

Case No. SP-03059

Applicant: Reid Temple
A.M.E. Church

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

ORDER AFFIRMING PLANNING BOARD DECISION

IT IS HEREBY ORDERED, after review of the administrative record, that the decision of the Planning Board in PGCPB No. 04-10, to approve a detailed site plan for the addition of a private school for 300 children in a church, on property described as approximately 32.16 acres of land in the R-R Zone, located at the intersection of Glenn Dale Road and Prospect Hill Road, Lanham, is hereby:

AFFIRMED, for the reasons stated in the Planning Board's Resolution, whose findings and conclusions are hereby adopted as the findings of fact and conclusions of law of the District Council.

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

1. Prior to certificate approval of this detailed site plan, the applicant shall:
 - a. Revise the plan to provide an enlarged layout for the proposed outdoor play area. The layout shall show how the play area will serve the children in different age groups, for review and approval by the Urban Design Section as the designee of the Planning Board.
 - b. Secure approval of DPW&T for the provision of the needed acceleration and deceleration lanes along Prospect Hill Road at both entrances, along with an extension of the right-turn lane on the Prospect Hill Road approach to MD 193. In most cases, these types of modifications will be enforced by DPW&T as a part of the road code.

2. The applicant and the applicant’s heirs, successors, and/or assignees shall provide a financial contribution of \$210 to the DPW&T for the placement of a bikeway sign on Prospect Hill Road. The payment shall be received prior to the issuance of the first building permit for the private school.

3. The proposed school shall accommodate a maximum of 300 students. The applicants, its heirs, successors and/or assignees shall incorporate trip reduction measures to include the use of church-owned buses that would ultimately accommodate approximately 30 percent of the students, and the implementation of a carpool/ridesharing program for students being transported by personal vehicles. These measures shall ensure that the proposed total development shall not generate more than 75 AM, 68 PM and 986 Sunday peak-hour vehicle trips as required by Condition 7 of Planning Board Resolution No. 01-36. Alternative measures having the equivalent effect will be considered as satisfying this condition.

4. Each weekday morning and afternoon during traffic arrival and departure times, police or safety personnel shall be stationed at the entrance on Prospect Hill Road, to direct traffic in and out of the site and to ensure the safety of children entering and leaving the school.

Ordered this 10th day of May, 2004, by the following vote:

In Favor: Council Members Knotts, Bland, Dernoga, Hendershot, Peters and Shapiro

Opposed:

Abstained:

Absent: Council Members Dean, Exum and Harrington

Vote: 6-0

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: _____
Tony Knotts, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council