

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 July 23, 2009, regarding Detailed Site Plan DSP-02057/02 for Greater Mount Nebo AME Church, the Planning Board finds:

1. **Request:** The subject application requests approval to construct a 5,640-square-foot classroom building, which will be an assemblage of eight pre-fabricated modular trailers on the property of the Greater Mount Nebo AME Church.
2. **Development Data Summary:**

	<b>EXISTING</b>	<b>APPROVED</b>
Zone	R-A	R-A
Use(s)	Church and Private School	Church and Private School
Acreage	80.6	80.6
Parcels	One (A)	One (A)
Building Square Footage/GFA	22,000 sq. ft	27,640 sq. ft.

## OTHER DEVELOPMENT DATA

	<b>REQUIRED</b>	<b>APPROVED</b>
Total parking spaces	160	244
Of which handicapped spaces	7	7
Standard spaces (9.5' x 19')	160	237
Compact spaces (8.0' x 16.5')	0	0
Loading spaces	1	1

3. **Location:** The site is in Planning Area 74B and Council District 4. More specifically, it is located in the northeast quadrant of Central Avenue (MD 214) and Crain Highway (US 301).
4. **Surroundings and Use:** The subject property is bounded largely by undeveloped property. There are a few commercial establishments in the general vicinity, a consolidated storage facility across US 301 to the northwest of the subject property, and a lumber yard and sports bar across Central Avenue to the south.

5. **Previous Approvals:** Preliminary Plan of Subdivision 4-01052 was approved by the Planning Board for the subject site on November 15, 2001. Resolution 01-242 was adopted, formalizing that approval on December 6, 2001. Detailed Site Plan, DSP-02057, was approved by the Planning Board on April 10, 2003 for a church for 600 members and a day care center for 60 children. Resolution 03-67 was adopted, formalizing that approval on May 8, 2003. Detailed Site Plan, DSP-02057/01 was approved on October 21, 2004. This approval eliminated the day care center and replaced it with a private school for 60 children.

In addition, the site has approved Type I and II Tree Conservation Plans, TCPI/25/97-01, TCPII/08/02-02, and an approved Stormwater Management Concept Plan 8007940-1997-01.

6. **Design Features:** The subject private school addition is a free-standing rectangular building located approximately 240 feet southwest of the existing play area and church. The building will be constructed by assembling eight pre-fabricated modular trailers into a single structure. Each individual trailer will measure 11 feet, nine inches by 60 feet. The completed combined structure will be 94 feet by 60 feet and 14 feet, 6 inches in height. The exterior of the building has beige wood panel siding with vertical wood trim every 12 feet and horizontal wood trim at the top and base. Located on each side of the building are vinyl vertical slider windows; on the right and left elevations are aluminum-framed, commercial storefront, double doors with a fluorescent exterior light above each corner. A concrete path, approximately 120 feet in length, is proposed from the parking lot to the front doors. Located at the rear doors are proposed wooden stairs.

The existing church on the site is clad with beige split-faced block on its lower level. On its upper level it features brown brick and tan exterior insulating finishing system with intervals of vertical windows in the front elevation. The church is approximately 120 feet by 100 feet and 36 feet in height from grade on the north side and 46 feet in height on the south elevation. Located approximately 80 feet southeast of the church/ private school is a play area enclosed by a three-foot chain-link fence. An enclosed garbage dumpster and shed are located at the perimeter of the parking lot south of the rear elevation of the church. The proposed modular building will be located northeast of the existing storm water management pond southwest of the church/ private school.

#### COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the R-A 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, which governs permitted uses in residential zones. The existing church and private school are permitted uses in the R-A Zone.
  - b. The proposal is also in conformance with the requirements of Section 27-442 of the Zoning Ordinance regarding additional regulations for development in residential zones.

8. **Preliminary Plan of Subdivision 4-01052:** The Planning Board approved Preliminary Plan 4-01052 on November 15, 2001. The proposed revision to the detailed site plan is in conformance with Preliminary Plan 4-01052.
9. **Prince George's County Landscape Manual:** The development is subject to the requirements of the Landscape Manual. Conformance with the Landscape Manual was found when DSP-02057 was approved by the Planning Board on May 8, 2003. The subject revision to add additional classroom space does not affect previous findings that the project is in compliance with the Landscape Manual.
10. **Woodland Conservation and Tree Preservation Ordinance:** The 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 forest stand delineation was previously approved for the site together with Type I Tree Conservation Plan (TCPI/25/97). A Type II Tree Conservation Plan (TCPII/08/02) was then approved for the site on April 15, 2002. Since the proposed expansion of the play area will not require the removal of any trees, there are no impacts to the approved Type II TCP.
11. **Planning Board Analysis:**

**Permits:** The site plan must be in conformance with DSP-02057 and the Subdivision Regulations. Any structure shown on the property must be identified by use, dimensions and height. A condition has been proposed below to require this information on the plan.

**Transportation (Trails):** A site plan was reviewed for conformance with the Countywide Trails Plan and/or the appropriate area master plan in order to implement planned trails. The subject site is already developed and the approved plans do not contain any trail requirements.

**Transportation:** Detailed Site Plan DSP-02057/01 eliminated the proposed day care and added a 60 student private school. Given that the building addition would not result in an increase in school enrollment, the site plan is acceptable.

**Environment:** Detailed Site Plan DSP-02057/02 is in conformance with Type II Tree Conservation Plan TCPII -008-02/02. There are no environmental issues.

**City of Bowie:** Detailed Site Plan DSP-02057/02 will have no impact on the city.

**Maryland State Highway Administration (SHA):** SHA has no objection to Detailed Site Plan DSP-02057/02 and recommends approval as submitted.
12. As required by Section 27-285(b) of the Zoning Ordinance, this detailed site plan represents a reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs

and without detracting substantially from the utility of the proposed development for its intended use.

Both Detailed Site Plans 02057/01 and 02 conforms to Section 27-285 (b)(1) of the Zoning Ordinance. DSP 02057/01 eliminated the day care center located in the church and replaced it with a private school for 60 children. DSP 02057/02 is the construction of a new private school (K-5<sup>th</sup> grades) for 60 students on the property of Greater Mount Nebo AME Church. It is a feasible option that provides additional space of approximately 5,640 square feet for the students while maintaining the integrity of the environment and the mission of the church. This application does not detract from the utility of the proposed development for its intended use. In fact, it is an enhancement. The culmination of having an additional building on the property approximately 240 feet from the church is the only change from DSP-02057/01.

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-02057/02, subject to the following conditions:

1. Prior to signature approval of this detailed site plan, the following revisions shall be made to the plans:
  - a. All structures shown on the property shall be identified by use, dimensions and height.

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 Squire, seconded by Commissioner Clark, with Commissioners Squire, Clark, Cavitt, Vaughns and Parker voting in favor of the motion at its regular meeting held on Thursday, July 23, 2009, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 10<sup>th</sup> day of September 2009.

Oscar S. Rodriguez  
Executive Director

By Frances J. Guertin

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Planning Board Administrator

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