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 www.mncppc.org/pgco/planning/plan.htm.*

Detailed Site Plan DSP-09019

Application	**General Data**	
Project Name: Whiz Kidz Day Care Center	Planning Board Hearing Date:	02/04/10
	Staff Report Date:	01/19/10
Location: North side of Greenbelt Road (MD 193) approximately 400 feet east of its intersection with Aerospace Road	Date Accepted:	11/18/09
	Planning Board Action Limit:	02/08/10
	Plan Acreage:	2.85
	Zone:	I-1
Applicant/Address: Whiz Kidz Interactive Learning Program 10110 Greenbelt Road Lanham, MD 20706	Dwelling Units:	1
	Gross Floor Area:	7,494 sq. ft.
	Planning Area:	70
	Tier:	Developed
	Council District:	04
	Municipality:	N/A
	200-Scale Base Map:	210NE09

Purpose of Application	**Notice Dates**	
Day care center with a proposed enrollment of 54 children within an existing church building.	Informational Mailing:	08/10/09
	Acceptance Mailing:	11/16/09
	Sign Posting Deadline:	01/05/10

Staff Recommendation		**Staff Reviewer: Jeanette Silor**	
APPROVAL	**APPROVAL WITH CONDITIONS**	**DISAPPROVAL**	**DISCUSSION**
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-09019
Whiz Kidz Day Care Center

The Urban Design staff has reviewed the detailed site plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions, as described in the Recommendation Section of this report.

EVALUATION

The detailed site plan was reviewed and evaluated for conformance with the following criteria:

a. Conformance to the following sections of the Zoning Ordinance:

(1) 27-469 I-1 (Light Industrial) Zone;
(2) 27-473 Uses Permitted in the I-1 Zone;
(3) 27-474 Regulations in the I-1 Zone; and
(4) 27-475.02 Additional Requirements for a day care center for children.

b. Conformance to the *Prince George's County Landscape Manual.*

c. Conformance to the Woodland Conservation and Tree Preservation Ordinance.

d. Referral comments.

FINDINGS

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

1. **Request:** The subject application is a request for approval of a day care center with a maximum enrollment of 54 children within an existing church on a 2.85-acre property in the I-1 Zone.

2. **Surrounding Uses:** The subject property is located on the north side of Greenbelt Road, approximately 400 feet east of its intersection with Aerospace Road. The rectangular-shaped property fronts on Greenbelt Road to the south and is bounded to the west by a self-storage facility in the I-1 Zone, to the north by industrial and warehouse uses in the I-1 Zone, and to the east by an office building in the I-1 Zone.

3. **Previous Approvals:** The property was previously the subject of record plat WWW 56 @ 3, known as Parcel A, Good Samaritan Lutheran Church. Special Exception SE-1689 was approved by the District Council on March 20, 1968 for a nursery school use within the Good Samaritan Lutheran Church. Subsequent to that approval, Parcel A was resubdivided pursuant to Record Plat CEC 99 @ 85 on March 2, 1978, which resulted in Parcel B, which abuts the subject property to the west, and the subject acreage parcel. The nursery school use approved with SE-1689 was not continually operated and therefore, the subject detailed site plan application has been filed in accordance with the requirement of Section 27-475.02(a)(2)(A) of the Zoning Ordinance to approve a new day care center.

4. **Development Data Summary**

	EXISTING	**PROPOSED**
Zone(s)	I-1	I-1
Use(s)	Church	Church and Day care center
Acreage	2.85	2.85
Parcels	1	1
Square Footage	7,494	7,494
Dwelling Units	0	0

Parking Required:

Church		
150 seats (one space per 4 seats)		38 spaces
Day Care Center		
54 children (one space per 8 children)		7 spaces
	Total:	**45 spaces**

Parking Provided:		42 standard spaces
		3 handicap spaces
	Total:	**45 spaces**

Minimum Outdoor Play Area Required per Section 27-464.02 of the Zoning Ordinance:

54 children x 0.5 x 75 square feet	2,025 square feet
Enclosed Play Area Provided:	2,100 square feet*

* Although the general notes indicate that a 2,100-square-foot play area is proposed, the plans show a play area that is approximately 55 feet by 65 feet or approximately 3,575 square feet. A site inspection verified that the dimensions listed in the general notes are correct; however, the configuration of the play area shown on the plans is incorrect. Instead of connecting to the rear of the building as shown on the plans, the play area is separated from the building by an approximately 20-foot-wide strip of grass. The plans should be revised prior to certification to demonstrate the correct configuration of the play area.

