.

On November 29, 2021, the District Council approved CR-136-2021, the Countywide Sectional Map Amendment (“CMA”) which reclassified the subject property from Commercial Shopping Center (C-S-C) zone to Commercial General and Office (CGO) zone effective April 1, 2022.

**MASTER PLAN CONFORMANCE ISSUES:**

None.

**ADDITIONAL INFORMATION**

None.

cc: Long-range Agenda Notebook

Frederick Stachura, Planning Supervisor, Neighborhood Revitalization Section, Community Planning Division



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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


Countywide Planning Division  
Transportation Planning Section

301-952-3680

September 6, 2023

**MEMORANDUM**

**TO:** Andrew Shelly, Urban Design Section, Development Review Division

**FROM:** Benjamin Ryan, Transportation Planning Section, Countywide Planning Division  


**VIA:** Crystal Saunders-Hancock, Transportation Planning Section, Countywide Planning Division

**SUBJECT:** **DSP-22025 – Future Stars Early Learning Center**

**Proposal:**

The subject property is an existing shopping center located along Marlboro Pike, located approximately 0.10-mile northwest of its intersection with Brooks Drive. The applicant proposes a day care center for up to 20 children.

**Prior Conditions of Approval:**

The subject property does not contain any prior conditions of approval.

**Master Plan Compliance**

**Master Plan Right of Way**

The portion of Marlboro Pike (C-410) that fronts the subject property is a designated collector roadway per the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) as well as the 2009 *Approved Marlboro Pike Sector Plan and Sectional Map Amendment*. Both the MPOT and the Sector Plan recommend this portion of Marlboro Pike as a 2-4 lane roadway constructed within 80-100 feet of right-of-way. The applicant's submission does not display any impact to master planned roads and no additional dedication is required.

**Master Plan Pedestrian and Bike Facilities**

This development case is subject to 2009 MPOT which recommends the following facilities:

Planned Bicycle Lane: Marlboro Pike

**Comment:** As a detailed site plan, improvements within the right-of-way are beyond the scope of this application. No additional right-of-way is being sought with this application. The appropriate operating agency can require the construction of the master plan recommended bicycle lanes along Marlboro Pike as appropriate, or they may be installed by the appropriate operating agency as part of a future roadway repaving or capital improvement project.

Per staff request, the applicant's submission displays a bicycle rack at the southern bounds of the site, directly adjacent to the existing restaurant. Additionally, the applicant's submission displays a crosswalk crossing the point of vehicle entry along the site's frontage of Marlboro Pike, thereby highlighting pedestrian movement along the site's frontage.

### **Transportation Planning Review:**

#### **Zoning Ordinance Compliance**

Section 27-283 of the Prince George's County Zoning Ordinance (Ordinance) provides guidance for detailed site plans. The section references the following design guidelines described in Section 27-274(a):

(2) Parking, loading, and circulation

(I) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers. To fulfill this goal, the following guidelines should be observed:

(ix) Pedestrian and vehicular routes should generally be separate and clearly marked

(x) Crosswalks for pedestrians that span vehicular lanes should be identified by the use of signs, stripes on the pavement, change of paving material, or similar techniques

(xi) Barrier-free pathways to accommodate the handicapped should be provided.

(6) Site and streetscape amenities

(A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site. To fulfill this goal, the following guidelines should be observed:

(i) The design of light fixtures, benches, trash receptacles, bicycle racks, and other street furniture should be coordinated in order to enhance the visual unity of site.

**Comment:** Aside from an outdoor play area which is proposed to be located to the rear of the building, the applicant's submission does not propose any alterations to the building. As discussed above, a bicycle rack and crosswalks have been added to the site plan. Staff supports this design, which helps to bring attention to bicycle and pedestrian movement.

The applicant has updated the parking breakdown on the DSP which displays all uses within the shopping center. The day care use requires 1 space per 8 children, which results in 3 spaces specifically allotted to day care use. The applicant's submission accurately reflects this. The shopping center requires 55 parking spaces when accounting for all uses on-site. The applicant's parking breakdown indicates a total of 56 parking spaces will be provided, which staff finds acceptable.

### **Conclusion:**

Overall, from the standpoint of the Transportation Planning Section it is determined that this plan is acceptable.

