



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 Nora's Angels Early Learning Center

DSP-22033

REQUEST	STAFF RECOMMENDATION
A day care center with a maximum enrollment of 50 children within a 12.7-acre integrated shopping center	APPROVAL with conditions

Location: Northwest of US 301 (Robert Crain Highway) and Excalibur Road, specifically located within the shopping center of Collington Plaza.	
Gross Acreage:	12.70
Zone:	CGO
Prior Zone:	C-S-C
Reviewed per Prior Zoning Ordinance:	Section 27-1903
Dwelling Units:	N/A
Gross Floor Area:	124,436 sq. ft.
Planning Area:	71B
Council District:	04
Municipality:	Bowie
Applicant/Address: Nora Nwozo 19318 Lake Meadows Drive Bowie, MD 20720	
Staff Reviewer: Te-Sheng (Emery) Huang Phone Number: 301-952-4534 Email: tesheng.huang@ppd.mncppc.org	



Planning Board Date:	11/02/2023
Planning Board Action Limit:	11/09/2023
Staff Report Date:	10/16/2023
Date Accepted:	08/22/2023
Informational Mailing:	01/17/2023
Acceptance Mailing:	08/11/2023
Sign Posting Deadline:	10/03/2023

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/. 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 6

7. Prince George’s County Zoning Ordinance 6

8. 2010 Prince George’s County Landscape Manual..... 8

9. Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance 8

10. Prince George’s County Tree Canopy Coverage Ordinance 8

11. Referral Comments..... 9

12. Community Feedback..... 10

RECOMMENDATION 11

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-22033
Nora's Angels 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. Staff has considered the following in reviewing this detailed site plan:

- a. The prior Prince George's County Zoning Ordinance, including the applicable provisions of the Commercial Shopping Center (C-S-C) Zone;
- b. The 2010 *Prince George's County Landscape Manual*;
- c. The Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- d. The Prince George's County Tree Canopy Coverage Ordinance;
- e. Referral comments; and
- f. Community feedback.

FINDINGS

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

1. **Request:** The subject detailed site plan (DSP) requests approval of a day care center with a maximum enrollment of 50 children within an integrated shopping center on the 12.7-acre property, located northwest of the intersection of US 301 (Robert Crain Highway) and Excalibur Road, in the Commercial Shopping Center (C-S-C) Zone.

2. **Development Data Summary:**

	EXISTING	EVALUATED
Zone	CGO (Prior C-S-C)	CGO (Prior C-S-C)
Use	An integrated Shopping Center consisting of various commercial uses.	A day care center for children within the existing integrated Shopping Center
Gross acreage	12.7	12.7
Parcels/Lots	1	1
Gross floor area (GFA) of building	124,436 sq. ft.	124,436 sq. ft. in total (Proposed day care center: 2,877 sq. ft.)

Parking Requirements (per Sections 27-566(b)(1) and 27-568(a) of the prior Zoning Ordinance)

	Number of Spaces Required	Number of Spaces Provided
Shopping Center	1 per every 250 sq. ft.: 487	Standard: 554 Handicap Van-Accessible: 18
Day Care Center	1 space per 8 children (50 children): 7	Standard: 7
Total	494 Spaces	579 Spaces*

Note: *The total number of existing parking spaces on-site is 594, of which 15 standard parking spaces will be removed for the proposed outdoor play area.

Loading Space (per Section 27-582(a) of the prior Zoning Ordinance)

	Required	Provided
Shopping Center	4	4 (12 feet x 33 feet)
Total loading space required	4	4*

Note: *This information is from the previously approved landscape plan. The submitted DSP shows that these loading spaces are located behind the shopping center, in the northern area of the site.

Outdoor Play Area (per Section 27-464.02 of the prior Zoning Ordinance)

Use	REQUIRED	PROVIDED
Day Care (25 Children) @ 75 sq. ft./Child	1,875 sq. ft.	2,520 sq. ft.

3. **Location:** The subject property is known as Parcel A, located on Tax Map 55 in Grids D3 and D4, and is geographically located on the west side of US 301 (Robert Crain Highway). This 12.7-acre property is currently developed with an integrated shopping center, known as Collington Plaza Shopping Center.
4. **Surrounding Uses:** The abutting properties to the north and west are located within the Legacy Comprehensive Design (LCD) Zone (formerly the Comprehensive Design Zone) and are zoned Residential Urban Development (R-U) and Residential Suburban Development (R-S), respectively. These properties are developed with residential apartment buildings and single-family attached residential units. The property to the south is in the Commercial General Office (CGO) Zone, formerly the C-S-C Zone, and is developed with a big-box store. To the east of the subject site is US 301 and a mixed-use development, beyond US 301.
5. **Previous Approvals:** There are no known approved DSP applications for the subject site. Available aerial imagery shows that the original shopping center was constructed between 1969 and 1971 and was later expanded between 1993 and 1998. The site has an approved Conceptual Stormdrain (CSD) Concept, 94-0919.
6. **Design Features:** The property is currently developed with a 124,436-square-foot integrated shopping center. The L-shaped retail building sits in the center of the site and encloses an expansive parking area to the south. Another parking area is located to the west. There are three entry points accessing the site, of which two are located on US 301. The first entry is located close to where the northern property line meets US 301. The second entry is located toward the southern property line, which is a shared entry point with the big-box store to the south of the subject property. The third one is an indirect entry point located on Excalibur Road. When using this entry to access the site, drivers must cross the property on which the big-box store is located.

The applicant proposes to create a day care center for children through the conversion of one retail space of 2,877 square feet, located in the western portion of the integrated shopping center. Behind the day care center, the applicant proposes to remove 15 existing parking spaces for an approximately 2,520-square-foot outdoor play area. This area will be fenced with a 6-foot-tall vinyl fence and is accessible through a 4-foot-wide gate. A new crosswalk, across an existing drive aisle, is proposed to connect to the rear door of the day care center for children and teachers to easily access it. Pursuant to Section 27-464.02(a)(1)(iv) of the prior Zoning Ordinance, an outdoor play area shall be safely accessible without crossing (at grade) any hazardous area, such as a street or driveway. A condition is included herein, requiring the applicant to relocate the outdoor play area to the parking area, immediately abutting the proposed day care to the south. The size and design of the outdoor play area can be retained, as is being proposed with this application, with minor modification as needed to fit the space available to the south of the building. However, additional curbstones or a similar measure are required to hinder

vehicle intrusion into the fenced play area, which is conditioned in the Recommendation section of this report. The suggested location ensures that children can safely access the outdoor play area without crossing any drive aisle. The number of parking spaces being removed for the outdoor play area may exceed the 15 spaces currently proposed, but the total number of parking spaces provided for the site must still meet the parking requirements.

Within the play area, the applicant proposes to provide two playground structures, two benches, one trash receptacle, and one shade structure. For safety reasons, an approximately 1,200-square-foot area, where two playground structures are located, will be covered with SolidPlay rubber playground flooring tiles. The rubber flooring tiles will be directly installed on top of the pavement of the existing parking area. A condition is included herein, requiring the applicant to demonstrate on the DSP that the required American Society for Testing and Materials (ASTM) fall zones and appropriate surface material depth are met.