5. **Design Features:** The subject detailed site plan proposes a day care center for children with a maximum total enrollment of 54 children (ages 6 weeks to 12 years) within an existing 7,494-square-foot church building. An existing play area is located on the north side of the building, within a partially wooded area. The play area is accessed directly from the rear building entrance and is fully enclosed by six-foot-high, vinyl coated chain-link fencing. There is an existing single-family detached residence on the subject property which is used by the church. The existing house is separated from the church and play area by an area of existing mature trees.

6. **Conformance to the applicable sections of the Zoning Ordinance:** The detailed site plan is in conformance with Section 27-469, I-1 Zone, and Section 27-473, Uses Permitted in the I-1 Zone. The proposed day care center is a permitted use in the I-1 Zone. The detailed site plan is also in conformance with Section 27-474, Regulations in the I-1 Zone.

The detailed site plan is in conformance with Section 27-475.02 of the Zoning Ordinance, which sets forth additional required findings for a day care center for children:

(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;

Comment: According to this requirement, a 2,025-square-foot play area is required for 54 children, the proposed licensed capacity of the day care center. The general notes indicate that a 2,100-square-foot play area is proposed, which is adequate; however, the plans show a play area that is approximately 55 feet by 65 feet or approximately 3,575 square feet. The plans should be revised prior to certification of the plans to show the correct configuration of the play area.

(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;

(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;

Comment: The proposed play area is not located within 25 feet of any dwelling on any adjoining lot and is enclosed with existing six-foot-high vinyl-coated chain-link fencing.

(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;

Comment: The existing play area is not located off-premises.

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

Comment: The proposed play area is located adjacent to an area of mature woodland, which will provide shade to the majority of the play area during warmer months.

(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

Comment: The applicant has indicated that use of the outdoor play area will be restricted to the hours between 7:00 a.m.–5:00 p.m. during winter months and 7:00 a.m.–6:30 p.m. during summer months, and that the play area will not be available for use after dark. There is also an existing pole-mounted light that will provide adequate lighting if the play area is used at dusk. The general notes should be revised to indicate the hours of outdoor play.

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

Comment: The applicant has indicated that the use of the outdoor play area will be restricted to the hours between 7:00 a.m.–5:00 p.m. during winter months and 7:00 a.m.–6:30 p.m. during summer months. The general notes should be revised to indicate the hours of outdoor play.

(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.

Comment: This application has been filed to fulfill this requirement.

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

(i) The proposed enrollment;

Comment: The proposed enrollment has been indicated on the plans as 54 children.

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

Comment: This information has been provided on the plans.

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

Comment: The size of the existing outdoor play area has been shown accurately in the general notes and has been found to be adequate. The play area is adjacent to the building and is separated from it by a roughly 20-foot-wide strip of grass. It is partially shielded from Greenbelt Road by the existing building and is separated from the adjacent self storage facility to the west and the industrial properties to the north by a substantial area of existing woodlands. The existing play area also includes a play structure and other play equipment.

7. ***Prince George's County Landscape Manual*:** This application is exempt from the *Prince George's County Landscape Manual* because there is no proposed increase in gross floor area, and there is no change in use from a lower to a higher impact category as defined by Section 4.7, Buffering Incompatible Uses. A site plan was reviewed for conformance with the Landscape Manual with the building permit for an addition to the church. The landscaping shown on the subject detailed site plan is consistent with that approval.

8. **Woodland Conservation and Tree Preservation Ordinance:** The Environmental Planning Section indicated that the subject detailed site plan is exempt from the Woodland Conservation and Tree Preservation Ordinance.

9. **Referrals:** This application was referred to the concerned agencies and divisions. The referral comments are summarized as follows.

   a. **Permit Review Section—**The Permit Review Section provided several comments. The applicable comments have been addressed through revisions to the plans.

   b. **Transportation Planning Section—**The Transportation Planning Section indicated that the there is no trip cap on this site nor any conditions on the underlying plat that would control the development of this use and that no structures are shown within the ultimate right-of-way of Greenbelt Road (MD 193), which is shown correctly on the plans.

   c. **Environmental Planning Section—**The Environmental Planning Section indicated that the subject detailed site plan is exempt from the Woodland Conservation and Tree Preservation Ordinance.

10. As required by Section 27-285(b) of the Zoning Ordinance, the detailed site plan 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 cost and without detracting substantially from the utility of the proposed development for its intended use.

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-09019 (Whiz Kidz Day Care Center), subject to the condition below:

1. Prior to certification, the applicant and the applicant heirs, successors and/or assignees shall:

    a. Revise the plans to demonstrate the correct configuration of the play area.

    b. Revise the general notes to indicate that use of the outdoor play area will be restricted to 7:00 a.m.–5:00 p.m. during winter months and 7:00 a.m.–6:30 p.m. during summer months, and that the play area will not be available for use during times of darkness.