



# THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
TTY: (301) 952-4366  
[www.mncppc.org/pgco](http://www.mncppc.org/pgco)

PGCPB No. 16-101

File No. DSP-01037-02

## RESOLUTION

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on July 21, 2016, regarding Detailed Site Plan DSP-01037-02 for Prince George's Muslim Association Property, the Planning Board finds:

1. **Request:** The subject approval is for an increase in the number of congregants in the place of worship from 200 to 400, an increase in the number of students in the private school from 100 to 200, and to add a day care center for 60 children within the existing building.
2. **Development Data Summary:**

	EXISTING	APPROVED
Zone	R-55	R-55
Use(s)	Place of Worship and Private School	Place of Worship, Private School, and Day Care Center for Children
Acreage	5.46	5.46
Lots	29	29
Square Footage	19,375	19,375

### Parking

Use	Rate	Number	Required	Provided
Place of Worship	1 per 4 seats	400 seats	100	123
Private School	1 per 6 students	200 students	34	34
Day Care Center for Children	1 per 8 students	60 attendees	8	8
TOTAL			144	165

**Parking for the Physically Handicapped and Compact Vehicles**

Use	Total No. Provided	Parking for the Physically Handicapped	Parking for Compact Vehicles
Place of Worship	123	5 (incl. 1 van accessible)	33
Private School	34	2 (incl. 1 van accessible)	11
Day Care Center for Children	8	1 (van accessible)	3
<b>Total</b>	165	8 (3 van accessible)	47

**Loading**

Use	Required	Provided
Place of Worship	1	1

3. **Location:** The subject property is located on the northern side of Lanham Severn Road (MD 564), east of Cipriano Road, between 8th and 9th Streets. The subject property is also located in Planning Area 70 and Council District 3.
4. **Surrounding Uses:** The subject site is bounded to the north by 8th Street and single-family detached residences; to the southeast by Lanham Severn Road (MD 564), with single-family detached residences beyond; to the west by Cipriano Road; and to the south and southwest by 9th Street, with single-family detached residences beyond in the One-Family Detached Residential (R-55) Zone.
5. **Previous Approvals:** Record Plat WWW7@23 was recorded for the subject site on August 8, 1939. On November 1, 2001, the Prince George's County Planning Board approved Detailed Site Plan DSP-01037 (PGCPB Resolution No. 01-225) for a private school use within an existing building used as a church since 1995. On April 2, 2009, the Planning Board approved Detailed Site Plan DSP-01037-01 and Alternative Compliance AC-08021 (PGCPB Resolution No. 09-57) for a 375-square-foot addition to the building used as a church and private school, and to substantiate the square footage of the additional parking area.
6. **Design Features:** The subject site is bounded by roadways in all directions, except for a portion of the northern and western boundaries where the subject project abuts nine single-family detached residences. The subject site has two vehicular accesses, one along the project's 8th Street frontage and one along the subject site's Lanham Severn Road (MD 564) frontage, which is incorrectly labeled as Lanham Severn Highway on the DSP. This error shall be corrected by condition of this approval. There is an existing L-shaped, 19,375-square-foot building on the property used for the private school and place of worship and that will pursuant to this approval, be used by the expanded place of worship and private school, as well as the proposed day care center for children. Parking, loading, and service are provided on all sides of the existing building. A walkway is



provided from the building, through the parking lot, to both the 5,000-square-foot play area provided for the day care center for children and a 20,000-square-foot play area provided for the private school. Landscaping is provided for the project primarily along the street frontages and against the property lines shared with a single-family attached residential development to the west and north of the subject property. No physical changes are herein approved to be made to the subject site, except for the restriping of the parking lot to better accommodate the existing and proposed uses on the site and providing screening of the loading space and dumpster enclosure as required by Section 4.4 of the 2010 *Prince George's County Landscape Manual* (Landscape Manual).

The following revisions shall be made to the plans by condition of this approval.

