

Case No. DSP-10034

Applicant: Master's Child Church

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

ORDER AFFIRMING PLANNING BOARD DECISION,
WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that the decision of the Planning Board in PGCPB No. 12-18, to approve with conditions a detailed site plan for a day care center with a maximum enrollment of 66 children within an existing church on a 1.78-acre property, in the Commercial Shopping Center (C-S-C) Zone, located in the northwest quadrant of the intersection of Marlboro Pike and Brooks Drive, the rectangular-shaped property fronts on Brooks Drive to the south and Marlboro Pike to the east, and the site is bounded to the west by a vacant and wooded parcel in the Multifamily High Density Residential (R-10) Zone to the north by a Laundromat in the C-S-C Zone, is:

AFFIRMED, for the reasons stated by the Planning Board, whose decision is hereby adopted as the findings and conclusions of the District Council in this case.

Affirmance of the Planning Board's decision is subject to the following conditions:

1. Prior to certification, the applicant shall:
 - a. In consultation with the Transportation Planning Section, verify that the reservation per deed recorded in Liber 3539 Folio 348 has not been extended. If the reservation has not been extended the applicant shall remove its reference and associated hatching from the detailed site plan.
 - b. Submit evidence from DPW&T that the detailed site plan is in conformance with an approved stormwater concept plan.
 - c. Provide a permanent shade structure in Play Area 2. A detail of the shade structure shall be provided on the plans and installed per the manufacturer's specifications. The design of the shade structure shall

complement the existing building and be reviewed and approved by the Urban Design Section as designee of the Planning Board.

- d. Relocate the dumpster and enclosure so it is not located along the public right-of-way. If an alternate location cannot be accommodated, the enclosure shall be revised to be a non-white, non-wood, low-sheen, durable, sight-tight fence or wall which is compatible with the existing building, and shall be reviewed and approved by the Urban Design Section as designee of the Planning Board.¹
- e. Provide at least one loading space on the site plan and revise the parking schedule to indicate the required and provided loading space(s). The required loading space shall replace and eliminate Play Area 1. The loading space shall be screened from the public right-of-way. If a fence is used for screening, it shall be a non-white, non-wood, low-sheen, durable, sight-tight fence or wall which is compatible with the existing building. A detail of the proposed screening shall be provided on the plans to be reviewed and approved by the Urban Design Section as designee of the Planning Board.
- f. Revise the parking schedule calculations for required spaces to indicate one space for any fraction of parking which is required.
- g. Revise the plans to provide 22-foot drive aisles to all proposed parking spaces or remove any parking spaces from the plans for which a 22-foot drive aisle is not provided. If parking spaces are removed from the plans, the parking schedules shall be revised and the proposed enrollment of the day care center or seats in the church shall be reduced so that the parking requirements are met.
- h. Provide the square footage of area within the church proposed to be used by the daycare center. This area shall not exceed the square footage which qualifies the daycare as an accessory use.
- i. Remove the parking space striping within the fencing shown around Play Area 2.
- j. Revise the plans to indicate that the existing play structure and fence in Play Area 1 are to be removed, and all other items stored within the play area are to be removed.

¹ Revised as stated in condition n.

In order to protect adjacent properties and the surrounding neighborhood, affirmance is also subject to the following additional conditions by the District Council. As the basis for this action, the District Council adopts the recommendations of the Planning Board as its findings and conclusions in this case. Conditions k, l, m, and n, must be satisfied by the Applicant.

- k. Applicant shall replace the pole mounted free standing sign with a ground mounted sign no taller than six feet in height mounted on a brick base or foundation. Applicant shall also provide a building mounted sign, which shall identify the church exclusively. All signage plans shall be reviewed and approved by the Urban Design Section as designee of the Planning Board.
- l. Applicant shall ensure that all trees, including limbs and branches, on the property, touching any power lines, cable lines, and/or electrical lines, are trimmed, pruned and/or removed.
- m. Applicant shall replace chain link fence surrounding the property with new wrought iron or equivalent fence, and remove all overgrown foliage from any and all fence surrounding the property, all of which shall be in conformance with Prince George's County Code standards, and shall be reviewed and approved by the Urban Design Section as designee of the Planning Board.
- n. Planning Board "Condition d" shall be revised as follows: Relocate the dumpster so that it is not visible from Marlboro Pike. The alternate location of the dumpster shall not be located along the public right-of-way and the dumpster shall be enclosed with non-white, non-wood, low-sheen, durable, sight-tight fence or wall which is compatible with the existing building, and shall be reviewed and approved by the Urban Design Section as designee of the Planning Board.

Ordered this 10th day of September, 2012, by the following vote:

In Favor: Council Members Campos, Davis, Franklin, Harrison, Lehman, Olson, Patterson, Toles and Turner.

Opposed:

Abstained:

Absent:

Vote: 9-0

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: _____
Andrea C. Harrison, Chair

ATTEST:

Redis C. Floyd
Clerk of the Council