

R E S O L U T I O N

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 November 1, 2001, regarding Detailed Site Plan DSP-01044 for The Tabernacle Learning Center, the Planning Board finds:

1. Request: The subject application is for the addition of a private preschool and day care center as accessory uses to an existing church in the R-R Zone.
2. Location: The site is located in Planning Area 62, Council District 1. It is specifically situated east of South Laurel Drive (Pumpkin Hill Drive), approximately 1,200 feet south of MD 197 (Laurel-Bowie Road).
3. Surroundings and Use: The subject site was previously used as a Prince George=s County public school. It is currently improved as the Tabernacle Church of Laurel. To the north of the property is a PEPCO transmission right-of-way; to its south and east are M-NCPPC parks; and to its west is South Laurel Drive.
4. Previous Approvals: The subject site has a previously approved Departure from Design Standards, DDS-179, a Tree Conservation Plan, TCP II/168/90, and an Alternative Compliance, AC-92090.
5. Site Plan Data

Zone	R-R
Existing Use	Church
Proposed Additional Uses	Private Preschool and Day Care Center
Lot Area	8.4853 acres
Proposed Enrollment	130 Children
Total Play Area Required	9,750 square feet
Total Play Area Provided	9,750 square feet
Parking Required for New Uses	21 spaces
Parking Provided for New Uses	26 spaces
Total Parking Provided	261 spaces
Existing Parking	235 spaces
Loading Space Required	1 space
Loading Space Provided	1 space

COMPLIANCE WITH EVALUATION CRITERIA

6. *Zoning Ordinance:* The subject application has been reviewed for compliance with the requirements of the R-R Zone and the site plan design guidelines of the *Zoning Ordinance*.
 - a. The subject application is in conformance with the requirements of Section 27-441(b), which governs development in a residential zone. The proposed addition of a private preschool and day care center is permitted in the R-R Zone.
 - b. The proposed addition of the private preschool meets all the additional requirements for this specific use as outlined in Section 27-443, Additional Requirements for Private Schools.
 - c. The proposed addition of the day care center satisfies all the additional requirements for this specific use as stated in Section 27-445.03, Additional Requirements for Day Care Center for Children.
7. *Landscape Manual:* The proposed addition of a private preschool and day care center is subject to the requirements of Section 4.3 of the *Landscape Manual*. The subject application involves an expansion that results in the creation of additional parking spaces.
 - a. *Section 4.3, Parking Lot Requirements:* The proposed parking lot expansion of this application is a result of the addition of a private preschool and day care center to the existing church. Per Section 1.1 (f) of the *Landscape Manual*, the area occupied by the newly created parking spaces shall be subject to the requirements of Section 4.3.

The proposed new parking lot is located to the east of South Laurel Drive, a public right-of-way. Per Section 4.3(a), Landscape Strip Requirements, a minimum ten-foot-wide landscaped strip is required between the right-of-way and the parking lot to be planted with a minimum of one shade tree and 10 shrubs per 35 linear feet of frontage. The applicant provides the 10-foot-wide landscaped strip, but does not identify the required plant materials.

The proposed additional parking spaces fulfill the requirements of Section 4.3(b), Perimeter Landscape Requirements.

The existing parking lot was built with interior landscaping. The addition of new parking spaces expands the total area of the existing parking lot to be within the 50,000-149,999 square feet category. Per Section 4.3(c), Interior Planting, eight percent of the total lot area must be interior planting area and at least one shade tree shall be provided for each 300 square feet of interior landscaped area provided. The applicant does not provide enough information to demonstrate compliance with the required interior green area. The number of shade trees shown on the site development plan does not meet the required number either.

- b. The Alternative Compliance, AC-92090, which was approved on November 30, 1992, from the requirements of Sections 4.2 and 4.7 is still valid. AC-92090 exempts the subject application from the requirements of Sections 4.2 and 4.7 of the *Landscape Manual*.
- 8. Woodland Conservation Ordinance: The property is subject to the provisions of the Prince George=s County Woodland Conservation Ordinance because the site is more than 40,000 square feet in size and contains more than 10,000 square feet of woodland. A Tree Conservation Plan is required.