- a. The sidewalk labeled an "Access to Playground Area" in the northern/central portion of the DSP shall be revised, as the playground area is not in that location and a sidewalk to it is unnecessary.
- b. Symbols shall be included in the legend for both the six- and four-foot-tall fences. Fencing details should be accurately included on the DSP as required by previous approvals and the Zoning Ordinance, including the Landscape Manual.
- c. The landscape schedules included in the original approval of the case and its first revision shall be included on the DSP and landscape plan, demonstrating conformance with the requirements of the Landscape Manual. It shall be indicated where the requirements of Alternative Compliance AC-08021 were necessary in order to make a finding of conformance with the requirements of the Landscape Manual. On the Section 4.7 schedule, the day care center for children use approved herein shall, by condition of this approval, be added to the church and private school on the site.
- d. The location and a detail of the shade structures required for the play area for the private school and the play area for the day care center for children shall be shown on the plan.
- e. All items currently existing on the site shall be indicated on the DSP as existing, not proposed.
- f. The five parking spaces and dumpster enclosure currently located along the subject site's 8th Street frontage shall be relocated or eliminated. The dumpster enclosure shall be relocated to the south of the existing building on the site where a 15-foot by 25-foot loading space was located. Only one loading space is required for the development. The parking and loading schedule shall be adjusted if, and as, necessary. Note that, whereas 144 parking spaces are required, 165 are provided, leaving some leeway to eliminate parking spaces and still be within the requirements of the Zoning Ordinance.

Conditions of this approval require that, prior to certificate approval of the plans, the applicant shall make these necessary revisions to the plan.



7. **Prince George's County Zoning Ordinance:** The subject approval has been reviewed for conformance with the applicable requirements in the R-55 Zone and the site plan design guidelines of the Zoning Ordinance.

- a. **Section 27-430**—The project is subject to the requirements of Section 27-430 of the Zoning Ordinance regarding requirements for the R-55 Zone.

The subject approved to increase in the number of congregants from 200 to 400, the number of students from 100 to 200, and the addition of a day care center for 60 children does not affect previous findings of conformance with the subject sections of the Zoning Ordinance.

- b. **Section 27-441(b)**—The day care for children, church, or other similar place of worship, and private school are permitted uses in the R-55 Zone per the Zoning Ordinance, Section 27-441(b), which governs permitted uses in residential zones. The day care center for children is permitted as an accessory use to the church and school in the R-55 Zone.
- c. **Section 27-442**—The approval is also in conformance with the requirements of Section 27-442 regarding regulations in the R-55 Zone.
- d. **Section 27-445.03**—The day care center for children herein approved is in conformance with Section 27-445.03 regarding day care centers for children in residential zones.

Each relevant requirement of Section 27-445.03, day care centers for children in residential zones, is included in **boldface** type below, followed by Planning Board comment.

(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;**

Based on the 60-child enrollment approved herein at the subject day care center, a play area of 4,500 square feet is required. A 5,000-square-foot play area provided on the site plan, meeting and exceeding this requirement.



- (ii) **All outdoor play areas shall be located on the same lot as the center 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;**

The outdoor play area for the day care center is located on the same lot as the day care center and at least 25 feet from any dwelling on an adjoining lot, in accordance with this requirement. A detail for a four-foot-high trex fence is included on Sheet 3 of the site plan. A fence was not indicated on the DSP to enclose the day care center play area and a condition of this approval requires, that the applicant revise the DSP to show the four-foot-high trex fence as utilized to enclose the day care center play area, prior to certificate of approval.

- (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;**

The Planning Board finds that the required 25-foot setback from dwellings on adjacent properties and the use of a four-foot-tall fence is sufficient to mitigate any off-site impacts of the proposed day care center for children.

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

The applicant indicated an intent to provide a shade structure for the subject day care center for children, though it was not shown on the DSP. Therefore, a condition of this approval requires that prior to certificate approval of the subject project, the applicant revise the DSP to include a shade structure in the play area for the day care center for children and a detail of the shade structure.

- (v) **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**

A note on the site plan indicates that the proposed play area is not to be utilized after dark, making this requirement inapplicable in the subject approval. A condition of this approval ensures that the play area will, in fact, not be used before or after daylight hours.

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

A general note of the DSP states that outdoor activities are limited to between 7:00 a.m. and 6:00 p.m., which is more restrictive than this requirement. The subject approval is in conformance with this requirement.

(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 the Section.**

As the subject site plan is approved herein, the approval is in conformance with this requirement.

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

- (i) **The proposed enrollment;**

The enrollment of the day care center approved herein is 60 children, in accordance with this requirement.