August 23, 2023

**MEMORANDUM**

**TO:** Andrew Shelly, Planner II, Urban Design Section  
**VIA:** Mridula Gupta, Planner IV, Subdivision Section *MG*  
**FROM:** Eddie Diaz-Campbell, Planner III, Subdivision Section *EDC*  
**SUBJECT:** DSP-22025; Future Stars Early Learning Center

This detailed site plan (DSP) has been filed on Parcel A of Oakcrest Gardens, recorded in Plat Book WWW 47 page 63 of the Prince George's County Land Records. The property consists of 1.63 acres in the Commercial, General and Office (CGO) Zone; however, this application was submitted for review under the prior Zoning Ordinance and Subdivision Regulations. The application has therefore been reviewed according to the site's prior Commercial Shopping Center (C-S-C) zoning. The DSP proposes a daycare for up to 20 students in a 1,053-square-foot tenant space within a 9,530-square-foot existing shopping center. This DSP application was accepted for review on June 30, 2023. Comments were previously provided at the July 21, 2023, SDRC Meeting. The comments in this referral memorandum are based on revised plans received on August 15, 2023.

The property is subject to Preliminary Plan of Subdivision (PPS) 12-2779, which was approved by the Planning Board on May 17, 1961, and for which no records are available. Available aerial imagery indicates that the existing building on site was constructed between 1965 and 1977. Based on the proposed development, a new PPS and final plat are not required at this time. Pursuant to Section 24-111(c)(3) of the prior Subdivision Regulations, resubdivision of the property is not required for the proposed development because the final plat was approved prior to October 27, 1970, the existing development was built prior to January 1, 1990, and no additional gross floor area is proposed.

**Additional Comments:**

1. The record plat for Parcel A did not dedicate a public utility easement (PUE) along the property's frontage with Marlboro Pike. The site plan shows a 10-foot-wide PUE along the property's frontage, but does not identify whether this easement exists, or whether it is proposed by the applicant. PUEs conforming to, and in accordance with Subtitle 24 are not required to be provided when there is no requirement for a PPS or final plat. While filing a final plat of subdivision is optional for this development, a final plat may be filed for the

purpose of dedicating the proposed PUE.

2. This property is not required to have an approved certificate of adequacy (ADQ) in accordance with Section 24-4503 of the Subdivision Regulations because the proposed development is exempt from filing a new PPS and final plat. A new PPS as well as an associated ADQ may be required at such a time when any new development is proposed on the subject property. The property does not have an existing automatic ADQ pursuant to Section 24-4503(a)(1) because the plat was approved prior to October 27, 1970.

**Recommended Conditions:**

None.

The referral is provided for the purposes of determining conformance with any underlying subdivision approvals for the subject property and Subtitle 24. All bearings and distances must be clearly shown on the DSP and must be consistent with the record plat. There are no other subdivision issues at this time.





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
www.pgplanning.org

August 2, 2023

**MEMORANDUM**

TO: Andrew Shelly, Urban Design

FROM: Kelsey Shaffer, Permit Review Section, Development Review Division *KLS*

SUBJECT: Referral Comments for DSP-22025 – Future Stars Early Learning Center

1. All standard parking spaces must be dimensioned at 9.5' by 19' and shall be demonstrated on the site plan.
2. The van accessible handicap parking space must be dimensioned at 11' by 19' with a 5' striped access aisle or 8' by 19' with an 8' striped access aisle and shall be demonstrated on the site plan.
3. All standard handicap parking spaces must be dimensioned at 8' by 19' with a 5' striped access aisle and shall be demonstrated on the site plan.
4. The height and type of all existing and proposed fencing shall be demonstrated on the site plan.
5. The dimensions of all existing and proposed gates shall be demonstrated on the site plan.
6. A substantial wall or fence at least 4 feet in height that encloses the outdoor play area is required and shall be demonstrated on the site plan.
7. The parking schedule must be revised to demonstrate all uses operating on site, the square footage for each use, the parking calculation, and the number of required parking spaces for each use per Part 11 of the Zoning Ordinance.
8. This review does not include the review of any signage.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Countywide Planning Division  
Environmental Planning Section

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
[www.pgplanning.org](http://www.pgplanning.org)

301-952-3650

July 21, 2023

**MEMORANDUM**

**TO:** Andrew Shelly, Planner II, Subdivision Section, DRD

**VIA:** Tom Burke, Planning Supervisor, Environmental Planning Section, CWPD *TB*

**FROM:** Alexander Kirchhof, Planner I, Environmental Planning Section, CWPD *ANK*

**SUBJECT:** **Future Stars Early Learning Center; DSP-22025**

The Environmental Planning Section (EPS) has reviewed Detailed Site Plan (DSP-22025), submitted for Future Stars Early Learning Center, accepted for review on June 30, 2023. Comments were provided in a Subdivision and Development Review Committee (SDRC) meeting on July 21, 2023. Revised information was not requested. The EPS recommends approval of DSP-22025 with no conditions.

**PROPOSED ACTIVITY**

The current application is for the redevelopment of a shopping center to a day care center and construction of an associated play area. The current zoning for the site is Commercial, General, and Office (CGO); however, the applicant has opted to apply the zoning standards to this application that were in effect prior to April 1, 2022, for the Commercial Shopping Center (C-S-C) Zone.