One building-mounted sign is proposed to be installed above the retail space unit, stating the name of the business as "Nora's Angels Early Learning Center." Pursuant to Section 27-613(c)(3)(c) of the prior Zoning Ordinance, building-mounted signage in commercial zones (except for C-O Zone) is determined by the length of the tenant space. A condition is included herein, requiring the applicant to provide a schedule to show the signage requirements and to demonstrate conformance.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** This DSP has been reviewed for compliance with the requirements of the 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, which 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 50 children, and the required play area for the licensed capacity is 1,875 square feet. The maximum number of

children permitted to use the play area at one time is 25, which results in the same minimum 1,875-square-foot area requirement. This DSP proposes a total of 2,520 square feet of outdoor play area right outside of the daycare center, 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 distance from the proposed outdoor play area to the nearest residential dwelling unit is approximately 260 feet. These residential dwellings are located on adjoining properties to the north and west of the subject site, which are zoned R-U and R-S, respectively.

The applicant proposes to enclose the play area with a 6-foot-tall vinyl fence, in conformance with this requirement.

- (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 80 feet from the nearest property line to the south and 260 feet from the nearest multifamily residential building to the north. Therefore, no greater setback should be necessary. The proposed 6-foot-tall fence will be sufficient to protect the health and safety of the children in the play area. A condition is included herein, requiring the applicant to label the setback dimension from the play area fence to the southern 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 proposed outdoor play area is located approximately 50 feet to the west of the proposed day care center for children. However, children need to cross a drive aisle to access it. A condition has been included herein to ensure the safety of the children by relocating the play area to an area of parking that abuts the building. Such analysis has also been discussed and addressed in Finding 6 above.

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

A 20-foot by 40-foot hip roof 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 in the parking area around the proposed outdoor play area 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 in compliance 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 includes dedicated parking for the use, consistent with the dimensional requirements of the prior Zoning Ordinance and minimizes grading to the extent practicable.

- 8. **2010 Prince George's County Landscape Manual:** The application is exempt from the *Prince George's County Landscape Manual* because this DSP does not involve a change of use from a lower to a higher intensity use category, an increase in impervious surface, or an increase in gross floor area of the building.

The subject project has an approved landscape plan. The property should be maintained, in conformance with the landscape requirements. Failure to maintain required landscaping may result in a zoning violation.

- 9. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO):** The change of use of an existing retail store to the proposed day care center, with an outdoor play area, will not alter the previous findings regarding conformance with the Woodland and Wildlife Habitat Conservation Ordinance that were made at the time of approval of TCP2-060-92-02.

- 10. **Prince George's County Tree Canopy Coverage Ordinance:** Since this DSP proposes less than 5,000 square feet of gross floor area of disturbance, in accordance with Section 25-127

of the Tree Canopy Coverage Ordinance, this application is exempt from tree canopy coverage requirements.

11. 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 September 1st, 2023 (Stabler, Smith & Chisholm to Huang), 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 October 2, 2023 (Sams to Huang), the Community Planning Division indicated that, pursuant to Subtitle 27, 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 October 4, 2023 (Yang to Huang), the Transportation Planning Section offered the following comments:

Master Plan Right of Way

This application is subject to the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* (Bowie-Mitchellville and Vicinity Master Plan). The existing shopping center has frontage along US 301, designated as a freeway. However, the subject application for a day center for children is not adjacent to US 301.

Master Plan Pedestrian and Bike Facilities

The MPOT does not have policies related to the subject development. The Bowie-Mitchellville and Vicinity Master Plan contains the following policy related to the subject development:

Policy TM 10: Support the County’s efforts to achieve Vision Zero Prince George’s, a Countywide interdisciplinary approach to eliminate all traffic-related fatalities and serious injuries. (page 127)

- d. **Subdivision**—In a memorandum dated August 30, 2023 (Health to Huang), the Subdivision Review Section noted that the proposed development is exempt from filing a PPS and final plat.
- e. **Environmental Planning**—In a memorandum dated September 27, 2023 (Rea to Huang), the Environmental Planning Section noted that this project complies with TCP2-060-92-02 because no woodlands will be removed.
- f. **Permits**—In a memorandum dated October 2, 2023 (Shaffer to Huang), the Permit Review Section offered comments, which have been addressed through revisions to the plans, or included in the Recommendation section of this report.

- g. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated October 10, 2023 (Giles to Huang), DPIE indicated that the property is served by public water and sewer service, and offered comments pertaining to SWM, which will be addressed through DPIE’s separate permitting process.
 - h. **Prince George’s County Fire/EMS Department**—In an email dated September 1, 2023 (Reilly to Huang), the Fire/EMS Department had no comments on this application and provided a suggestion for curbstones or some similar measure to hinder vehicle intrusion into the fenced play area from its west side. A condition is included herein for such installation for safety purposes.
 - i. **Prince George’s County Police Department**—At the time of the writing of this technical staff report, the Police Department did not offer comments on the subject application.
 - j. **Prince George’s County Health Department**—In a memorandum dated August 30, 2023 (Adepoju to Huang), the Health Department provided two comments as follows:
 - “(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, 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, Largo, MD or call (301) 883-7681.”
 - k. **Maryland Department of Human Resources**—At the time of the writing of this technical staff report, the Maryland Department of Human Resources did not offer comments on the subject application.
 - l. **City of Bowie**—The subject property is located within the geographical boundary of the City of Bowie. The DSP application was referred to the municipality for review. The application was heard at the City Council meeting on October 2, 2023. The City Council recommended APPROVAL of this DSP, with no conditions.
- 12. 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.
- 13.** Based on the foregoing, and as required by Section 27-285(b)(1) of the prior Zoning Ordinance, the DSP, if approved with conditions, 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)(2) of the prior Zoning Ordinance does not apply to this DSP because the subject property is not subject to a conceptual site plan.
15. Section 27-285(b)(3) of the prior Zoning Ordinance does not apply to this DSP because it is not a DSP for infrastructure.
16. As required by Section 27-285(b)(4) of the prior Zoning Ordinance, for approval of a DSP, the regulated environmental features (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 prior Prince George's County 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 Prince George's County Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-22033 for Nora's Angels 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. Revise General Note 5 to indicate that the number of parcels is one.
 - b. Add a note listing the property as Parcel A, and include its recording reference.
 - c. Revise General Note 6 to indicate that no dwelling units are on the property.
 - d. Revise General Note 7 to indicate that the existing on-site gross floor area is nonresidential
 - e. Relocate the proposed outdoor play area to the parking area, immediately abutting the building to the south.
 - f. Label and note on the plan that the proposed outdoor play area and path accessing it is Americans with Disabilities Act compliant.
 - g. Provide a schedule to show the signage requirements and to demonstrate conformance.
 - h. Label the setback dimension from the play area fence to the southern property boundary.
 - i. Add curbstones or a similar measure around the outdoor play area to hinder vehicle intrusion into the fenced play area.
 - j. Demonstrate that the required American Society for Testing and Materials fall zones and appropriate surface material depth are met on the DSP.

- k. Note on the plan that the proposed playground equipment will meet the requirements of the Americans with Disabilities Act.
- l. Provide additional signage to increase pedestrian safety, subject to the review of the Urban Design and Transportation Planning Sections of the Prince George's County Planning Department, and the property owner's permission.