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

The subject site is surrounded by travelways, except for a portion of the eastern and southern boundaries where they adjoin ten single-family detached residential dwellings. The existing homes on these lots are indicated on the DSP, in accordance with this requirement.

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

A 4,500-square-foot play area for the day care center for children and a 20,000-square-foot play area for the private school are shown on the DSP, in accordance with this requirement.

- (iv) **The location, quantity, and type of screening and landscaping.**

The location, quantity, and type of screening and landscaping is identified on the DSP, in accordance with this requirement.

- (C) For no more than one (1) day care center for children located within an existing free-standing building in a multifamily development in excess of one hundred (100) units, in lieu of the requirements of Part 3, Division 9, the Detailed Site Plan shall be limited to show:

- (i) The proposed enrollment;

A single day care center for children is proposed in the subject application. Therefore, this requirement is not applicable to the subject approval.

- (3) Enrollment.

- (A) For the purposes of this Section, enrollment shall mean the largest number of children enrolled in the center in any one (1) session.

Sixty children is the largest number of children approved herein to be enrolled in the day care center for children, in accordance with this requirement.

- e. The private school included in the subject project is in conformance with the requirements of Section 27-443 of the Zoning Ordinance regarding private schools in residential zones.

Each relevant requirement of Section 27-443, private schools in residential zones, is included in **boldface** type below, followed by Planning Board comment.

- (1) Requirements.

- (A) The school shall be located on property of at least five (5) acres, in size on which the maximum enrollment shall be four hundred (400) students, unless the school is located on property which was previously used as a public school by the Board of Education, in which case, the minimum acreage requirement shall be four and one-half (4 1/2) acres. For each acre over five (5), the total enrollment may be increased by one hundred (100) students. State and local health, education, or fire regulations may reduce the number of students permitted to be enrolled. The school may be located on a parcel of at least two and one-half (2 1/2) acres provided that:

- (i) The property had obtained an approved Special Exception use as an eleemosynary or philanthropic institution;
- (ii) The property abuts parkland owned by the Commission containing at least two and one-half (2 1/2) acres; and

- (iii) The maximum enrollment shall not exceed one hundred thirty (130) students.**

**(For the purposes of this Section, enrollment shall mean the total number of students enrolled in the institution at any one (1) time. If there are separate morning, afternoon, and evening sessions, each of which is attended by different students, enrollment shall mean the number of students enrolled in the session having the largest number of students.)**

As the site measures 5.46 acres, it is in conformance with this requirement and renders the provisions for allowing a private school on a smaller site inapplicable to the subject project. As the proposed private school is herein approved to have a maximum enrollment of 200, it is in conformance with this requirement.

- (B) The property shall have frontage on, and direct vehicular access to, a street having a paved surface at least thirty-six (36) feet wide. This width shall not apply where the property is located in sparsely settled or farm areas, or where the Planning Board determines that adequate passenger debarkation areas are provided.**

The site has frontage on three streets that measure 50 feet wide, in accordance with this requirement.

- (C) An outdoor playground or activity area shall be provided. It shall contain at least one hundred (100) square feet of usable space per student. The area shall be located at least twenty-five (25) feet from any dwelling on an adjoining lot and buffered from adjoining uses in accordance with the provisions of the Landscape Manual. The play area shall be enclosed by a substantial wall or fence at least three (3) feet high for grades six (6) and below, and at least five (5) feet high for other grades, with the following exception:**

- (i) A private school which has been in continuous operation since January 1, 1970, may satisfy these fencing requirements by providing another type of barrier that is subject to approval by the State Department of Human Resources.**

The DSP indicates that a 20,000-square-foot play area, located at a minimum 25 feet from any dwelling on any adjoining lot, is provided in accordance with the above requirements that the outdoor playground or activity area contain at least 100 square feet per student (or 20,000 square feet), and be located a minimum of 25 feet from any dwelling on an adjoining lot. See Finding 9 for a discussion of the subject approval's conformance with the requirements of the Landscape Manual. The outdoor play area for the day care center is located on the same lot as



the day care center and at least 25 feet from any dwelling on an adjoining lot, in accordance with this requirement. A detail for a six-foot-tall wooden fence is included on Sheet 3 of the site plan. A condition of this approval requires that the fence be shown on the DSP to enclose the private school play area. A condition of approval requires that the applicant revise the DSP to show a minimum five-foot-high trex or equal fence to enclose the private school play area prior to certificate approval. Note that trex was specified for the day care center for children play area, and the Planning Board requires that this type fencing be used if it is superior to wood and to be utilized for the private school play area as well. Note that the exception provision included above is not applicable to the subject approval.