**ENVIRONMENTAL REVIEW**

A Woodland Conservation Ordinance Letter of Exemption S-050-2023 and a Natural Resources Inventory Equivalency Letter (NRI-040-2023) were approved on March 30, 2023, for the proposed activity and submitted with this application. Based upon the provided information and PGAtlas, there are no regulated environmental features or unsafe soils. This site has an approved stormwater management plan and associated letter 10365-2023-00, which was approved March 24, 2023, and expires March 24, 2026.

No other environmental requirements have been identified for this application.

Date: July 5, 2023

To: Andrew Shelly, Urban Design, M-NCPPC

From: Adebola Adepoju, Environmental Health Specialist, Environmental Engineering/ Policy Program

Re: DSP-22025 (Future Stars Early Learning Center)

The Environmental Engineering / Policy Program of the Prince George's County Health Department has completed a desktop health impact assessment review of the detailed site plan submission for the Future Stars Early learning Center that is located at 5244 Marlboro Pike, Capitol Heights, Maryland 20743 and has the following comments / recommendations:

1. The facility must apply for licensure to the Maryland Department of Education's Division of Early Childhood. Contact the Prince George's County office of Child Care for assistance located at 807 Brightseat Road in Landover, MD or call (301) 333-6940.
2. The Facility must have an environmental assessment inspection by the Prince George's County's Health Department Division of Environmental Engineering and Policy Program located at 9201 Basil Court Suite 305 in Largo, Maryland 20774 or call (301) 883-7681.
3. The food that will be served for the "free catered breakfast" must be prepared in a licensed/permitted catering food facility and all food must originate from a licensed source. During the distribution/service of the food there must be a Prince George's County Licensed Certified Food Service Manager present.
4. During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.
5. During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

If you have any questions or need additional information, please contact me at 301-883-7677 or [aoadepoju@co.pg.md.us](mailto:aoadepoju@co.pg.md.us).

**Additional Back-up**

**For**

**DSP-22025**

**Future Stars Early Learning  
Center**



September 28, 2023

VIA E-MAIL (andrew.shelly@ppd.mncppc.org)

Andrew Shelly, Planner II | Urban Design Section  
Development Review Division  
Maryland National Capital Park and Planning Commission  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

Re: Future Stars Early Learning Center (DSP-22025)

Dear Mr. Shelly,

Given the need to reduce the size of the play equipment as shown on DSP-22025 to conform with the fall zone requirements of the American Society of Testing and Materials, as outlined in condition (g) of your Technical Staff Report, we are providing a revised Site Plan to demonstrate the reduced size and to address all other conditions as follows:

a. Add the following general notes on the DSP:

(1) "During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code."

(2) "During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control."

*Response: This information has been added to General Notes on "1 Site Plan-Cover, 230928", Numbers 20 and 21*

b. Dimension the crosswalks on the DSP.

*Response: This information has been added to the Site Plan, see "4 Site Plan-DSP-230928".*

c. Dimension the setback from the play area fence to the eastern property line on the DSP.

*Response: This information has been added to the Site Plan, see "4 Site Plan-DSP-230928".*

d. Provide the maximum signage area permitted for this property (378 square feet) on the signage schedule.

*Response: This information has been added to the Site Plan, see "4 Site Plan-DSP-230928" Signage Table.*

e. Provide site details for the benches.

*Response: This information has been added to the Site Plan, see "6 Site Plan-DSP-Details2-230928".*

f. Install a picnic table in the open play area on the DSP.

*Response: This information has been added to the Site Plan, see "4 Site Plan-DSP, 230928" and "6 Site Plan-DSP-Details-2-230928".*

g. Demonstrate that the required American Society for Testing and Materials fall zones and appropriate surface material depth are met on the DSP.

*Response: The Site Plan has been revised to reduce the size of the play equipment to conform with the fall zone requirements, see "4 Site Plan-DSP, 230928" and "5 Site Plan-DSP-Details-230928".*

If you have any questions, please feel free to contact me. I appreciate your time and attention to this matter.

