

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 9, 2004, regarding Detailed Site Plan DSP-04031 for Branch Avenue Plaza, Evangel Christian Academy, the Planning Board finds:

1. **Request:** The subject application is for approval of a private elementary school (240 students) and day care center (50 children) for an existing church building at 5900 Old Branch Avenue.

2. **Development Data Summary**

	Existing	Proposed
Zone	C-2	C-2
Use	Church	Day Care/Private School
Acreage	17.25	17.25
Parking	210 total	
Day Care		6 needed (use existing)
Elementary School		40 needed (use existing)

3. **Location:** The site is in Planning Area 76B, Council District 8. More specifically, the property is located at 5900 Old Branch Avenue in Camp Springs, Maryland. The property extends between Old Branch Avenue and Branch Avenue (MD 5).
4. **Surroundings and Use:** The subject property is bounded by a nursery and garden center on the south, single-family housing and a small cemetery on the north, large lot single-family housing on the west across Old Branch Avenue, and MD 5 on the east.
5. **Previous Approvals:** The site has an existing church building constructed in 1986 and an addition constructed in 1988 that doubled the existing building.
6. **Design Features:** The property will add a day care center and a private school within the existing church building and create outdoor school and day care play areas. A proposed 24,075-square-foot school play area and a 2,025-square-foot day care play area, both enclosed with a fence, will fulfill the requirements for the school and day care.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the Zoning Ordinance.

- a. The subject site is in compliance with the requirements of Section 27-463 for private school street access, maximum number of students, and size of playground.
 - b. The request is also in compliance with Section 27-464.02 for day care centers with regard to playgrounds, lighting, and shade.
 - c. The request is in compliance with the parking requirements for compact car spaces (Section 27-559), handicapped spaces (Section 27-566), and parking spaces (Section 27-568), for day care and private schools.
8. **Landscape Manual:** The applicant is not required to provide additional landscaping because the existing building is not enlarged more than 10 percent, no part of any new structure is closer to an adjacent property, and there is no need to increase parking spaces.
9. **Woodland Conservation Ordinance:** The proposal is exempt from the Prince George's County Woodland Conservation Ordinance because no trees will be removed and no conservation plan has been approved for this site.
10. **Referral Comments:** The subject was referred to the concerned agencies and divisions. The referral comments are as follows:
- a. The Community Planning Division found no General Plan or master plan issues related to this proposal: "The master plan does not specifically address the location of private schools and day care centers."
 - b. The Transportation Planning Section found no issues with this application.
 - c. The Subdivision Section found no issues with this application.
 - d. The Permit Review Section found that:
 - (1) The plan needs the location of buildings on adjoining lots per Section 27-464.02(a)(2)(B)(ii) of the Zoning Ordinance.
 - (2) Parking Compound 1 requires 16 shade trees (add one).
 - (3) Existing trees were removed along Branch Avenue. The "...prior agreement was to provide a ten-foot landscape strip along the **entire** street line."
 - (4) If religious education classes are held, additional parking is required if these classes are held concurrently with church services. If not, a note to this effect must be added to the plan.
 - (5) A ramp or depressed curb must be provided on the site plan for parking for the

handicapped.

The applicant's consultant has complied with these requests and the church plan notes that classes for religious education are not held concurrently with church services.

- e. The Department of Environmental Resources, in a memorandum dated 7/14/04, stated, "...this office has no objections to this project."
- f. The Fire Department reviewed the plan and provided its minimum requirements:
 - Private road of at least 20 feet in width.
 - No exterior part of building more than 500 feet from a fire hydrant.

The plan complies with these requirements.

- g. The Department of Public Works and Transportation provided comments on its standard requirements that will be enforced at the time of building permit.
 - h. The application was referred to the Maryland Department of Human Resources, Child Licensing Office. No response has been received from this office.
 - i. The Maryland State Highway Administration sent a reply saying, "...no objection to Detailed Site Plan DSP-04031 approval."
11. The request is in compliance with Section 27-285 (b) "...the 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-04031, with the following conditions:

- 1. Add one shade tree to the existing parking lot.
- 2. Make sure the plan complies with the requirements of the prior agreement for landscaping along MD-5 Branch Avenue for a ten-foot wide landscape strip along the entire street.

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 Harley, seconded by Commissioner Squire, with Commissioners Harley, Squire, Vaughns, Eley and Hewlett voting in favor of the motion, at its regular meeting held on Thursday, September 9, 2004, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 9th day of September 2004.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

TMJ:FJG:DG:wrc