

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 September 4, 2003, regarding Detailed Site Plan DSP-03027 for St. Paul Church of Friendly, the Planning Board finds:

1. **Request:** The subject application is for approval of addition of a day care center for 100 children to an existing church in the R-R Zone.
2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	R-R	R-R
Use(s)	Church	Church and Daycare
Acreage	2.03	2.03

OTHER DEVELOPMENT DATA

	EXISTING	PROPOSED
Enrollment number	N/A	100 children
Playground area required	N/A	3,750 square feet
Playground area provided	N/A	4,700 square feet
Total parking space	71 spaces (71 spaces required)	71 spaces
Of which handicapped spaces	N/A (3 spaces required)	4 spaces
Loading space	Not required	Not required

3. **Location:** The site is in Planning Area 81B, Council District 9. More specifically, it is located on the east side of Old Allentown Road, southeast of the intersection of Allentown Road and Rose Valley Drive.
4. **Surroundings and Use:** The subject property is bounded to the west by Old Allentown Road. To the south of the property is undeveloped property in the R-R Zone; to the east is Rose Valley Estates, which is a single-family detached subdivision in the R-R Zone; and to the north of the property are also existing single-family detached houses in the R-R Zone.
5. **Previous Approvals:** The subject site was developed as a church in 1968. This use on the site continues until the present. The site also has a valid Stormwater Management Concept Approval, #8769-2003-00, and a Letter of Exemption, which exempts the site from the Prince's George's County Woodland Conservation Ordinance.

6. **Design Features:** The existing L-shaped church building is located close to Old Allentown Road with a surface parking lot behind it. One existing asphalt driveway provides the site with the only access onto Old Allentown Road. The proposed outdoor play area is located to the south of the church building. The site plan also shows an existing internal street, Rose Lane, from the adjacent Rose Valley Estates connecting the site to the east. But a chain-link fence is put in the middle of the entrance point that separates the site from the adjacent Rose Valley Estates.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject application has been reviewed against the requirements in the R-R Zone and the site plan design guidelines of the Zoning Ordinance.
 - a. The subject application is in general conformance with the use requirements of Section 27-441(b), which governs the development in a residential zone. The proposed day care center for children is a permitted use in the R-R Zone.
 - b. The subject application is in general accordance with Section 27-442, Regulations, but the site plan does not provide the specific lot coverage percentage. A condition of approval has been proposed to require the information.
 - c. The subject application is also in general conformance with the additional requirements of Section 27-445.03 for a day care center for children in a residential zone.
8. **Landscape Manual:** The subject application is generally exempt from the requirements of the applicable sections of the *Landscape Manual*, because the proposed day care will be part of the existing church building and does not involve any increase in gross floor area.
9. **Woodland Conservation Ordinance:** The property is not subject to the provisions of the Prince George's County Woodland Conservation Ordinance. Even though the site is more than 40,000 square feet in area, it contains less than 10,000 square feet of woodland and does not have a previously approved Tree Conservation Plan. A Tree Conservation Plan is not required. A Letter of Exemption has been granted for the site on April 24, 2003, that exempts the subject application from the Prince George's County Woodland Conservation Ordinance.
10. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. Major referral comments are summarized as follows:
 - a. The Permit Review Section, in a memorandum dated June 26, 2003, provided several technical questions concerning compliance with the applicable zoning regulations.
 - b. In a memorandum dated July 7, 2003, the Subdivision Section staff indicated that there are no subdivision issues with this application.
 - c. The subject application was also referred to the Department of Environmental Resources. In a memorandum dated July 7, 2003, the staff noted that the site plan for St. Paul Church

of Friendly Day Care, DSP-03027, is consistent with approved stormwater concept plan #8769-2003.

- d. The Transportation Planning Section in a memorandum dated June 20, 2003, offered no comment on the site plan.

In a separate memorandum from the Transportation Planning Section dated August 8, 2003, on detailed site plan review for master plan trail compliance, the trails planner noted that there are no master plan trails issues identified in the Adopted and Approved Subregion V Master Plan. But the planner also indicates that if road frontage improvements are required by DPW&T, a standard sidewalk is recommended along the subject property's entire road frontage of Old Allentown Road in order to safely accommodate pedestrians in this residential neighborhood.

- e. In a memorandum dated August 19, 2003, the Community Planning Division found that the use of existing church facilities for a day care center conforms to master plan concepts for land use in this area.
- f. The Child Care Administration of the State of Maryland had not responded to the referral request at the time the staff report was written.
- g. In a memorandum dated August 13, 2003, the Department of Public Works and Transportation (DPW&T) required that the site be in conformance with DPW&T street lighting standards, and that all improvements within the public right-of-way as dedicated to the county are to be in accordance with the county Road Ordinance, DPW&T's Specifications and Standards, and the Americans with Disabilities Act.

- 11. The 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.

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-03027, subject to the following conditions:

- 1. Prior to certificate approval of this Detailed Site Plan, the applicant shall make the following revisions:
 - a. Indicate on the site plan the lot coverage of the site and building gross floor area.
 - b. Provide a note on the site plan stating that the outdoor play shall be limited to the hours between 7 a.m. and 9 p.m.

- c. Delete the local area map on the bottom right corner on the site plan to eliminate confusion about the general location of this site.
 - d. Revise the minimum width of the two-way driveway to 22 feet.
 - e. Provide screening details for the existing on-site dumpster.
2. Prior to issuance of a use and occupancy permit, if the Department of Public Works and Transportation (DPW&T) requires road frontage improvements for the subject property, the applicant shall provide a standard sidewalk along the subject property's entire road frontage of Old Allentown Road, subject to DPW&T approval. The applicant shall also revise the site plan accordingly.

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 Vaughns, with Commissioners Eley, Vaughns, Lowe, Harley and Hewlett voting in favor of the motion, at its regular meeting held on Thursday, September 4, 2003, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 25th day of September 2003.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

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