Warmest regards,

*Traci R. Scudder*

Traci R. Scudder, Esquire  
Attorney for the Applicant

Cc: via email

Future Stars Early Learning Center

Owner & Administrator

Ms. Chantelle Coles-Jackson

Email: [FutureStarsEarlyLearningCenter@gmail.com](mailto:FutureStarsEarlyLearningCenter@gmail.com)





**GENERAL NOTES**

- THE PROJECT: FUTURE STARS EARLY LEARNING CENTER, IS SHOWN AS PARCEL A, ON PRINCE GEORGES COUNTY TAX MAP 72 (A) LOCATED WITHIN THE OAKCREST GARDENS SUBDIVISION, AND CAN BE REFERENCED BY LIBER: 4818 FOLD 512, PARCEL A, HAS ACCOUNT # 20598A, PLAT W/4447 PAGE 33.
- TOTAL ACREAGE OF PARCEL A IN THIS DETAILED SITE PLAN: 1.6303 ACRES OR 71,007 SF.
- THE EXISTING ZONING IS CDD (COMMERCIAL, GENERAL AND OFFICE), AND THE PREVIOUS ZONING WAS C-S-C (COMMERCIAL SHOPPING CENTER).
- THE PROJECT SITE IS CURRENTLY OCCUPIED, THE EXISTING LAND USE IS FOR MIXED-USE COMMERCIAL AND RETAIL, THE PROPOSED USE FOR 5240 IS A DAYCARE.
- THE PURPOSE OF THIS DETAILED SITE PLAN IS TO PROPOSE A CHANGE OF USE FOR THE LOTS LOCATED AT 5244 MARLBOROUGH TO A DAYCARE OF UP TO 20 CHILDREN WITH AN ANTICIPATED ENROLLMENT OF 12 CHILDREN.
- WSSC 2007 MAP REFERENCE NUMBER: 2033E05
- THE EXISTING AND PROPOSED SEWER AND WATER DESIGNATIONS ARE S-3 SEWER CATEGORY AND W-6 WATER CATEGORY.
- THE STORMWATER MANAGEMENT CONCEPT PLAN NUMBER #10365-302509 WAS APPROVED MARCH 24, 2023.
- THE DEVELOPER HAS PROPOSED TO PROVIDE PRIVATE RECREATION FACILITIES TO A DAYCARE CENTER, THE PROPOSED PROJECT IS NOT REQUIRED TO PARTICIPATE IN MANDATORY PARK DEDICATION.
- THERE ARE NO OBTUSEMES ON OR CONTIGUOUS TO THE PROPERTY.
- THERE ARE NO HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY.
- THERE ARE NO STREAMS ON THE SUBJECT PROPERTY, THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY PER A MAP CREATED BY THE NATIONAL WETLANDS INVENTORY MAPPER ON MARCH 7, 2023.
- IN A LETTER DATED MARCH 2, 2023, THE PRINCE GEORGES COUNTY DEPARTMENT OF PERMITTING, INSPECTION, AND ENFORCEMENT STATED THAT NO COUNTY REGULATED 100-YEAR FLOODPLAIN IS LOCATED ON-SITE.
- THE PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THE PROPERTY IS NOT WITHIN AN AVIATION POLICY AREA.
- TOPOGRAPHY SHOWN ON-SITE IS FROM PRINCE GEORGES COUNTY GIS DATED FEBRUARY 2023.
- DEVELOPER / APPLICANT: FUTURE STARS EARLY LEARNING CENTER, 4800 JUST STREET NE, WASHINGTON, DC 20019. OWNER: WU CHEE P & ETHEL S, 14 WETHERS BERRY COURT, POTOMAC, MD 20854.
- A TREE CANOPY COVERAGE EXEMPTION IS BASED ON 25-121(A) WHICH STATES THE APPLICATION PROPOSES LESS THAN 5,000 SF OF DISTURBANCE AND IS THEREBY EXEMPT FROM THE ORDINANCE.
- OUTDOOR PLAY SHALL BE LIMITED TO THE HOURS BETWEEN 7 A.M. AND 9 P.M. EXISTING LIGHTING ON THE BACK SIDE OF THE BUILDING WILL REMAIN AS THE ONLY LIGHTING SOURCE.
- DURING THE CONSTRUCTION PHASES OF THIS PROJECT, NOISE SHOULD NOT BE ALLOWED TO ADVERSELY IMPACT ACTIVITIES ON THE ADJACENT PROPERTIES. INDICATE INTENT TO CONFORM TO CONSTRUCTION ACTIVITY NOISE CONTROL REQUIREMENTS AS SPECIFIED IN SUBTITLE 19 OF THE PRINCE GEORGES COUNTY CODE.
- DURING THE CONSTRUCTION PHASES OF THIS PROJECT, NO DUST SHOULD BE ALLOWED TO CROSS OVER PROPERTY LINES AND IMPACT ADJACENT PROPERTIES. INDICATE INTENT TO CONFORM TO CONSTRUCTION ACTIVITY DUST CONTROL REQUIREMENTS AS SPECIFIED IN THE 2011 MARPLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