**(D) The requirements of this Section shall not apply to the use of existing public schools which have been conveyed by the Prince George's County Board of Education to either Prince George's County or any municipality within the County, provided the County or municipality:**

- (i) Maintains ownership of the facility and operates a school in it; or**
- (ii) Leases the facility for use as a private school, (of any type).**

As the subject private school is not to be operated in an existing public school conveyed by the Prince George's County Board of Education, this exception is not applicable to the subject approval.

**(2) Site plans.**

**(A) A Detailed Site Plan shall be approved for all private schools, in accordance with Part 3, Division 9, of this Subtitle.**

The subject DSP was approved, the subject private school is in conformance with this requirement.

- f. **Section 27-274**—The DSP is in conformance with the applicable site plan site design guidelines contained in Section 27-274, as cross-referenced in Section 27-283 of the Zoning Ordinance. For example, the surface parking will be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site and provide convenient access to the major destination points on the site.
8. **Detailed Site Plans DSP-01037 and DSP-01037-01:** On November 1, 2001, the Planning Board approved Detailed Site Plan DSP-01037 for a private school use within an existing building used as a church. Subsequently, on November 29, 2001, the Planning Board adopted PGCPB



Resolution No. 01-255, formalizing that approval. The approval was made subject to one condition, which is not applicable to the subject approval. On April 2, 2009, the Planning Board approved DSP-01037-01 for a 15-foot by 25-foot addition to the existing building and validation of an existing parking facility on the western side of the existing building. Subsequently, on April 23, 2009, the Planning Board adopted PGCPB Resolution No. 09-57, formalizing that approval. The approval was made subject to a single condition, which was not relevant to the review of the subject DSP. Alternative Compliance AC-08021 was brought forward as a companion case to DSP-01037-01 for relief from the requirements of Sections 4.3(a) and 4.7 of the Landscape Manual, as discussed in Finding 9 below. The AC approval is not affected by the subject approval.

9. **2010 Prince George's County Landscape Manual:** The DSP is exempt from the requirements of Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). However, the site is subject to approved Alternative Compliance AC-08021 and Section 4.4, Screening Requirements, of the Landscape Manual. A brief discussion of AC-08021 is included below, followed by a discussion of the applicability of various sections to the subject project.
  - a. **Alternative Compliance AC-08021**—The project was the subject of AC-08021, which granted relief from the requirements of Sections 4.3(a) and 4.7 of the Landscape Manual to allow parking to be located partially within the 30-foot landscaped yard and a ten-foot-wide landscaped strip required adjacent to single-family detached Lots 9 and 10 to the northwest and 9th Street. Note also that a six-foot-tall sight-tight fence was included on these boundaries to further reduce the requirement and that additional plant materials were included in the subject buffers to help compensate for their decreased width. Both the fence and the landscaping required at that time are indicated on the DSP.
  - b. **Section 4.2, Requirements for Landscaped Strips Along Streets**—Section 4.2 requires landscaped strips along streets for all nonresidential uses in any zone. However, in the subject case, the approval is exempt from the requirements of this section, as there was no cumulative increase in gross floor area.
  - c. **Section 4.3, Parking Lot Requirements**—Section 4.3 requires that a proposed parking lot larger than 7,000 square feet provide interior planting islands throughout the parking lot to reduce the impervious area. While conformance with this requirement was required in the original DSP and the requirement augmented in DSP-01037-01, the subject approval is exempt from the requirements of this section, as it involves only a restriping of the parking lot and not an increase in the number of parking spaces. In fact, the subject approval results in a decrease in the number of parking spaces to be included in the project from 179 to 165 parking spaces.