The subject site has a previously approved Tree Conservation Plan, TCP II/168/90, which was approved prior to the issuance of a building permit. TCP II/168/90 remains in effect. The proposed development has no impact on the approved Tree Conservation Plan.

- 9. Referral Comments: The subject application was referred to all concerned agencies and divisions. Major referral comments are summarized as follows:

- a. The Transportation Planning Section has no objection to the approval of the Detailed Site Plan DSP-01044. The staff noted in a memorandum dated September 7, 2001, that the application is a minor additional construction on a platted parcel and raises no transportation issues.

In a separate memorandum on Detailed Site Plan Review for Master Plan Trail Compliance dated October 1, 2001, the Trail Planner stated that:

AThere are no Master Plan trails issues. However, if road improvements to South Laurel Drive are required by the Department of Public Works and Transportation, a standard sidewalk is recommended along the subject property=s entire frontage of South Laurel Drive.@

- b. The Community Planning Division, in a memorandum dated September 11, 2001, stated that this proposal is in accordance with the master plan recommendation for this property. The referral comment on Planning Issues noted that:

ADay care centers and preschool facilities are common adjuncts to religious institutions in the county. There is no Master Plan objection to allowing such facilities at this location.@

- c. In a memorandum dated September 18, 2001, the Permit Review Section provided several questions concerning compliance with the applicable regulations and previously approved applications. The questions have either been addressed during the review process or included in the Recommendation section of this report as conditions.
- d. The subject application was referred to the Environmental Planning Section and

in a memorandum dated October 2, 2001, the staff found that:

AThis site is subject to the provisions of the Woodland Conservation Ordinance because it is more than 40,000 square feet in size and contains more than 10,000 square feet of woodland. A Tree Conservation Plan is required to satisfy the requirements of the Woodland Conservation Ordinance.

AThe Tree Conservation Plan, TCP II/168/90, was approved prior to the issuance of a building permit. TCP II/168/00 remains in effect. The proposed development has no impact on the approved Tree Conservation Plan.

AThe Environmental Planning Section has no conditions for approval of DSP-01044. @

- e. The subject application was referred to the Special Hazards Section, Bureau of Fire Prevention, Prince George=s County Fire Department. In a memorandum dated September 30, 2001, the staff identified regulations, Subtitle 11-276, Required Access for Fire Apparatus, Subtitle 11-277, Fire Lanes and Subtitle 4-186, Section 1015.2, Location and Performance of Fire Hydrant, that are applicable to the project concerning fire prevention on the site.

Staff Comment: The existing property has been developed and continuously used as a public school and then as a church for a long time. The proposed addition of parking spaces complies with the parking lot design standards. The staff of the Special Hazards Section does not identify any problem in the referral comments.

- f. The Subdivision Section identified no subdivision issue regarding this application at this time in a memorandum date September 20, 2001.
- g. The Office of Child Care Licensing and WSSC had not responded to the referral request at the time the staff report was written.

- 10. The proposed addition of a private preschool and day care center as accessory uses to the existing church will be put into effect by converting some of the existing building space into classrooms and improving the adjacent outdoor space to be used as the required play area. The only proposed construction in this Detailed Site Plan is the addition of 26 new parking spaces to the existing parking compound to the south of the playground. The Detailed Site Plan, if revised in accordance with the proposed conditions, will represent a reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development from its intended uses.

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 for

the above-described land, subject to the following conditions:

1. Prior to certification of approval of DSP-01044, the applicant shall make the following revisions to the Detailed Site Plan:
 - a. Revise the general notes of the site plan to provide the required site development data such as zoning, gross floor area of different uses, etc.
 - b. Provide a revised parking schedule to include parking calculations for all uses on the property.
 - c. Revise the layout of the parking lot, where the additional parking spaces have been added, to comply with the requirements of Section 4.3(c), Interior Planting, and provide landscaping schedules for Section 4.3(a) and (c).
 - d. Revise the planting schedule in the outdoor play area to replace *Platanus x acerifolia* with other shade trees.

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.

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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 Eley, seconded by Commissioner Scott, with Commissioners Eley, Scott, Lowe, Brown and Hewlett voting in favor of the motion, at its regular meeting held on Thursday, November 1, 2001, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 29th day of November 2001.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

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