



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PGCPB No. 12-48

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Upper Marlboro, Maryland 20772
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www.mncppc.org/pgco
File No. DSP-04070/03

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 May 31, 2012 regarding Detailed Site Plan DSP-04070/03 for Friends Community School, the Planning Board finds:

1. **Request:** The subject application requests approval for the expansion of an existing 24,300-square-foot building of approximately 5,200 square feet of building space, an increase in student capacity from 200 to 240 students, and the addition of six parking spaces.
2. **Development Data Summary:**

	EXISTING	APPROVED
Zone	R-R	R-R
Use(s)	Private School	Private School
Acreage	17.43	17.43
Lots	1	1
Building Square Footage/GFA	24,300	29,500
Enrollment (students)	200	240

OTHER DEVELOPMENT DATA

	REQUIRED	APPROVED
Total parking spaces	40	40
Handicap spaces	2	2
Loading spaces	1	1

3. **Location:** The site is in Planning Area 67, Council District 4. More specifically, it is located in the southerly quadrant of Westchester Park Drive and Kenilworth Avenue (MD 201).
4. **Surrounding Uses:** The subject property is bounded to the north by a residential condominium use and to the south, east, and west by federal parkland (Greenbelt Park).
5. **Previous Approvals:** The site was the subject of Preliminary Plan of Subdivision 4-03085, approved by the Planning Board on January 29, 2004. Prince George's County Planning Board Resolution No. 04-20, formalizing that action, was adopted by the Planning Board on February 19, 2004. That approval includes Condition 9, which is a trip cap condition limiting development on the site to a 200-student private school or other uses generating no more than 184

AM and 40 PM peak-hour vehicle trips. The expansion of the school shown on this site plan does not conform to this condition.

A new Preliminary Plan of Subdivision, 4-11017, was required for an increase in the student enrollment above 200 students. Preliminary Plan of Subdivision 4-11017 was approved by the Planning Board on May 31, 2012. It expands the trip cap.

6. **Design Features:** The Planning Board finds that the proposed 29,500-square-foot school will maintain its existing access from Westchester Park Drive, across from the Westchester Park residential development. The frontage of the school's property on Westchester Park Drive is currently finished with concrete curbs and gutter, sidewalks, and configured with a traffic circle and two traffic islands containing some landscaping and a bus stop. Use of a one-way traffic circle is repeated on the site in front of the school. The access road to the school leads into a proposed 30-space parking lot. Ten additional parallel parking spaces are proposed along the school's access drive.

The school is primarily one-story, though fenestration design for the school includes fixed clerestory windows rising a half-story above the school's first floor with every third window opening for ventilation. A variety of aluminum picture, awning, and double-hung windows are used on all façades, together with a metal storefront window/door system to be utilized at the entrances. The façades are varied and well-articulated, but contrast against the colonial design of Westchester Park residential development across from the entrance to the proposed development. Two 2,600-square-foot building additions are proposed on the east and west sides of the existing one-story building. The applicant's statement of justification indicates that these additions are to improve the administrative and educational operations of the school. The form of the additions is compatible with the existing structure. The school has been operating since 2007 and has been constructed to Leadership in Energy and Environmental Design (LEED) Silver Standards.

An existing recreation activity area/field measuring 52,800 square feet exists in the northeasterly portion of the site between the site's Westchester Park Drive frontage and the access road to the school. This play area meets the dimensional requirements contained in the Zoning Ordinance.

The site also contains existing wetlands and a stream. The site plan indicates that floodplain, stream, and wetland buffers have been provided, as well as a proposed wooden split-rail fence to help demarcate and protect these natural features.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The Planning Board finds that the subject application complies with the requirements in the R-R Zone and the site plan design guidelines of the Zoning Ordinance, as follows:

- a. The subject application is in conformance with the requirements of Section 27-441, which governs permitted uses in residential zones. The proposed private school is a permitted use in the R-R Zone, subject to detailed site plan approval. The subject application has been submitted in fulfillment of that requirement.
- b. The proposal is in conformance with the requirements of Section 27-442, Regulations, regarding additional regulations for development in residential zones. The permitted lot coverage on the subject site is 60 percent. The provided lot coverage shall be indicated on the detailed site plan to indicate conformance with Section 27-442.
- c. The proposal is in conformance with Section 27-443 regarding the development of private schools in residential areas. More particularly:

Required	Provided
Land at least five acres.	The property included in the subject application measures 17.43 acres.
Maximum enrollment 400.	The proposed enrollment for the subject private school is 240.
Frontage on and direct vehicular access to a street having a paved surface at least 36 feet wide, unless the situation meets the exception in the Zoning Ordinance.	The proposed school accesses Westchester Park Drive, which has a paved surface at least 36 feet wide, though it is in part separated by landscape medians.
Outdoor play area at least 100 square feet of usable space per student.	The outdoor play area is 53,800 square feet, existing this requirement for the school's proposed 240-student enrollment.
Play area must be located at least 25 feet from any dwelling on an adjoining lot.	The location of the play area exceeds this requirement.
Play area must be buffered from adjoining uses in accordance with the provisions of the Landscape Manual.	The application demonstrates compliance with the applicable sections of the Landscape Manual.
Play area must be enclosed by a substantial wall or fence at least three feet high for grades six and below, and at least five feet high for other grades, unless the situation meets one of the exceptions in the Zoning Ordinance.	A 5-foot tall fence exists in conformance with the requirements of the Zoning Ordinance.
A detailed site plan shall be approved for the private school.	If the subject application is approved, this requirement would be fulfilled.

8. **Preliminary Plan of Subdivision 4-11017:** The site is the subject of approved Preliminary Plan of Subdivision 4-11017 and the resolution was adopted by the Prince George's County Planning Board on June 14, 2012 (PGCPB Resolution No. 12-47). The following condition in **bold** relates to the review of this application:

7. **Total development within the subject property shall be limited to equivalent**

development which generates no more than 219 AM and 41 PM weekday peak-hour vehicle trips. Any development generating a traffic impact greater than that identified herein-above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.

The Planning Board finds that the subject proposal does not exceed the trip cap established with approval of Preliminary Plan of Subdivision 4-11017. The number of existing and proposed trips is as follows:

Trip Generation Summary, 4-11017, Friends Community School								
Land Use	Use Quantity	Metric	AM Peak Hour			PM Peak Hour		
			In	Out	Tot	In	Out	Tot
Private School (existing)	200	students	101	82	183	15	19	34
Private School (proposed)	240	students	120	99	219	18	23	41
Net New Trips (excluding trips from existing use)			19	17	36	3	4	7

9. **Prince George's County Landscape Manual:** The property is subject to the requirements of the 2010 *Prince's George's County Landscape Manual*. Specifically, the site is subject to Section 4.2, Requirements for Landscape Strips along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscape Requirements. The Planning Board finds that the required schedules have been provided on the submitted landscape plan and minor revisions shall be provided prior to certificate of approval of the detailed site plan.
10. **The Woodland and Wildlife Habitat Conservation Ordinance:** The Planning Board finds that this property is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance because the site has previously-approved tree conservation plans. Because a new preliminary plan has been approved, this revision to the DSP is no longer grandfathered under the woodland conservation requirements that were effective prior to September 1, 2010.

The site contains 8.86 acres of existing woodland, of which 5.12 acres are designated as woodland preservation. Based on the submitted DSP and Type 2 tree conservation plan (TCP2), no additional clearing is proposed with this application. The Planning Board finds that the requirement will continue to be met with the existing 5.12 acres of woodland conservation on-site.

The cover sheet shall be revised to show the location of the woodland conservation treatment areas.

11. **Tree Canopy Coverage Ordinance:** The Tree Canopy Coverage Ordinance came into effect on September 1, 2010. The Tree Canopy Coverage Ordinance requires a minimum percentage of tree canopy coverage on properties that require a grading permit. Properties zoned R-R are required to provide a minimum of 15 percent of the gross tract area in tree canopy. The application demonstrates conformance with the tree canopy coverage requirements as follows:

	REQUIRED	APPROVED
Tree Canopy	113,888 sq. ft.	428,195 sq. ft.

The provided tree canopy coverage schedule indicates that the tree canopy coverage requirement is met entirely through the use of on-site woodland conservation shown on the Type 2 tree conservation plan and existing trees to remain on the site. The acreage of on-site woodland conservation shown on the TCP 2 is inconsistent with that provided on the tree canopy coverage schedule. The tree canopy coverage schedule shall be revised to more accurately reflect the acreage of on-site woodland conservation shown on TCP2-161-04-03.

12. **Further Planning Board Findings and Comments from Other Entities:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

a. **Community Planning**—The Planning Board adopts the following findings:

- (1) This application is consistent with the 2002 *Prince George's County Approved General Plan* Development Pattern policies for the Developed Tier and does not violate the General Plan's growth goals for the year 2025, based upon review of Prince George's County's current General Plan Growth Policy Update.
- (2) This application conforms with the land use recommendations of the 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity* for high suburban residential land use, as private schools are recognized as permitted uses in residential zones.

b. **Environmental**—The Planning Board adopts the following findings:

- (1) The site has a signed Natural Resources Inventory (NRI-020-12). The signed NRI shows the existing streams and wetlands that occur on the site. The site contains 8.86 acres of woodland, 5.12 acres of which are protected under the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO).

A few revisions are required to the NRI. The primary management area (PMA) shall be adjusted to include steep slopes adjacent to the stream valley. The legend

shows a symbol for the 100-year floodplain, but it is not shown on the plan. These revisions will have no impacts on the design as proposed on the DSP and TCP2.