APPLICANT  
**FUTURE STARS EARLY LEARNING CENTER**  
 4800 JUST STREET NE  
 WASHINGTON, DC 20019  
 CONTACT: CHANTELE COLES-JACKSON  
 PHONE: (202) 591-7230



**LEGEND**

---	PROPERTY LINE	---	ADJACENT PROPERTY LINE
---	EX. INTERMEDIATE CENTER	---	EX. INTERMEDIATE CENTER
---	EX. SIDE AND DUTTER	---	EX. SIDE AND DUTTER
---	EX. OVERHEAD ELECTRIC	---	EX. OVERHEAD ELECTRIC
---	EX. TRAIL	---	EX. TRAIL
---	EX. GAS	---	EX. GAS
---	EX. SANITARY SEWER	---	EX. SANITARY SEWER
---	EX. WATER	---	EX. WATER
---	EX. STORM DRAIN	---	EX. STORM DRAIN
---	EX. SEWER MAINWALL	---	EX. SEWER MAINWALL
---	EX. WATER MAIN	---	EX. WATER MAIN
---	EX. FIRE HYDRANT	---	EX. FIRE HYDRANT
---	EX. POWER POLE	---	EX. POWER POLE
---	EX. SIGN	---	EX. SIGN
---	EX. BI-FUEL & BI-FUEL	---	EX. BI-FUEL & BI-FUEL
---	EX. FENCE	---	EX. FENCE
---	PROJ. FENCE	---	PROJ. FENCE
---	EMPTY OF DISTURBANCE	---	EMPTY OF DISTURBANCE
---	EX. LIGHTING TO BE USED FOR PLAY AREA	---	EX. LIGHTING TO BE USED FOR PLAY AREA
---	PROJ. GRASSWALL	---	PROJ. GRASSWALL

**LANDSCAPE NOTES**

- THE PROPOSED USE CHANGE IN AN EXISTING BUILDING IS EXEMPT FROM SECTIONS 4.1, 4.2, 4.3, 4.4, 4.7, 4.8, 4.10, AND 4.11 OF THE LANDSCAPE MANUAL PER 1.1 (I). BUILDING PERMITS FOR INTERIOR OR EXTERIOR REHABILITATION INCLUDING, BUT NOT LIMITED TO, FACADE RESTORATION, CANOPIES, AND MECHANICAL EQUIPMENT OF AN EXISTING BUILDING THAT DO NOT INVOLVE A CHANGE OF USE FROM A LOWER TO A HIGHER INTENSITY USE CATEGORY OR FROM A RESIDENTIAL USE TO A NON-RESIDENTIAL USE, DO NOT INVOLVE AN INCREASE IN IMPERVIOUS SURFACE FOR PARKING AND LOADING, AND DO NOT INVOLVE AN INCREASE IN THE GROSS FLOOR AREA (GFA) OF THE BUILDING ARE EXEMPT FROM THE REQUIREMENTS OF SECTIONS 4.1, 4.2, 4.3, 4.4, 4.7, 4.8, 4.10, AND 4.11.

**SITE DATA TABLE PER SECTION 27-462**

	REQUIRED	PROPOSED
FRONT YARD SETBACK (FROM STREET)	10'	10.5'
SIDE YARD SETBACK (ADJ. TO RESIDENTIAL)	12'	APPROX. 55'
SIDE YARD SETBACK (ADJ. TO NONRESIDENTIAL)	0'	46'
REAR YARD SETBACK	25'	72'
ENROLLMENT (MAX.)	—	ANTICIPATED ENROLLMENT OF 12, UP TO 20
OUTDOOR PLAY AREA	75 SF PER CHILD FOR AMOUNT OF CHILDREN OUT IN PLAY AREA AT 1 TIME 75 SF X 10 CHILDREN = 750 SF	812 SF

**SIGNAGE TABLE PER SECTION 27-613**

	MAXIMUM AREA FOR ENTIRE SHOPPING CENTER:	TOTAL LENGTH OF EXISTING BUILDING:	TOTAL SQUARE FOOTAGE OF EXISTING SIGNAGE:	AREA FOR FUTURE STARS EARLY LEARNING CENTER SIGNAGE:	TOTAL SIGNAGE SQUARE FOOTAGE:	MAX. SIGNAGE AREA PERMITTED FOR THIS PROPERTY
BUILDING OR CANOPY SIGNAGE IN AN INTEGRATED SHOPPING CENTER	AREA OF ALL SIGNS ON A BUILDING SHALL BE NO MORE THAN 2% OF EACH LINEAR FOOT OF WIDTH ALONG THE FRONT OF THE BUILDING, MAXIMUM 400 SF OF COMBINED SIGNAGE	189'	179 SF	1.2' X 10' = 12 SF TOTAL	191 SF	278 SF