- d. **Section 4.4, Screening Requirements**—Section 4.4 requires that all dumpsters, loading spaces, and mechanical areas be screened from adjoining existing residential uses, land in any residential zone, and constructed public streets. A six-foot-tall board-on-board fence will be utilized to screen a loading space on the eastern side of the building that extends closest to 8th Street and a similar one proposed around the dumpster to be located along the 8th Street frontage, in accordance with Option A on page 62 of the Landscape Manual. As wood has not proved to be a durable and lasting material for this sort of structure, the Planning Board requires by condition of this approval, that a more durable composite material, such as Trex, be utilized for the screening. A second loading space, 15 feet by 25 feet, is included on the southern end of the building. As this loading space is not required by the Zoning Ordinance and not screened properly as required by the Landscape Manual, the Planning Board requires by condition of this approval, that prior to certificate approval, this loading space shall be removed from the DSP.
- e. **Section 4.7, Buffering Incompatible Uses**—Buffering pursuant to this section, as modified by AC-08021, has been provided. See Subpart a of this finding for a discussion of that AC. Note that the addition of a use (day care center for children) requires a modification to the landscape schedule which shall be included, demonstrating conformance with the requirements of this section. Therefore, a condition of this approval, the Planning Board requires that, prior to certificate approval, the plans be revised to include the additional use. Note, however, that additional buffering or modification to the approved AC will not be required, as the added use (day care center for children) is listed in the Landscape Manual as a low-impact use category, while the two existing uses on the site (place of worship and school) are classified in the medium-impact use category. The addition of a low-impact use to a site that has two medium-impact uses does not require any additional landscaping per the Landscape Manual.
- f. **Section 4.9, Sustainable Landscaping Requirements**—Section 4.9 requires that a certain percentage of plants within each plant type (including shade trees, ornamental trees, evergreen trees, and shrubs) should be native species (or the cultivars of native species). The minimum percentage of each plant type required to be native species and/or native species cultivars is specified below:

Shade trees	50%
Ornamental trees	50%
Evergreen trees	30%
Shrubs	30%

However, as no planting is required, the subject approval is exempt from this requirement.

10. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The site is exempt from the requirements of the Woodland and Wildlife Habitat Conservation Ordinance per a Woodland Conservation Letter of Exemption dated May 13, 2016 and valid until May 13, 2018.

11. **Further Planning Board Findings and Comments from Other Entities:** The subject approval was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
- a. **Historic Preservation**—The Detailed Site Plan DSP-01037-02, Prince George's Muslim Association Property, will have no effect on historic resources.
  - b. **Archeological Review**—A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates that the probability of archeological sites within the subject property is low. The subject approval will not impact any historic sites or resources, or any known archeological sites.
  - c. **Community Planning**—The subject approval is consistent with the *Plan Prince George's 2035 Approved General Plan* and the *2010 Glenn Dale-Seabrook-Lanham and Vicinity Approved Sector Plan and Sectional Map Amendment*, as there are no specific recommendations for development on the subject site in either document. The proposed project is in keeping with its R-55 zoning which supports residential development which is compatible with the place of worship, private school and day care center. The uses herein approved are permitted in the R-55 Zone.
  - d. **Transportation**—Regarding accessibility to the existing and expanded facility, the expansion has the potential to increase traffic generation on the site. Some of the increase in traffic will affect vehicles making left turns into the site. It is for this reason that the Planning Board is requiring that the main entrance on Lanham Severn Road (MD 564) be modified to include a left turn lane, the length to be determined by the Maryland State Highway Administration (SHA), unless modified by SHA. The site is currently served by 168 parking spaces, which appears to be more than what is needed to serve the expanded facility. Consequently, the expansion herein approved will not have a negative impact on the availability of parking. Regarding on-site circulation and overall site access, this approval will have no impact on on-site circulation; however, left-turning vehicles onto the site could be problematic. Therefore, a condition of this approval requires the provision of a left-turn lane at the site entrance on Lanham Severn Road be provided for the project.
  - e. **Subdivision**—The property is known as Lots 11–40, Block 19, located on Tax Map 44 in Grid C-3, in the R-55 Zone, and is 5.45 acres. Lots 11–40, Block 19, were recorded in Plat Book BB 7-23 on June 30, 1939. The property is currently improved with a 19,375-square-foot mosque and private school. The subject approval increases the number of attendants for the mosque from 200 to 400, increases the number of students for the private school from 100 to 200, and adds a day care center for 60 children. The increase in attendees, students, and the additional day care center shall be accommodated within the existing facilities on-site. No new buildings or additional gross floor area is being approved herein.