NORA'S ANGELS EARLY LEARNING CENTER

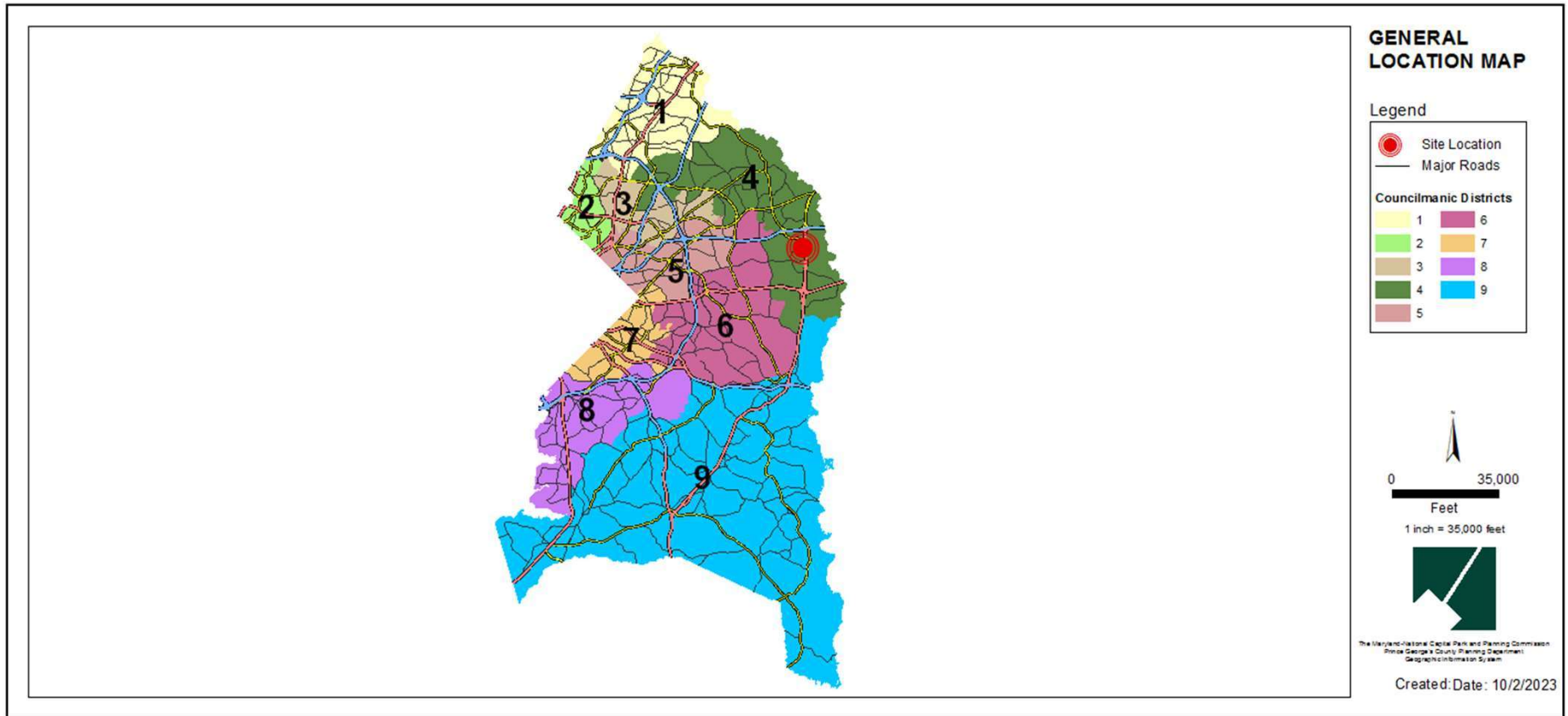
Detailed Site Plan

Staff Recommendation: APPROVAL with conditions

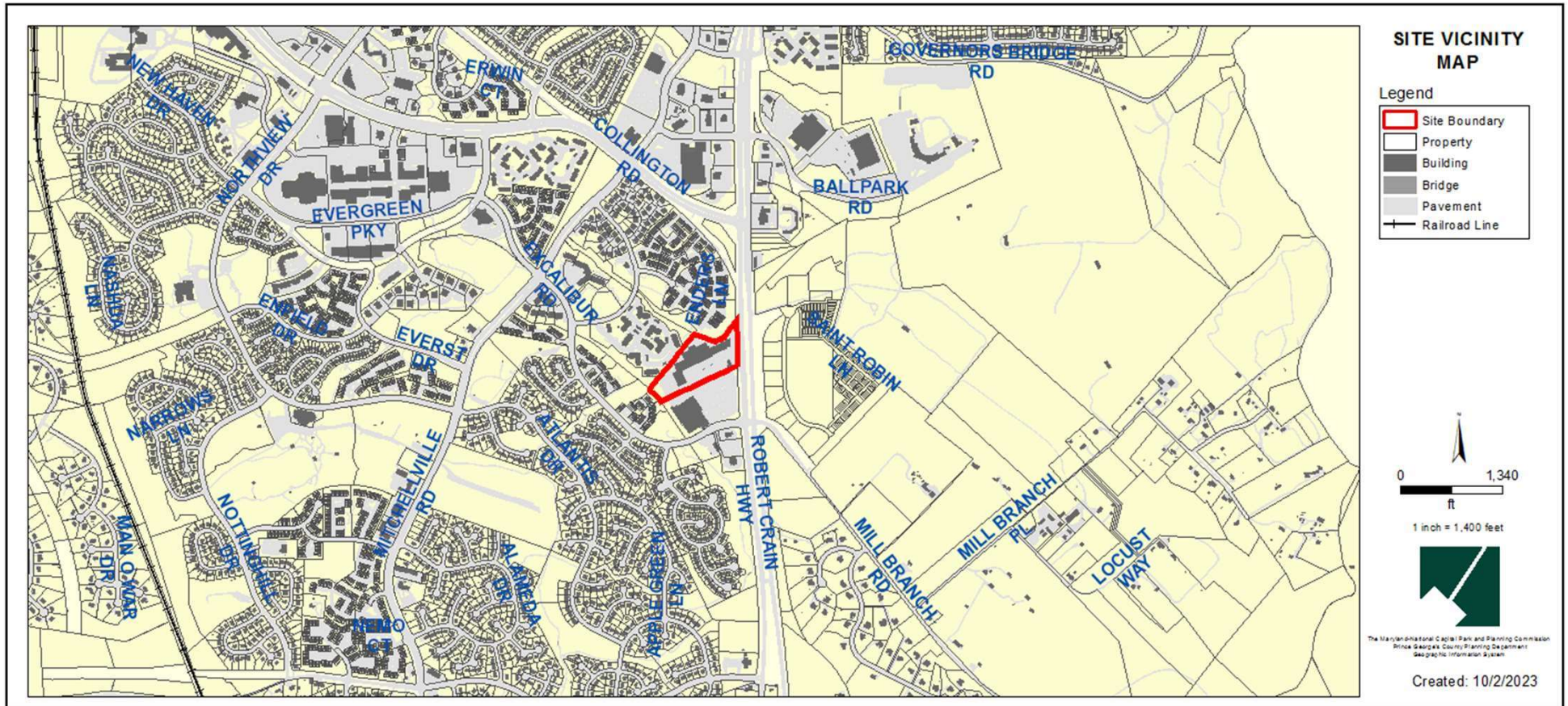


GENERAL LOCATION MAP

Council District: 04