EXISTING BUILDING HEIGHT: APPROXIMATELY 15'  
 EXISTING TOTAL SQUARE FOOTAGE OF ALL USES: 9,630 SF

**REQUIRED AND EXISTING SITE PARKING CALCULATIONS:**

ONSITE USE	SQUARE FOOTAGE	PARKING CALCULATION	PARKING REQUIRED	EXISTING PARKING PROVIDED	PROPOSED PARKING
CATERING ESTABLISHMENT WITH FOODSERVICE ONLY	1181 SF	1.0 PER 300 SF OF GFA	2 SPACES		
HAIR SALON - NORMAL PARKING GENERATION	1411 SF	1.0 PER 150 SF UP TO FIRST 2,000 SF	10 SPACES		
NAIL SALON - NORMAL PARKING GENERATION	1003 SF	1.0 PER 150 SF UP TO FIRST 2,000 SF	7 SPACES		
BARBER SHOP - NORMAL PARKING GENERATION	1003 SF	1.0 PER 150 SF UP TO FIRST 2,000 SF	7 SPACES		
DAYCARE	1003 SF	1.0 PER 3 CHILDREN	3 SPACES		3 SPACES, 1 HANDICAP
ELECTRONICS STORE - NORMAL PARKING GENERATION	1088 SF	1.0 PER 150 SF UP TO FIRST 2,000 SF	8 SPACES		
CONVENIENT STORE - NORMAL PARKING GENERATION	2691 SF	1.0 PER 75 SF UP TO FIRST 2,000 SF	19 SPACES		
<b>TOTAL</b>			<b>46 SPACES</b>	<b>36 SPACES INCLUDING 2 HANDICAP</b>	<b>43 SPACES, 3 HANDICAP</b>

**PROPOSED DAYCARE PARKING CALCULATIONS:**

REQUIRED: DAYCARE: 1.0 SPACE PER 3 CHILDREN  
 PROPOSED FOR 20 CHILDREN = 3 SPACES  
 PROPOSED: 2 PARKING SPACES = 1 PICK UP/DROP OFF SPACE = 3 SPACES  
 HANDICAP REQUIRED: 1 SPACE  
 HANDICAP PROPOSED: 1 VAN ACCESSIBLE SPACE

**NOT FOR CONSTRUCTION**

**DETAILED SITE PLAN No. DSP-22025**

**DETAILED SITE, LANDSCAPE, & LIGHTING PLAN**

**FUTURE STARS EARLY LEARNING CENTER**  
**PARCEL A**  
**5244 MARLBORO PIKE**  
 18TH ELECTION DISTRICT, PRINCE GEORGES COUNTY  
 CAPITOL HEIGHTS, MD 20743

SHEET 4 OF 6  
 SCALE 1" = 20'

**Kim Engineering, Inc.**

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 (301) 814-7676  
 www.KimEngineering.com  
 Baltimore, MD - Beltsville, MD - Rockville, MD  
 Civil Engineering - Land Surveying - Geotechnical Engineering

NO.	REVISION	BY	DATE
			FEBRUARY 2023
			JOB NO. 1438
			DESIGNED: KVC
			TECHNICIAN: HR
			CHECKED: KVC

DATE: FEBRUARY 2023

JOB NO.: 1438

DESIGNED: KVC

TECHNICIAN: HR

CHECKED: KVC

GRAPHIC SCALE 1"=20'

WSSC GRID: 2033E05

TAX MAP: 72 / F4

ADC MAP: 38 / C4

1438ENG-SITE



**PROFESSIONAL CERTIFICATION**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

License No.: 527, Expiration Date: 02/28/2025

**MISS UTILITY**

Call "Miss Utility" at 1-800-267-7777, 48 hours prior to the start of work. The availability of utility lines and utility companies vary by location. Call before work to determine the location and depth of utility lines. Excavation and trenching shall be done by hand or by other means approved by the utility companies.