Pursuant to Section 24-111(c) of the Subdivision Regulations, the site is exempt from the requirement of filing a preliminary plan of subdivision because the final plat was approved prior to October 27, 1970 and the total development proposed does not exceed 5,000 square feet of gross floor area. General Note 29 on Sheet 3 of the DSP states that the original building was constructed prior to 1977, and that no additional structures were added after 1991. If the total gross floor area of development on-site is more than 5,000 square feet after 1991, then a preliminary plan will be required at that time.

- f. **Trails**—The Planning Board has reviewed the subject DSP for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2010 *Glenn Dale-Seabrook-Lanham and Vicinity Approved Sector Plan and Sectional Map Amendment* (sector plan) in order to implement planned trails, bikeways, and pedestrian improvements.

The subject approval consists of several revisions which increase the intensity of the use of the subject site. Although no new structures are herein approved, the size of the private school, the size of the prayer meetings, and the size of the day care will all increase significantly.

Previously approved DSP-01037 (PGCPB Resolution No. 01-225) included no specific conditions of approval related to master plan trails or sidewalk facilities, although Condition 10 records the requirements of the Prince George's County Department of Public Works and Transportation (DPW&T), as follows:

10. **The Department of Public Works and Transportation (Hijazi to Srinivas, August 6, 2001) has stated that right-of-way dedications and frontage improvements along Main Street, Eighth Street, and Cipriano Road must be in accordance with the DPW&T standards.**

The subsequent site plan revision (DSP-01037-01) included only one additional condition of approval related to stormwater management.

After the approval of the DSP, the area master plan and MPOT were adopted. This plan designates Cipriano Road as a master plan bikeway and recommends a sidepath and designated bike lanes along Lanham Severn Road (MD 564). The MPOT includes the following description of the planned improvements along MD 564:

**MD 564 Side path and On-Road Bicycle Facilities: Provide continuous bicycle and pedestrian improvements along MD 564 with either a wide sidewalk or side path for pedestrians and recreational cyclists, and wide curb lanes, bike lanes, or shoulders for on-road bicyclists if practical and feasible. These facilities are needed to improve pedestrian safety along this heavily traveled corridor. They will improve access to numerous commercial areas and MARC (page 21).**

The MPOT also includes a complete streets element that contains several policies related to accommodations for bicyclists and pedestrians along new road construction. The Complete Streets section includes the following policies regarding sidewalk construction and the accommodation of pedestrians.

**Policy 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.**

**Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.**

The subject site's frontages include no sidewalk improvements along significant stretches of several roads. The MPOT designates 9th Street as an un-built "paper" street. However, 8th Street includes a standard sidewalk along all the adjacent residential lots leading up to the subject property. Cipriano Road includes a standard sidewalk along the frontage of the subject site. Lanham Severn Road is currently open section with no sidewalks along most of the frontage of the subject site. However, a standard sidewalk has been provided along MD 564 on the subject site, west of the site's ingress/egress point, as well as along some segments of the road in the immediate vicinity of the property. Also, there are three bus stops along or near MD 564 in the immediate vicinity of the subject site, and there is an existing crosswalk leading to the school across MD 564.

In light of the existing bus stops, crosswalks, and sidewalks leading up to the subject site, the provision of pedestrian facilities across the frontages of the subject site, the Planning Board, by conditions of this approval, requires the following:

- A standard sidewalk along the site's frontage of 8th Street
- A standard sidewalk along the site's frontage of Main Street
- The continuation of the standard sidewalk across the site's frontage of MD 564
- Bikeway signage along Cipriano Road

Although the subject approval involves no new structures, there does appear to be a significant intensifying of the various uses on-site, including doubling the maximum size of the school from 100 to 200 students, doubling the capacity for the prayer meetings from 200 to 400, and adding a day care center enrollment to a maximum of 60 children. These increases will likely generate more pedestrian trips to the subject site and heighten the need for continuous sidewalks along the frontages of the subject site. Requirements for sidewalks are included in the conditions of this approval. A standard sidewalk is required along the remainder of the subject site's frontage of MD 564, consistent with other improvements on adjacent properties. The master plan sidepath (or wide sidewalk) can be implemented comprehensively for the corridor by SHA as part of a larger capital



improvement project. However, the sidewalk shall safely accommodate pedestrians until the master plan facility can be implemented.