- (2) The property is located east of Kenilworth Avenue (MD 201), which is a significant noise generator. The noise model used by the Environmental Planning Section shows the projected 65 dBA Ldn noise contour to be 311 feet from the centerline of MD 201. As such, the noise contour does not result in impacts on the uses on the subject property. The subject property is zoned for residential uses; however, no residential-type uses are proposed. No further information is required regarding noise generated by MD 201.
- (3) Effective October 1, 2009, the State Forest Conservation Act was amended to include a requirement for a variance if a specimen, champion, or historic tree is proposed to be removed. This state requirement was incorporated in the adopted WCO effective on September 1, 2010. No specimen trees are proposed to be removed. A variance is not required at this time.
- (4) An approved Stormwater Management Concept Plan and Letter (21471-2011) were submitted with the subject application. The site contains areas of existing drywells and bioretention areas. The approved concept plan proposes to expand two of the five existing bioretention ponds.

c. **Transportation Planning**—The Planning Board adopts the following findings:

- (1) The site has frontage on Westchester Park Drive, which is a public street which is undesignated on any master plan. No further dedication is needed.
- (2) Access and circulation are acceptable and consistent with prior site plans.

d. **Trails**—The application conforms to the *Approved Countywide Master Plan of Transportation* (MPOT). The Planning Board adopts the following findings:

- (1) **Bikeways and Trails:** There are no master plan bikeways or trails that affect the subject property. The MPOT recommends that Kenilworth Avenue (MD 201) contain a sidepath in the future. This future project does not directly affect this application at this time.

Kenilworth Avenue (MD 201) is a designated bikeway by the State of Maryland. The wide shoulder offers safe bicycle riding up to the bridge at the Capital Beltway (I-95/495), where the shoulder narrows. The application shall provide bicycle parking on-site to support the existing and future bicycle network and implement the County's Complete Streets policy. Six bicycle parking spaces shall be provided close to the main entrance to the building on a concrete pad, or the applicant shall submit evidence indicating that adequate parking for six bicycles

currently exists on the site. Bicycle parking area signs (MUTCD D4-3) shall be erected at the parking locations (see Manual on Uniform Traffic Control Devices (MUTCD) Part 9, Traffic Control for Bicycle Facilities, Section 9B.23).

- (2) **Pedestrian Mobility and Access:** The MPOT recommends that sidewalks be constructed along all roads (public or private) in the Developed Tier, where the subject site is located. The MPOT recommends “complete streets” and that sidewalks, neighborhood trail connections, and bicycle-friendly roadways be provided with all development to accommodate bicycling and walking.

There are no sidewalks on Kenilworth Avenue (MD 201), but The State of Maryland has provided access to the entrance to Westchester Park for pedestrians. Sidewalks exist at the site entrance to Westchester Park which leads to MD 201.

Concrete sidewalks are not provided along both sides of the site entrance drive; however, an asphalt walkway separated from the driveway by wooden railroad ties exists on the west side of the access drive. The provided walkway leads to the site entrance and connects to the existing sidewalks at Westchester Park Drive. No further sidewalk improvements are currently required.

- e. **Subdivision**—The subject property is known as Lot 1 on Tax Map 34 in Grid B-4, in the Rural Residential (R-R) Zone and is 17.43 acres. A new preliminary plan of subdivision has been approved which include a new analysis of the adequacy of transportation facilities. Preliminary Plan 4-11017 is for the addition of 5,200 square feet of gross floor area (GFA). The proposed addition increases the maximum enrollment by 40 students. A new trip cap has been established through the new preliminary plan. This trip cap shall be reflected on the final plat.
- f. **Permit Review**—The Permit Review Section’s comments have been addressed through plan revisions and in conditions of approval.
- g. **Department of Public Works and Transportation (DPW&T)**—The Department of Public Works and Transportation (DPW&T), in a memorandum dated March 30, 2012, provided a standard response on issues such as right-of-way dedication, frontage improvements, sidewalks, street trees and lighting, storm drainage systems, and facilities in order to be in accordance with the requirements of DPW&T. DPW&T also indicated that the subject DSP is consistent with approved Stormwater Management Concept Plan 21471-2011.
- DPW&T also stated that sidewalks are required along all roadways within the property limits.
- h. **The Prince George’s County Police Department**—The Prince George’s County Police Department provided comment on the detailed site plan at the Subdivision and

Development Review Committee (SDRC) meeting on March 16, 2012 regarding crime prevention through environmental design (CPTED). The Police Department expressed concern regarding the visibility of the play area. While natural vegetation is encouraged, some visibility of the play area shall be retained for surveillance purposes.

The play area is existing and there are existing wooded buffers between the play area and the roadway. Most visibility of the play area will be obtained from the south (where the school is located).