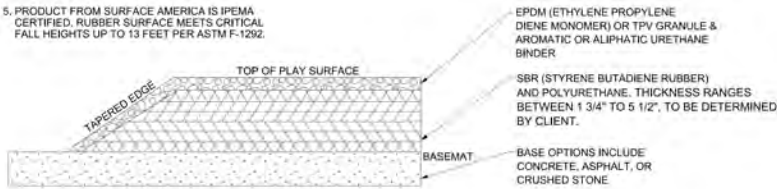
**FUTURE STARS PICK UP/DROP OFF ONLY**

**RESERVED FUTURE STARS PARKING ONLY**

**1 PICK UP/DROP OFF SIGNAGE DETAIL**  
NOT TO SCALE

**2 RESERVED PARKING SIGNAGE DETAIL**  
NOT TO SCALE

- NOTES:
1. PLAY SURFACE SHOULD BE FROM SURFACE AMERICA OR SIMILAR. ALTERNATIVES TO BE APPROVED BY FUTURE STARS EARLY LEARNING CENTER.
  2. PLAY SURFACE IS TWO LAYERS. WILL BE WET POURED AND TROWELED ON SITE.
  3. TYPICAL THICKNESS RANGES FROM 1 3/4" - 5 1/2".
  4. MULTIPLE EDGE CONDITIONS AVAILABLE. SEE MANUFACTURER'S SHEET FOR ADDITIONAL INFORMATION.
  5. PRODUCT FROM SURFACE AMERICA IS IPEMA CERTIFIED. RUBBER SURFACE MEETS CRITICAL FALL HEIGHTS UP TO 13 FEET PER ASTM F-1292.



**5 PLAY AREA PLAYBOUND SURFACE DETAIL**  
NOT TO SCALE



**8 HANDICAP PARKING - VAN ACCESSIBLE SIGNAGE**  
NOT TO SCALE

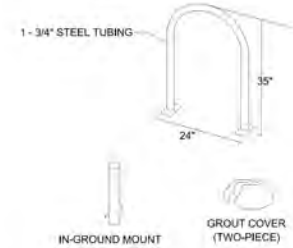


- NOTES:
1. SEE SIMPLAYS MODEL # 22007/22020 YOUNG EXPLORERS MODULAR PLAY SYSTEM FOR ASSEMBLY INSTRUCTIONS AND SPECIFICATIONS.
  2. CAN FIT UP TO 9 CHILDREN AT ONE TIME.
  3. HAS 12 DIFFERENT CONFIGURATIONS. SEE SITE PLAN FOR STRAIGHT CONFIGURATION.
  4. PER INFORMATION FROM THE ASTM, FALL ZONES FOR THIS PLAY EQUIPMENT HAVE BEEN SHOWN AS THE 6' MINIMUM.

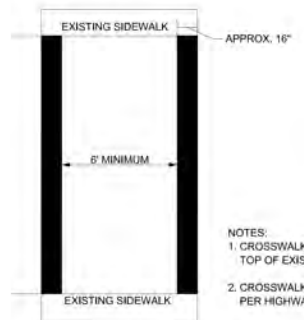


**3 PLAY STRUCTURE DETAIL**  
NOT TO SCALE

APPLICANT  
FUTURE STARS EARLY LEARNING CENTER  
4000 JUST STREET NE  
WASHINGTON, DC 20019  
CONTACT: CHANTELE COLES-JACKSON  
PHONE: (202) 591-7230



**4 INVERTED "U" BIKE RACK DETAIL**  
NOT TO SCALE



- NOTES:
1. CROSSWALK WILL BE PAINTED ON TOP OF EXISTING SIDEWALK.
  2. CROSSWALK TO BE PAINTED WHITE PER HIGHWAY STANDARDS.

**7 CROSSWALK STRIPING**  
NOT TO SCALE

**6 PLAY AREA FENCE DETAIL**  
NOT TO SCALE

RIGHT 12X17' TRIANGLE SHADE SAIL  
BY ROYAL SHADE



**9 SHADE TRIANGLE**  
NOT TO SCALE



**10 DAYCARE SIGNAGE**  
NOT TO SCALE

**Kim Engineering, Inc.**  
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1390 Piccard Drive, Suite 340, Rockville, MD 20850  
(240) 814-7676  
www.KimEngineering.com  
Baltimore, MD - Bethesda, MD - Rockville, MD  
Civil Engineering - Land Surveying - Geotechnical Engineering

NO.	REVISION	BY	DATE

DATE	FEBRUARY 2023
JOB NO.	1436
DESIGNED	KVC
TECHNICAL	HEI
CHECKED	KVC
WSSC CRID.	203/3095
TAX MAP.	T2 / F4
ADC MAP.	38 / C4
PROJECT	1436ENG-SITE



PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.  
License No. 527, Expiration Date 07/10/2025

MISS UTILITY  
Call "Miss Utility" at 1-800-281-7777, 48 hours prior to the start of work. The contractor shall verify all public utility companies (gas, water, ground) facilities in the area of proposed excavation and have them located by the utility companies prior to commencing excavation.

NOT FOR CONSTRUCTION

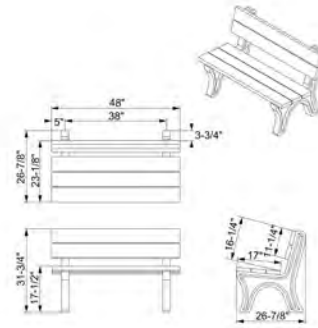
<b>DETAILED SITE PLAN No. DSP-22025</b>	
<b>NOTES &amp; DETAILS SHEET</b>	
FUTURE STARS EARLY LEARNING CENTER PARCEL A	
5244 MARLBORO PIKE	
18TH ELECTION DISTRICT, PRINCE GEORGE'S COUNTY	
CAPITOL HEIGHTS, MD 20743	
SHEET	5 OF 6
SCALE	N.T.S.