Conditions of this approval regarding pedestrian and bicycle accessibility are as follows:

- (1) Prior to certificate approval, in conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2010 *Glenn Dale-Seabrook-Lanham and Vicinity Approved Sector Plan and Sectional Map Amendment*, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:
  - A standard sidewalk along the subject site's entire frontage of 8th Street, unless modified by DPIE.
  - A standard sidewalk along the subject site's entire frontage of Main Street, unless modified by DPIE.
  - Completion of the standard sidewalk along the subject site's frontage of MD 564, unless modified by SHA.
- (2) Prior to issuance of building permits, the applicant and the applicant's heirs, successors, and/or assignees shall provide a financial contribution of \$420 to DPW&T for the placement of a bikeway sign(s) along Cipriano Road, designated a Class III Bikeway, unless modified by DPIE.
- (3) Prior to approval of a final plat for the subject project, it will include a note requiring payment for the signs designating Cipriano Road as a Class II Bikeway be made to DPIE, unless modified by DPIE.

- g. **Permit Review**—Permit Review comments have either been addressed by revisions or by conditions of this approval.
- h. **Environmental Planning**—The site had been issued a standard exemption from the Woodland and Wildlife Habitat Conservation Ordinance valid through July 24, 2014. The site was the subject of an approved stormwater management concept plan and approval letter, which indicates that the project is exempt from stormwater management requirements because less than 5,000 square feet of disturbance was proposed. The subject site is not located in the vicinity of any roadway regulated for noise or designated as scenic or historic. No other environmental requirements apply to the subject approval.

The applicant submitted an updated Woodland Conservation Exemption Letter and a Natural Resources Inventory Equivalency Letter to the Urban Design Section (dated May 13, 2016 and valid until May 13, 2021).

- i. **Prince George's County Fire/EMS Department**—In a memorandum dated May 11, 2016, the Fire/EMS Department offered comment regarding needed accessibility, private road design, and the location and performance of fire hydrants. These comments have been transmitted to the applicant.
- j. **Prince George's County Department of Permitting, Inspections, and Enforcement (DPIE)**—In a memorandum dated March 25, 2016, DPIE stated that, as no development is proposed, no stormwater management is required. In a subsequent e-mail, they stated that stormwater management is not required on sites that involve less than 5,000 square feet of land disturbance, which is the case in the subject project. In closing, DPIE stated that they had no objections to the approval of the subject DSP.
- k. **Prince George's County Police Department**—The Police Department did not offer comment on the subject project.
- l. **Prince George's County Health Department**—In a memorandum dated March 10, 2016, the Health Department stated that they had completed a desktop health impact assessment review of the DSP submission for the subject project and had no recommendations or comments at this time.
- m. **Maryland Department of Human Resources, Department of Childcare Licensing**—At the time of this writing, the Department of Human Resources, Department of Childcare Licensing, did not provide any comments regarding the subject project.
- n. **Maryland State Highway Administration (SHA)**—In an e-mail received March 9, 2016, SHA stated that only work within the SHA right-of-way would require SHA plan review and permit issuance. In addition, in a letter dated February 16, 2016, SHA provided their response to a traffic study submitted by the applicant. SHA stated that the proposed access to the site is via two full-movement site access points, one on 8th Street and one on Lanham Severn Road (MD 564). Further, they stated that the following intersections were analyzed under existing, background, and future conditions:
  - Lanham Severn Road (MD 564) at Cipriano Road;
  - Lanham Severn Road (MD 564) at Main Street; and
  - Site access point along Lanham Severn Road (MD 564).

With respect to the study intersections, they stated that the report concluded that the study intersections will continue to operate at acceptable levels of service under future conditions.

- o. **Verizon**—In an e-mail dated June 24, 2016, a representative of Verizon stated that they would like to see a ten-foot-wide public utility easement included adjacent, parallel, and contiguous to the right-of-way along all roadways dedicated for public street purposes, free and clear of any surface obstructions.



**Comment:** This information has been provided to the applicant. However, easements would be placed on the property via a subdivision action and cannot be created or required at the time of DSP approval.