Planning Area: 71B

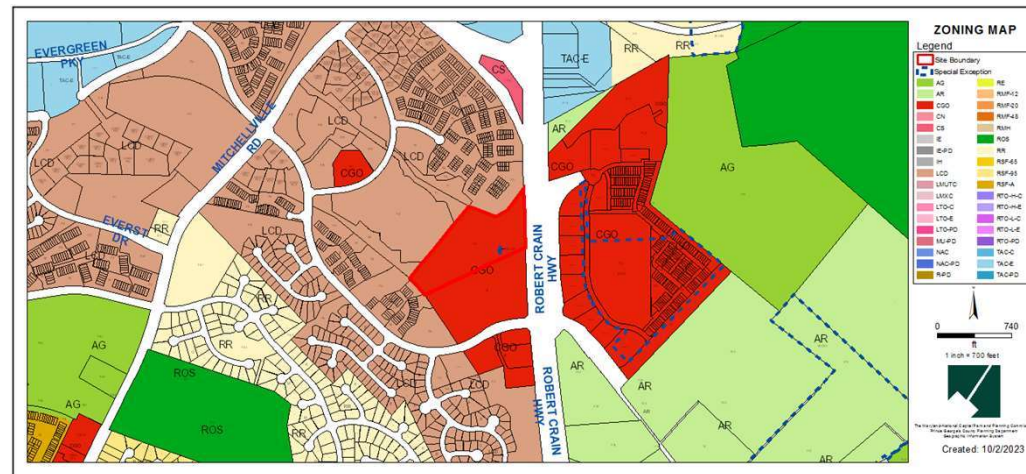
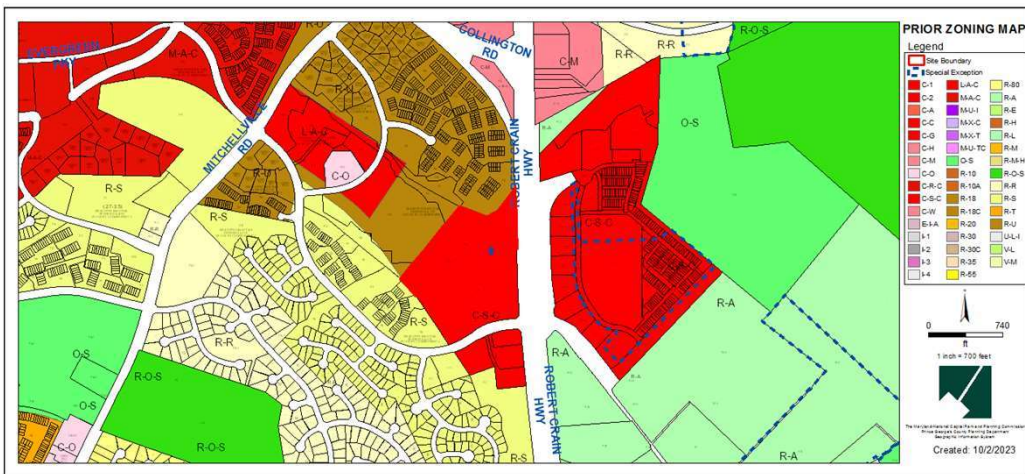


SITE VICINITY MAP



ZONING MAP (PRIOR AND CURRENT)

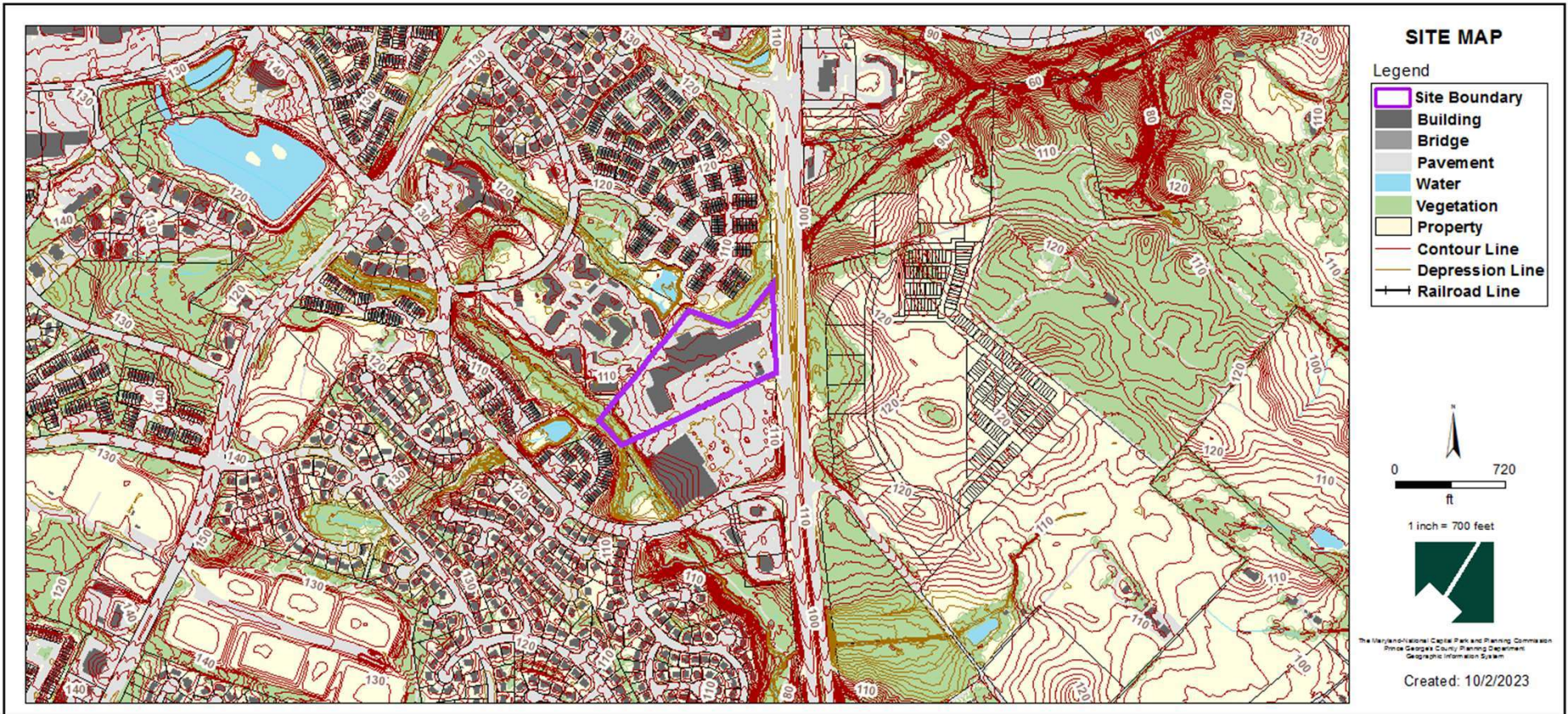
Property Zone: CGO
 Prior Property Zone: C-S-C