APPLICANT  
 FUTURE STARS EARLY LEARNING CENTER  
 4000 JUST STREET NE  
 WASHINGTON, DC 20019  
 CONTACT: CHANTELE COLES-JACKSON  
 PHONE: (202) 591-7220



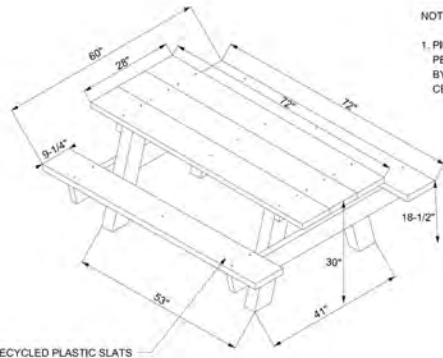
NOTES:  
 1. EXISTING LIGHTING TO BE USED FOR PLAY AREA LIGHTING.  
 2. SEE DETAILED SITE, LANDSCAPE, & LIGHTING PLAN FOR INFORMATION ON LIGHTING LOCATIONS.

**11** EXISTING LIGHTING  
 NOT TO SCALE



NOTES:  
 1. BENCHES SHOULD BE PL4-P OR SIMILAR. ALTERNATIVES TO BE APPROVED BY FUTURE STARS EARLY LEARNING CENTER.

**12** BENCH (TYP.)  
 NOT TO SCALE



NOTES:  
 1. PICNIC TABLE SHOULD BE MODEL # PB6APIC6 OR SIMILAR AS APPROVED BY FUTURE STARS EARLY LEARNING CENTER.

2" X 10" RECYCLED PLASTIC SLATS

**13** PICNIC TABLE  
 NOT TO SCALE

**KIM ENGINEERING**  
**Kim Engineering, Inc.**  
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 1390 Piccard Drive, Suite 340, Rockville, MD 20850  
 (240) 814-7676  
 www.KimEngineering.com  
 Baltimore, MD - Bellevue, MD - Rockville, MD  
 Civil Engineering - Land Surveying - Geotechnical Engineering

NO.	REVISION	BY	DATE

DATE	DESCRIPTION	BY	DATE
FEBRUARY 2023			
JOB NO. 1436			
DESIGNED KVC	WSSC CRD: 2032695		
TECHNICAL MHI	TAX MAP: T2 / F4		
CHECKED KVC	ADC MAP: 38 / C4		
	1436ENG-SITE		



**PROFESSIONAL CERTIFICATION**  
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 License No. 527, Expiration Date 07/31/2025

**MISS UTILITY**  
 Call "Miss Utility" at 1-800-247-7777, 48 hours prior to the start of work. The contractor shall verify all public utility companies with under ground facilities in the area of proposed excavation and mark those facilities located by the utility companies prior to commencing excavation.

<b>NOT FOR CONSTRUCTION</b>	<b>DETAILED SITE PLAN No. DSP-22025</b>	SHEET <b>6</b> OF <b>6</b>  SCALE N.T.S.
	<b>NOTES &amp; DETAILS SHEET</b>	
	<b>FUTURE STARS EARLY LEARNING CENTER</b> <b>PARCEL A</b> <b>5244 MARLBORO PIKE</b> 18TH ELECTION DISTRICT, PRINCE GEORGE'S COUNTY CAPITOL HEIGHTS, MD 20743	

**Future Stars Early Learning Center  
(Detailed Site Plan)  
DSP-22025**

Proposed New Condition 1.h.

1. Prior to certification, the detailed site plan (DSP) shall be revised, or additional information shall be provided, as follows:
  - a. Add the following general notes on the DSP:
    - (1) “During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George’s County Code.”
    - (2) “During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.”
  - b. Dimension the crosswalks on the DSP.
  - c. Dimension the setback from the play area fence to the eastern property line on the DSP.
  - d. Provide the maximum signage area permitted for this property (378 square feet) on the signage schedule.
  - e. Provide site details for the benches.
  - f. Install a picnic table in the open play area on the DSP.
  - g. Demonstrate that the required American Society for Testing and Materials fall zones and appropriate surface material depth are met on the DSP.

- h. Provide revised play equipment, including Americans with Disabilities Act (ADA) play equipment, in the open play area on the DSP subject to the review of the Urban Design Section.**