

Case No.: DSP-16021

Applicant: River of Life Church

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 16021 ("DSP-16021").<sup>1</sup>

Planning Board's Resolution No. 16-120 ("PGCPB No. 16-120") approving Applicant's request to increase an existing day care center enrollment from 30 to 55 children, in the existing building located at 4207 Norcross Street, Temple Hills, Maryland, 20748 in Councilmanic District 7, 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 adopts the findings of facts and conclusions of law set forth in PGCPB No. 16-120, except as otherwise stated herein. Because the detailed design of land development significantly affects the health, safety, and welfare of the general public, the District Council shall modify the Planning Board's approval in order to protect and promote the health, safety, morals comfort, convenience, and

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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).

welfare of the present and future inhabitants of the County. Affirmance of the Planning Board's decision is subject to the following conditions:

1. Prior to certificate approval of the detailed site plan, the following revisions shall be made:
  - a. Provide dimensions of the typical parking spaces on the plan and correct the parking schedule as necessary to correspond with the plan.
  - b. The existing play area does not currently provide shade from the sun during the warmer months. The applicant is proposing to install four new shade trees adjacent to the playground; however, they are shown on the north side of the area, which will not provide optimum shade. Therefore, the Applicant shall be required to relocate the four shade trees to the south side of the playground and add four shade trees to the north side of the playground.
  - c. Revise the general notes to correctly reference *Prince George's County Landscape Manual* conformance and exemptions.
  - d. Add a chart to the general notes regarding conformance with the regulations in Section 27-442 of the Prince George's County Zoning Ordinance.
  - e. Revise the plan to indicate that the hours of outdoor play will be limited to the hours between 7:00 a.m. and 7:00 p.m.
  - f. Revise the plan to indicate that the six-foot-high chain-link fence existing on the subject property shall be removed and be replaced with Wrought iron fencing.

ORDERED this 13<sup>th</sup> day of February, 2017, by the following vote:

In Favor: Council Members Davis, Franklin, Glaros, Harrison, Lehman, Patterson, Taveras, 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: \_\_\_\_\_  
Derrick Leon Davis, Chairman

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council