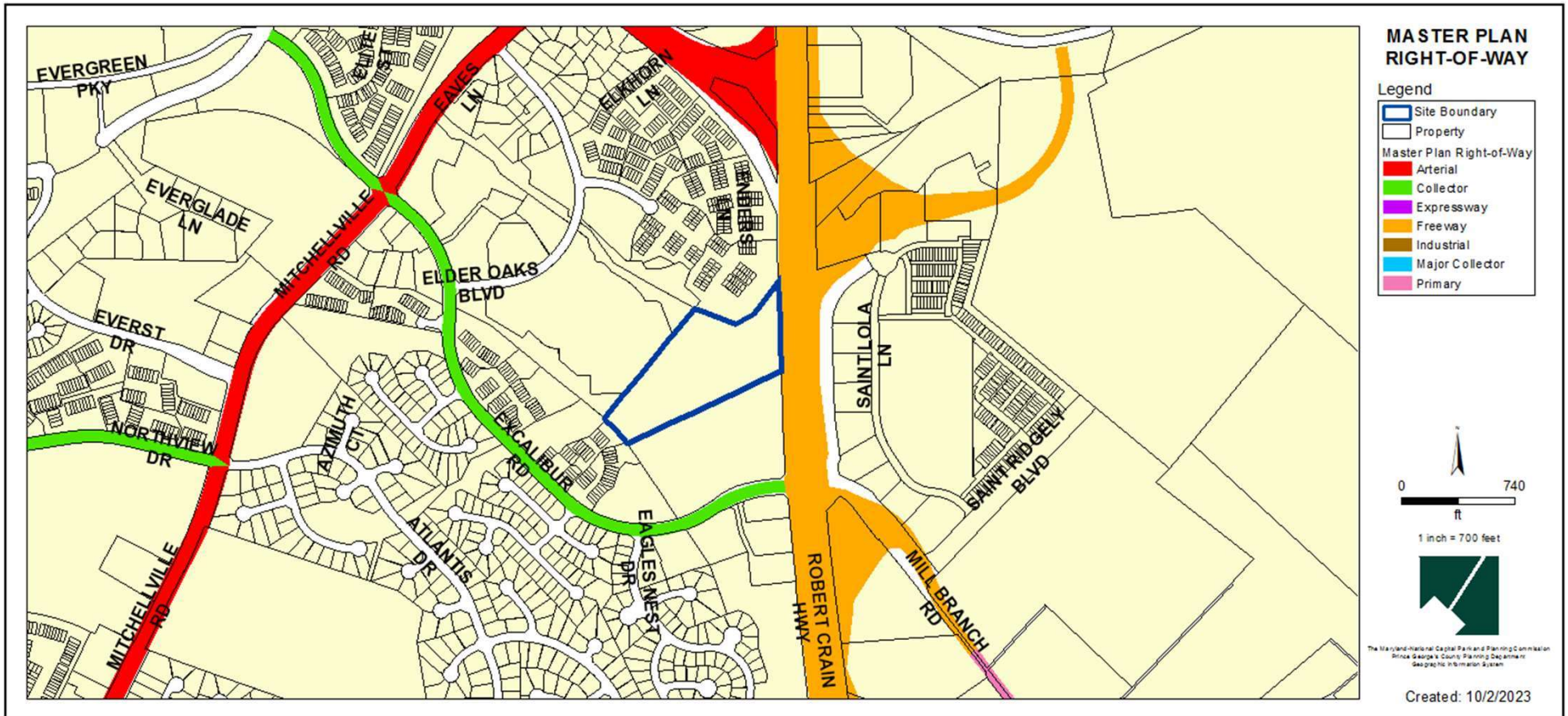
AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



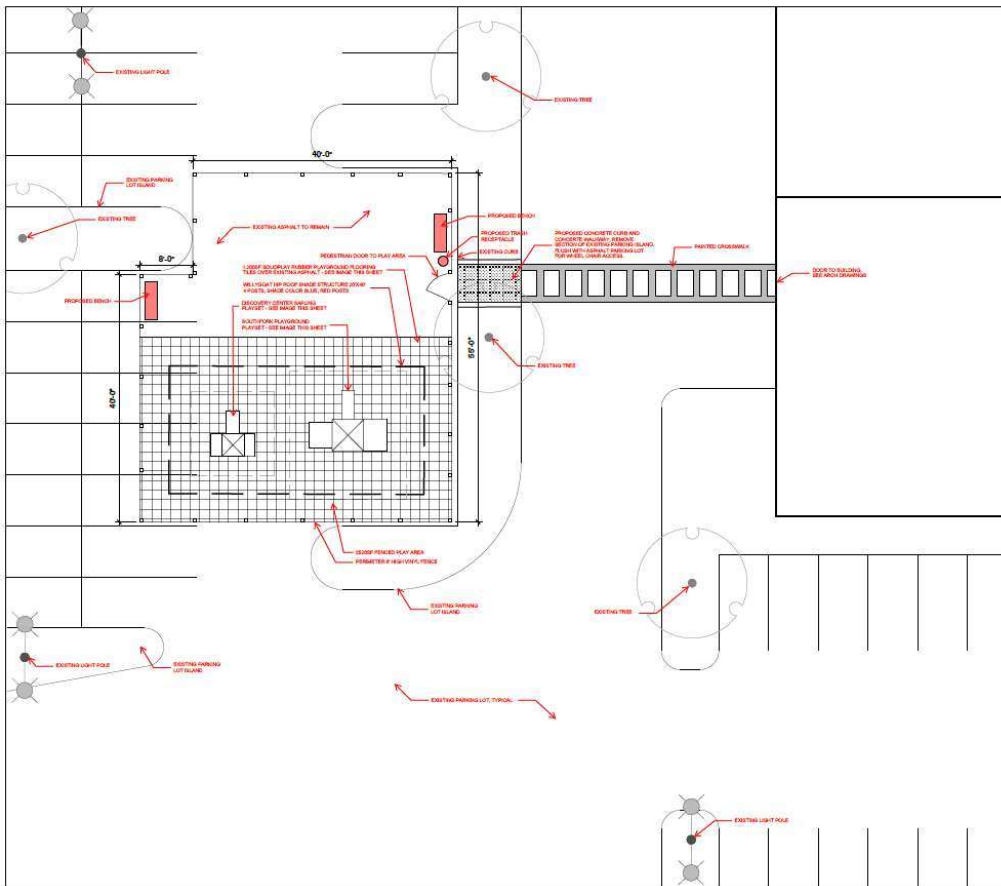
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



SITE MAP



PLAYGROUND LAYOUT PLAN



WILLYGOAT - HIP ROOF SHADE STRUCTURE - 20'X40'