- i. **The City of Greenbelt**—The City of Greenbelt provided a letter dated May 29, 2012 in support of the application. The City Council voted 6 to 1 to recommend approval of the subject detailed site plan and companion preliminary plan of subdivision.
13. As required by Section 27-285(b) of the Zoning Ordinance, and based upon the foregoing analysis, the detailed site plan 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.
14. Per Section 27-285(b)(4) of the Zoning Ordinance, a required finding for approval of a detailed site plan is as follows:

The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible.

Preservation of environmental features is required as part of this DSP approval. This site contains regulated environmental features that are required to be preserved and/or restored to the fullest extent possible under Section 27-285(b)(4) of the Zoning Ordinance. The on-site regulated environmental features include streams and their associated 60-foot-wide buffers and wetlands and their associated 25-foot-wide buffers.

Impacts to the regulated environmental features should be limited to those that are necessary for the development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use and orderly and efficient development of the subject property or are those that are required by county code for reasons of health, safety, or welfare.

The previously approved preliminary plan and detailed site plan included impacts that were approved as part of that application. The impacts are reflected on the current TCP2. The proposed design does not result in any additional impacts to regulated environmental features.

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 Type 2 Tree

Conservation Plan (TCP2-161-04-03) and further APPROVED Detailed Site Plan DSP-04070/03 for the above-described land, subject to the following conditions:

1. Prior to signature approval, the applicant shall revise the plans as follows or provide the specified information:
 - a. The detailed site plan cover sheet shall be revised to:
 - (1) Correct General Note 16 to "PPS 4-11017."
 - (2) Correct Site Development Data Note 12 to "Student Enrollment: Existing 200 Students; Proposed 240 students."
 - (3) Label the Washington Suburban Sanitary Commission (WSSC) right-of-way in the northeastern corner as shown on the current record plat.
 - (4) Add plat reference "REP 215-56" to the property information.
 - (5) Site Development Data Note 9 shall be revised to include the percentage of building coverage provided.
 - (6) The site plan and site development data shall indicate the building height.
 - (7) The site plan shall be revised to indicate that 24,000 square feet of outdoor playground or activity area is required.
 - b. Detailed site plan Sheet 3 shall be revised to:
 - (1) Label the Washington Suburban Sanitary Commission (WSSC) right-of-way in the northeastern corner as shown on the current record plat.
 - (2) Add plat reference "REP 215-56" to the property information.
 - c. Detailed site plan Sheet 4 shall be revised to add plat reference "REP 215-56" to the property information.
 - d. Detailed site plan Sheet 5 shall be revised to add plat reference "REP 215-56" to the property information.
 - e. The grade level of students above and below 10th grade shall be provided. A parking schedule shall be provided accordingly.
 - f. Provide evidence that sufficient bicycle racks to accommodate at least six bicycles are currently located near the main entrance to the building. If said bicycle spaces are not

located near the main entrance to the school at the approval of this application, then details of the bicycle racks shall be provided, as follows:

- The racks shall be anchored into a concrete base.
 - Bicycle parking area signs (MUTCD D4-3) shall be erected at the parking locations (see Manual on Uniform Traffic Control Devices (MUTCD) Part 9, Traffic Control for Bicycle Facilities, Section 9B.23).
2. Prior to signature approval, the applicant shall revise the landscape plans, as follows, or provide the specified information:
 - a. Remove the general note from Sheet 1 of 4 which refers to the planting requirements of the 1990 Prince George's County Landscape Manual.
 - b. The tree canopy coverage schedule shall be revised to more accurately reflect the acreage of on-site woodland conservation shown on TCP2-161-04-03.
 3. Prior to signature approval of the detailed site plan, the natural resources inventory (NRI) shall be revised to correct the primary management area and 100-year floodplain. The revision shall be corrected on all future tree conservation plans.
 4. Prior to signature approval of the detailed site plan, the Type 2 tree conservation plan (TCP2) shall be revised as follows:
 - a. Show the woodland treatment areas on the cover sheet.
 - b. Show all previous approvals in regular typeface in the approval block.
 5. At the time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated primary management area except for any approved impacts and shall be reviewed by the Environmental Planning Section prior to approval of the final plat. The following note shall be placed on the plat:

“Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed.”


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 Bailey, seconded by Commissioner Squire, with Commissioners Bailey, Squire, Shoaff and Hewlett voting in favor of the motion, and with Commissioner Washington absent at its regular meeting held on Thursday, May 31, 2012, in Upper Marlboro, Maryland.


Adopted by the Prince George's County Planning Board this 14th day of June 2012.

Patricia Colihan Barney
Executive Director

By 
Jessica Jones
Planning Board Administrator

PCB:JJ:MF:arj

APPROVED AS TO LEGAL SUFFICIENCY.


M-NCPPC Legal Department
Date 6/7/12