- p. **Baltimore Gas and Electric (BG&E)**—At the time of this writing, BG&E did not provide any comments.
  - q. **City of New Carrollton**—At the time of this writing, the City of New Carrollton did not provide any comments.
- 12. As required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP 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.
  - 13. The finding required by Section 27-285(b)(4) of the Zoning Ordinance that the regulated environmental features have been preserved and/or restored to the fullest extent possible needs not be made in the subject case, as there are no regulated environmental features on the site.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the Detailed Site Plan DSP-01037-02, subject to the following conditions:

- 1. Prior to certificate approval, the following revisions shall be made to the detailed site plan (DSP), or information shall be provided:
  - a. The applicant shall include an approval sheet containing the approval certificates for Detailed Site Plans DSP-01037 and DSP-01037-01 and a coversheet containing a consolidation of the general notes and site notes currently located on Sheet 3 of the plan set. The enumerated "Limit of Revision" thereon shall be removed from the coversheet, as it is unnecessary.
  - b. Include the location and detail of a shade structure in the each of the play areas to be provided for the private school and day care center for children, to be reviewed and approved by the Urban Design Section as designee of the Planning Board.
  - c. Revise the parking schedule provided in the plan set in accordance with that contained in the subject report.
  - d. Provide screening of the dumpster and loading space to be approved by the Urban Design Section as designee of the Planning Board. If fencing is to be utilized for this purpose, it shall be composed of a composite material, not wood.

- e. A left turn lane at the site entrance on Lanham Severn Road (MD 564) shall be provided for the project, unless modified by the Maryland State Highway Administration.
- f. Include a standard sidewalk along the subject site's entire frontage of 8th Street, unless modified by the Prince George's County Department of Permitting, Inspection and Enforcement.
- g. Include a standard sidewalk along the subject site's entire frontage of Main Street, unless modified by the Prince George's County Department of Permitting, Inspection and Enforcement.
- h. Complete standard sidewalk along the subject site's frontage of Lanham Severn Road (MD 564), unless modified by the Maryland State Highway Administration.
- i. The four-foot-tall trex fence detailed on Sheet 3 of the plan set shall be placed on the DSP to enclose the provided 5,000-square-foot play area for the day care center for children.
- j. The six-foot-tall trex fence detailed on Sheet 3 of the plan set shall be indicated on the DSP to enclose the provided 20,000-square-foot plan area for the private school.
- k. All references to Lanham Severn Highway shall be corrected to Lanham Severn Road and also include the state route number (MD 564) on the plan.
- l. The applicant shall remove the 15-foot by 25-foot loading space currently located in the southwestern corner of the building.
- m. The applicant shall remove the "Access to Playground" currently indicated in the northwestern western corner of the building which does not in fact provide access to the playground area.
- n. The appropriate schedules from the 2010 *Prince George's County Landscape Manual* (Landscape Manual) shall be included on the landscape plan, as provided on Detailed Site Plans DSP-01037 and DSP-01037-01, with the schedule for Section 4.7, Buffering Incompatible Uses, modified to include the proposed day care center for children, if approved by the Planning Board herein. The schedules provided for Sections 4.3 and 4.7 of the Landscape Manual shall reference Alternative Compliance AC-08021 where necessary, to explain nonconformance with the requirements of Sections 4.3 and 4.7.
- o. All items labeled as proposed on the DSP shall be labeled "existing," if they in fact exist on the site.
- p. A general note shall be added to the plans stating that all play areas shall not be utilized after dark.



- q. Sheet 2 of the plan set shall be revised to reflect that 17,345 square feet of parking was validated as part of Detailed Site Plan DSP-01037-01.
2. Prior to issuance of the first permit for the project, the applicant and the applicant's heirs, successors, and/or assignees shall provide a financial contribution of \$420 to the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) for the placement of a bikeway sign(s) along Cipriano Road, designated a Class III Bikeway, unless modified by DPIE.
3. Prior to approval of the final plat for the project, a note shall be placed on it indicating that payment for placement of the bikeway sign(s) along Cipriano Road shall be and has been received by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), unless modified by DPIE.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

\* \* \* \* \*

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, Shoaff and Hewlett voting in favor of the motion, and with Commissioner Bailey temporarily absent at its regular meeting held on Thursday, July 21, 2016, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 8th day of September 2016.

Patricia Colihan Barney  
Executive Director



By Jessica Jones  
Planning Board Administrator

PCB:JJ:RG:ydw

APPROVED AS TO LEGAL SUFFICIENCY

  
M-NCPPC Legal Department

Date 7/27/16