DISCOVERY CENTER SAPLING PLAYSET



AMERICAN FLOORMATS - SOLIDPLAY RUBBER
PLAYGROUND FLOORING TILES



SOUTH FORK PLAYGROUND PLAYSET

ARCHITECTURAL ELEVATION AND SIGN DETAILS

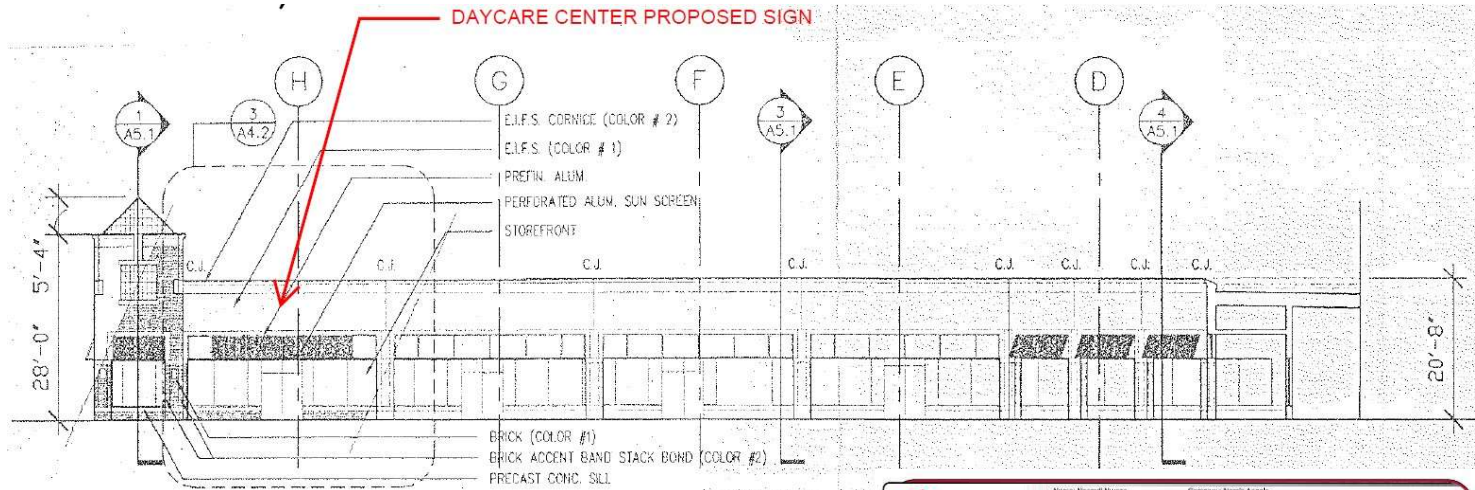


PHOTO SHOWING PROPOSED SIGN LOCATION

Signarama
 The way to grow your business.

Name: Norah's News Company: Nora's Angels
 Phone: Fax: Email: nresnoo@yahoo.com
 Salesperson: Donald Designer: Fred Stevenson
 Job #: Date: 7/5/2023 Time: 1:35:44 PM

Channel letters with Printed faces
 White LED Illumination
 "N" - 14.1" Tall
 "E" - 9.5" Tall
 Eight Piece Logo 36" Tall X 59.17" Wide
 Black Cars - Black Trim cap
 Mounted to a roadway painted a PMS match TBD - Not shown

Nora's Angels
 EARLY LEARNING CENTER

216 in.
 Detail View of Letters - Raceway Mount

Letters are U.S. certified and conform to all standards.

WE CAN NOT PROCEED WITH YOUR ORDER UNTIL YOU APPROVE THE PROOF AND SEND BACK! SPELLING IS YOUR RESPONSIBILITY - THIS CAN NOT BE USED AS A COLOR MATCH TO FINISHED SIGN

142022 Cherry Lane Court - Laurel, MD 20707 - www.signarama.com/laurel
 301.504.8700 - Signarama@signarama-laurel.com

Approved: [Signature] Date: []

STAFF RECOMMENDATION

APPROVAL with conditions

- DSP-22033

[Major/Minor] Issues:

- None

Applicant Required Mailings:

- Information Mailing: 01/17/2023
- Acceptance Mailing: 08/11/2023

Statement Of Justification

Case Name, Application (Case) Number:

Case Name: **NORA'S ANGELS EARLY LEARNING CENTER.** Case Number:**DSP-22033**

Description of proposed use/request:

To provide education and care for children in a setting and environment that is safe, healthy, nurturing, responsive and beneficial for each child. The provisions include:

- Organize activities or implement a curriculum that allows children to learn about the world and explore their interests.
- Develop schedules and routines to ensure that children have enough physical activity, rest, and playtime.
- NAELC provides vouchers and subsidy programs to assist eligible families pay for childcare.
- Provides employment advancement assistance programs for the teachers at NAELC, such as Early Childcare Certification program, CPR and First Aid Training and Medication Administration Training program.
- Prepare and organize mealtimes and snacks for children.
- Supervise and monitor the safety of children.
- Watch for signs of emotional or developmental problems in children and bring potential problems to the attention of parents or guardians.
- Keep records of children's progress, routines, and interest.

Description and Location of the subject property:

NAELC is located inside the Collington Plaza shopping Mall, Bowie, in Prince George's County of Maryland state. The shopping mall is located at the corner of NWC Crain Hwy. (Hwy. 301} & Excalibur Rd., Bowie. It is an Open shopping mall with 476 parking spaces. It covers an area of 238,832 sq ft. and has about 20 stores.

Description of each required finding:

- NAELC will comply to the maximum number of children to be enrolled per the District Council.
- NAELC will comply and adhere to the square feet of play space per child requirements for the outdoor play area.
- The outdoor play area will be located at least 25 feet from any dwelling on an adjoining lot and will be enclosed by a wall or fence 4 feet in height.
- The outdoor play area will contain sufficient shade during the warmer months to afford protection from the sun.
- The outdoor play area will be limited to the hour between 7AM-9PM and will have sufficient lighting.
- The site plan will show the proposed enrollment, the location, use and size of the buildings on adjoining lots and the outdoor play area.

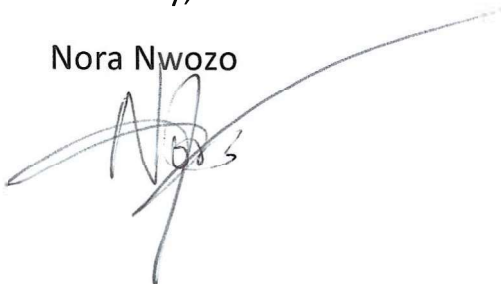
Variance Request/sand required findings for each request:

Summary/conclusion of request:

Nora's Angels Early Learning Center will provide numerous employment opportunities and benefits to members of the OMV community. NAELC will provide much needed convenience and childcare services, which include before and after care, to parents who work at the stores/shops at the Collington Plaza Shopping Mall who will have the opportunity to drop off their children after 6AM before going to work at their various work locations at the mall. There are approximately close to 500 parking spaces at the mall which will provide adequate parking for parents dropping off and picking up their children. Childcare can help to tackle issues of social, geographic and economic isolation, allowing parents to work/ train, reducing state benefit dependency, raising families out of poverty and contributing to local economies. NAELC will also participate and be involved in local community activities, such as the Kid's Kaboose at Bowie Railroad Museum Annual Event, where we would read to children and participate in fun activities.

Sincerely,

Nora Nwozo

A handwritten signature in black ink, appearing to read 'Nora Nwozo', with a long, sweeping horizontal line extending to the right across the page.



Countywide Planning Division
Historic Preservation Section

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

September 1, 2023

MEMORANDUM

TO: Te-sheng Huang, Urban Design Section, Development Review Division

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

FROM: Jennifer Stabler, Historic Preservation Section, Countywide Planning Division **JAS**
Tyler Smith, Historic Preservation Section, Countywide Planning Division **TAS**
Amelia Chisholm, Historic Preservation Section, Countywide Planning Division **AGC**

SUBJECT: DSP-22033 Nora's Angels Early Learning Center

The subject property comprises 12.70 acres and is in the Collington Plaza shopping Center. The subject property is zoned CGO and located within the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* area. The subject application proposes a daycare.

The 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* contains goals and policies related to historic preservation (p.157-165). However, 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. The subject property does not contain, and is not adjacent to, any designated Prince George's County Historic Sites or resources. Historic Preservation Section staff recommends approval of DSP-22033, Nora's Angels Early Learning Center, with no conditions.

October 2, 2023

MEMORANDUM

TO: Te-sheng (Emery) Huang, Planner II, Urban Design Section,
Development Review Division

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

FROM: Daniel Sams, Planner III, Neighborhood Revitalization Section, *dfs*
Community Planning Division

SUBJECT: DSP-22033 (Nora's Angels Early Learning Center)

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

Location: Collington Plaza Shopping Center, 3500 NW Robert Crain Highway, Bowie, MD 20716

Size: 12.7 acres

Existing Uses: Vacant

Proposal: Early childhood learning center

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: This application is located in the Established Communities. "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. 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).

