

Case No.: DSP-15025  
6320 Allentown Road  
Day Care Center

Applicant: ABDOW Family, LLC

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL

FINAL DECISION — APPROVAL OF DETAILED SITE PLAN

Pursuant to Section 25-210 of the Land Use Article, Md. Ann. Code (2012 Ed. & Supp. 2016) and Section 27-290 of the Prince George's County Code (2015 Ed., as amended), the District Council has jurisdiction to issue the final decision in this Detailed Site Plan Application Number 15025 ("DSP-15025").<sup>1</sup>

Planning Board's Resolution No. 16-154 ("PGCPB No. 16-154") approving Applicant's request to locate a day care center for 78 children in an existing building located at 6320 Allentown Road, Camp Springs, Maryland, 20748 in Councilmanic District 8, is hereby **AFFIRMED**.<sup>1</sup>

As the basis for this final decision, and as expressly authorized by Titles 22 and 25 of the Land Use Article and Subtitle 27 of the Prince George's County Code, the District Council hereby adopts the findings of fact and conclusions of law set forth in PGCPB No. 16-154, except as otherwise stated herein.

The District Council approves DSP-15025, subject to the following conditions:

1. Prior to certification of DSP-15025, the following revisions shall be made or information provided:
  - a. Provide one van-accessible parking space dimensioned 16

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<sup>1</sup> See also *Cnty. Council of Prince George's Cnty. v. Zimmer Dev. Co.*, 444 Md. 490, 569, 120 A.3d 677, 725 (2015) (stating that the District Council is expressly authorized to review a final decision of the county planning board to approve or disapprove a detailed site plan and the District Council's review results in a final decision).

feet in width by 19 feet in length.

- b. Provide a minimum of 22 feet between the accessible parking space and the drop-off area.
- c. Provide directional signage details indicating one way access.
- d. Revise General Note 32 on Sheet 1 of 4 to reflect the correct section for day care requirements (Section 27-464.02) and delete the note regarding a required variance.
- e. Provide a ramp or depressed curb for the sidewalk connection between the parking area and the building entrance.
- f. Indicate the sidewalk width.
- g. Demonstrate compliance with the approved Alternative Compliance site plan AC-91082-01, or the requirements of the current 2010 *Prince George's County Landscape Manual*.
- h. If additional plantings are required and proposed to bring the site into conformance with the previously approved alternative compliance (AC) application, then a Section 4.9 schedule shall be provided.
- i. Provide a location for a trash dumpster, which shall have a concrete base, enclosed by a six (6) foot tall sight tight fence. Materials for the 6 foot tall sight tight fence shall be engineered or composite treated wood. The color of the sight tight fence shall compliment the color of the subject property. The Applicant shall not be permitted to install a chain link fence to satisfy this condition.
- j. Enclose the entire 2,938 square foot play area by a six (6) foot sight tight fence. Materials for the 6 foot tall sight tight fence shall be engineered or composite treated wood. The color of the sight tight fence shall compliment the color of the subject property. The Applicant shall not be permitted to install a chain link fence to satisfy this condition.
- k. The Applicant shall also install a sight tight fence of appropriate height and length along the portion of the

subject property that is adjacent to the car wash. The fence shall buffer the entire portion of the property that is adjacent to the car wash. Materials for the sight tight fence shall be engineered or composite treated wood. The color of the sight tight fence shall compliment the color of the subject property. The Applicant shall not be permitted to install a chain link fence to satisfy this condition.

1. Provide covered play equipment and four (4) shade trees within the 2,938 square foot play area. If shade trees cannot thrive due to asphalt in the play area, the Applicant shall install a decorative metal snow rated and water proof awning or canopy of at least 1000 square feet, in addition to the covered play equipment, for an open space within the play area. The Applicant shall not be permitted to install a fabric awning or canopy to satisfy this condition.
  - m. Add the following general notes:
    - (1) “No more than 39 children shall use the play area at one time.”
    - (2) “Resilient flooring in accordance with the standards of the American Society for Testing and Materials (ASTM) shall be provided in the proposed outdoor play area where play equipment will be installed.”
2. Prior to issuance of any use and occupancy permit, the applicant shall provide one-way pavement marking arrows on-site as shown on the site plan.

ORDERED this 21<sup>st</sup> day of March, 2017, by the following vote:

In Favor: Council Members Davis, Franklin, Glaros, Harrison, Lehman, Taveras, Toles and Turner.

Opposed:

Abstained:

Absent: Council Member Patterson.

Vote: 8-0

COUNTY COUNCIL OF PRINCE GEORGE'S  
COUNTY, MARYLAND, SITTING AS THE  
DISTRICT COUNCIL FOR THAT PART OF  
THE MARYLAND-WASHINGTON  
REGIONAL DISTRICT IN PRINCE GEORGE'S  
COUNTY, MARYLAND

By: \_\_\_\_\_  
Derrick Leon Davis, Chairman

ATTEST:

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Redis C. Floyd  
Clerk of the Council