Analysis: The proposed detailed site plan is consistent with Plan 2035’s Established Communities Growth Policy designation. The scope and size of the proposed day care center facility is compatible (context-sensitive infill) with the adjacent commercial and retail uses in and around Collington Plaza Shopping Center. Adjacent uses consist of commercial, retail, and service businesses including a supermarket, day spa, and beauty supply and auto parts stores.

Master Plan: The 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* recommends Commercial land uses on the subject property (Map 16, Future Land Use, p. 50.) The Master Plan describes Commercial land uses as “Retail and business areas, including employment uses, such as office and services. A range of services are provided at the neighborhood to regional level. New commercial areas have access to multimodal transportation options. These areas are intended to remain predominantly or entirely commercial,” (p. 49).

In addition, the master plan makes the following recommendations that affect the subject property: The property is located in the US 301/MD 3 Corridor. “The corridor is a commercial center within Bowie-Mitchellville and Vicinity. Most planned development along this area is at Melford Town Center, Mill Branch Crossing, and South Lake There is an opportunity to leverage the planned mixed-use developments of Melford and South Lake by redeveloping aging retail along the southern end of the corridor. Pointer Ridge Plaza, the only cluster of retail at the corridor’s southern end, is an aging, underperforming shopping center near a large planned mixed-use community—a redevelopment opportunity,” (p. 44). Collington Plaza is a “key location” in the US 301/MD 3 Corridor (p. 34).

Planning Area: 71B

Community: City of Bowie

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

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

c: Long-range Agenda Notebook

Frederick Stachura, J.D., Supervisor, Neighborhood Revitalization Section Community Planning Division

301-952-3680

October 9, 2023

MEMORANDUM

TO: Emery Huang, Urban Design Review Section, Development Review Division

FROM: ✓ Jun (Jim) Yang, Transportation Planning Section, Countywide Planning Division

VIA: Crystal Hancock, Transportation Planning Section, Countywide Planning Division

SUBJECT: DSP-22033 Nora's Angels Early Learning Center

Proposal

The subject Detailed Site Plan (DSP) application proposes to convert 15 parking spaces to a playground for the proposed early learning center in Collington Plaza. The shopping plaza is located in the northwest quadrant of US 301 at Excalibur Road in Bowie. The Transportation Planning Section's review of the DSP was evaluated under Section 27 of the prior zoning ordinance.

Prior Conditions of Approval

The site is not subject to any prior development application approvals.

Master Plan Compliance

Master Plan Right of Way

This application is subject to the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan*. The subject site does not have frontage along any master plan right-of-way.

Master Plan Pedestrian and Bike Facilities

The MPOT does not have policies related to the subject development. The 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* has the following policy related to the subject development:

Policy TM 10: Support the County's efforts to achieve Vision Zero Prince George's, a Countywide interdisciplinary approach to eliminate all traffic-related fatalities and serious injuries (pg. 127).

Comment: The PPS plan shows a proposed crosswalk between the early learning center indoor facility and the outdoor playground. Staff recommended (1) non-vehicular warning signs for the crosswalk and the playground, (2) either an ADA compliant cut-through island opening or ramped island opening to connect the playground gate and the proposed crosswalk. The applicant later submitted a playground layout plan indicating an island opening. However, the applicant did not address Staff's recommendations in the revised detailed site plan sheet.

Zoning Ordinance Compliance

Section 27-283 of the Prince George's County Zoning Ordinance (Ordinance) provides design guidelines. This section references the following design guidelines described in Section 27-274(a):

(2) Parking, loading, and circulation

(C) 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:

- (viii) Pedestrian access should be provided into the site and through parking lots to the major destinations on the site;
- (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; and
- (xi) Barrier-free pathways to accommodate the handicapped should be provided.

Comment: The shopping plaza parking facilities are adjacent to the early learning center and can be used for parking. There is a sidewalk between the south side of the building and the parking lot. The DSP plan shows a proposed crosswalk on the west side of the building between the early learning center indoor facility and the outdoor playground.

Conclusion

Overall, from the standpoint of the Transportation Planning Section it is determined that this plan is acceptable if the following conditions are met:

1. Prior to the certification of the Detailed Site Plan (DSP), the applicant and the applicant's heirs, successors and/or assigns shall:
 - a. Add non-vehicular warning signs for the crosswalk and the playground.
 - b. Add an ADA compliant cut-through island opening or ramped island opening to connect the playground gate and the proposed crosswalk in the detailed site plan sheet.

August 30, 2023

MEMORANDUM

TO: Te-Sheng Huang, Planner III, Zoning Section
VIA: Sherri Conner, Planning Supervisor, Subdivision Section *SC*
FROM: Antoine Heath, Planner II, Subdivision Section *AH*
SUBJECT: DSP-22033; Nora's Angels Early Learning Center

The subject property is located on Tax Map 55 in Grids D3 and D4, and consists of approximately 12.70 acres. The property is recorded in Prince George's County Land Records as Parcel A of Collington Plaza in Plat Book VJ 160 page 95. The property is located within the Commercial, General and Office (CGO) Zone. However, this detailed site plan (DSP) have been filed pursuant to the property's prior zoning and pursuant to the prior Zoning Ordinance. In the prior Zoning Ordinance, the property is in the Commercial Shopping Center (C-S-C) Zone. This referral is based on plans received on September 26, 2023.

The applicant is proposing a 2,899 square foot daycare center in an existing 124,436 square-foot shopping center building, and a 2,520 square foot playground. Parcel A has never been the subject of a preliminary plan of subdivision (PPS), and was recorded in accordance with Section 24-107(c)(7)(D) of the prior subdivision regulations, which did not require a PPS for development of more than 5,000 square feet of gross floor area (GFA), which constituted at least 10% of the total area of a site and was constructed pursuant to a building permit issued on or before December 31, 1991. The original shopping center was constructed between 1969 and 1971 and was later expanded. The proposed development does not include residential use or any addition to the total existing GFA, as the daycare will occupy an existing tenant space, and remains exempt from PPS and final plat.

The subject property does not have a certificate of adequacy (ADQ), as it was platted pursuant to an exemption from the prior Subdivision Regulations in accordance with Section 24-107(c)(7)(D). This property is not required to have an approved ADQ in accordance with Section 24-4503 of the Subdivision Regulations because the proposed development is exempt from filing a PPS and final plat. A PPS and associated ADQ may be required at such time when any new development or gross floor area is proposed on the subject property.

Recommended Conditions:

1. Prior to signature approval of the detailed site plan (DSP) the applicant shall make the following revisions.
 - a. Revise General Note 5 to indicate that the number of Parcels is 1.
 - b. Add a note listing the property as Parcel A, and include its recording reference.
 - c. Revise General Note 6 to indicate that no dwelling units are on the property.
 - d. Revise General Note 7 to indicate that the existing on-site Gross Floor Area is non-residential

The referral is provided for the purpose 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 site plan and must be consistent with the legal description, or permits will be placed on hold until the plans are corrected. There are no other subdivision issues at this time.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Countywide Planning Division
Environmental Planning Section

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

301-962-3650

September 27, 2023

MEMORANDUM

TO: Te-sheng Huang, Planner III, Urban Design Section, DRD

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

FROM: Mary Rea, Planner II, Environmental Planning Section, CWPD *MAR*

SUBJECT: **Nora's Angels Early Learning Center; DSP-22033**

The Environmental Planning Section (EPS) has reviewed the Detailed Site Plan (DSP-22033), received by the EPS on August 22, 2023, and on September 26, 2023.

The current application is for a DSP for the subject property to change the use of an existing storefront at the Collington Plaza Shopping Center to a daycare center with a play area installed over top of existing pavement. No woodlands will be removed; therefore, this project complies with TCP2-060-92-02.

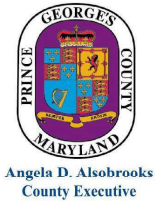
No additional information is required. The Environmental Planning Section recommends approval of DSP-22033.

October 2, 2023

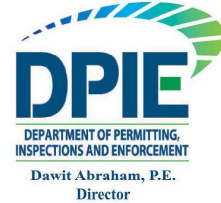
MEMORANDUM

TO: Te-sheng (Emery) Huang, Urban Design Section
FROM: Kelsey Shaffer, Permit Review Section, Development Review Division *KLS*
SUBJECT: Referral Comments for DSP-22033 – Nora’s Angels Early Learning Center (PB)

1. The proposed fence that encloses the play area shall be demonstrated on the site plan and fence details provided.
2. Per Section 27-464.02(a)(1)(A)(iv), an off premises outdoor play area shall be located in proximity to the day care center, and shall be safely accessible without crossing any hazardous area, such as a street or driveway.
3. A sign table shall be provided for the proposed building sign that demonstrates conformance to all requirements of Part 12 of the Zoning Ordinance.



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



MEMORANDUM

October 10, 2023

TO: Te-sheng Huang, Urban Design Section
Development Review Division, M-NCPPC

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

Re: Nora's Angels Early Learning Center
Detailed Site Plan, DSP-22033

CR: Robert Crain Highway (US 301)
CR: Excalibur Road

This memorandum is in response to the interior tenant space renovation of an existing facility with no site disturbance (DSP-22033). The Department of Permitting, Inspections and Enforcement (DPIE) offers the following:

- The property is in Bowie, Maryland, located at the corner northwest of Crain Highway and Excalibur Road in the shopping center of Collington Plaza.
- **Robert Crain Highway (US 301)** is an existing State-maintained roadway to the east of the subject property with variable right-of-way width. The applicant shall coordinate right-of-way dedication and construct roadway/frontage improvements if required by the Maryland State Highway Administration (MSHA).
- **Excalibur Road** is an existing roadway maintained by the City of Bowie to the south of the property with a variable right-of-way width, requiring an 80' minimum right-of-way width as per the Master Plan (C-307). The applicant shall coordinate right-of-way dedication and roadway/frontage improvements with the City of Bowie municipality.
- The 2018 Water and Sewer Plan designates platted Parcel A in Water and Sewer Category 3, inside the Sewer Envelope, in the Growth Tier, and within Tier 1 under the Sustainable Growth Act, to be developed on the public sewer system. A commercial-sized structure exists on this platted parcel as reflected in aerial views.
- Water and sewer lines traverse the property. Records indicate the property is served by the public water and sewer service.

- Existing utilities may require relocation and/or adjustments. Coordination with the various utility companies is required.
- Maintenance of private streets is not the responsibility of Prince George's County.
- FPS 890134 & FPS 890188 govern. Floodplain easements are required.
- The site is in the City of Bowie and a stormwater management concept plan is to be reviewed/approved by the City of Bowie.
- Any proposed disturbance or grading is to be reviewed and approved under a county-related building permit if the limit of disturbance does not exceed 5,000 square feet.
- 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) The exact acreage of impervious areas has not been provided.
 - c) Proposed grading is not shown on plans.
 - d) Stormwater volume computations have been provided with the concept submittal. These computations shall be further updated with site development fine grading permit submission.
 - e) Erosion/sediment control plans that contain the construction sequence, 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 require additional information, please contact Mr. Mariwan Abdullah, P.E., District Engineer for the area, at 301.883.5710.

cc: Rene' Lord-Attivor, Chief Traffic Engineering, S/RPRD, DPIE
 Mariwan Abdullah, P.E., District Engineer, S/RPRD, DPIE
 Salman Babar, CFM, Engineer, S/RPRD, DPIE
 MJ Labban, Engineer, S/RPRD, DPIE
 Yonas Tesfai, P.E., Engineer, S/RPRD, DPIE
 Nnamdi Nwozo, 3420 Robert Crain Highway, NW, Bowie, MD 20716,
 Citypermit, 3191 Grand Avenue, Suite 188, Miami, FL 33133

Date: August 30, 2023

To: Te-sheng (Emery) Huang, Urban Design, M-NCPPC

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

Re: DSP-22033 (NORA'S ANGELS 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 Nora's Angel's Early Learning Center 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.

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

From: [Reilly, James V](#)
To: [Huang, Te-sheng \(Emery\)](#)
Cc: [Reilly, James V](#); [PPD-PGReferrals](#)
Subject: RE: Comments on DSP-22033 NORA'S ANGEL EARLY LEARNING CENTER
Date: Friday, September 1, 2023 11:57:17 AM
Attachments: [image003.png](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Good Morning Emery,

The Office of the Fire Marshal has reviewed the referral for DSP-22033 Nora's Angel Early Learning Center. We have no comments regarding fire access compliance. We would offer a general safety note: we suggest the applicant consider the addition of curbstones or some similar measure to hinder vehicle intrusion into the fenced play area as the parking spaces to the plan west border directly on the play area. Regards. Jim

James V. Reilly

Contract Project Coordinator III



Office of the Fire Marshal
Division of Fire Prevention and Life Safety
Prince George's County Fire and EMS Department

Note new address:

9400 Peppercorn Place, Fifth Floor, Largo, MD 20774

Office: 301-583-1830

Direct: 301-583-1838

Cell: 240-508-4931

Fax: 301-583-1945

Email: jvreilly@co.pg.md.us

To pay for a fire inspection by credit card go to:

<https://www.velocitypayment.com/client/princegeorges/fire/index.html>



City of Bowie

15901 Fred Robinson Way
Bowie, Maryland 20716

October 3, 2023

The Honorable Peter A. Shapiro, Chairman
Prince George's County Planning Board
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

RE: Detailed Site Plan DSP-22033 (Nora's Angels Day Care)
Collington Plaza, 3420 Crain Highway Northwest

Dear Chairman Shapiro:

On October 2, 2023, the City Council conducted a public hearing on Detailed Site Plan DSP-22033. The applicant is proposing a child day care center in existing retail space within Collington Plaza, located at 3420 Crain Highway. The application is being processed under the old County Zoning Ordinance, where the proposed use is permitted by right in the C-S-C (Commercial Shopping Center) Zone, subject to approval of a Detailed Site Plan and addressing of required criteria contained in Section 27-464.02 of the Prince George's County Zoning Ordinance, which provides the regulations for day care centers as permitted uses.

The City Council finds the Detailed Site Plan application for a 50-child day care center at Collington Plaza (3420 Crain Highway) meets the findings for approval set forth in Sections 27-285(b)(1) and 27-464.02 of the Prince George's County Zoning Ordinance. Therefore, the City recommends **APPROVAL** of Detailed Site Plan DSP-22033.

Thank you for your consideration of the City's position regarding Detailed Site Plan DSP-22033 for Nora's Angels Day Care at Collington Plaza.

Sincerely,

Bowie City Council
Timothy J. Adams
Mayor

cc: Mr. Nnamdi Nwozo
Mr. Emery Huang, M-NCPPC Urban Design Section