

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 6, 2001, regarding Detailed Site Plan SP-88062/05 for New Life Assembly of God - Private School, the Planning Board finds:

1. The Detailed Site Plan is proposing a private school for 12 students. The site is located northwest of the intersection of MD 214 and Hill Road. The site consists of 20.23 acres in the R-80 Zone. The New Life Assembly of God occupies an existing building on the site. A day care for 40 children was previously approved for this site by DSP-88062-04. The private school use will be conducted in the church building. An outdoor play area is proposed in the northwest corner of the site. The Washington Metropolitan Transit Authority (WMATA) has an easement, varying from 75 feet wide to 85 feet wide, that bisects the subject property.

The following is the site development data for this site:

Zone	R-80 Zone
Gross site Area	20.23 Acres
Use	Private School
Proposed Enrollment	12 students
Existing Uses	Church and Day Care Center
Day Care Enrollment	40 children
Playground Area Required Private School (minimum)	1,200 sq. ft.
Playground Area Required Day Care Center (minimum)	1,500 sq. ft.
Playground Area Provided	5,940 sq. ft.
Parking Required (private school only) (1 space per 6 children)	2 spaces
Parking Required (day care only) (1 space per 8 children)	5 spaces
Parking Required (Church)	75 spaces
Parking Provided (total)	82 spaces

2. There is no proposed increase in gross floor area, the new school is the same intensity as the existing church, and two (2) new parking spaces are proposed. The proposed parking spaces are being located in existing pavement; therefore, the subject plan is exempt from the *Landscape Manual*.
3. In a previous approval it was found that the Washington Metropolitan Area Transit Authority (WMATA) is proposing to extend the subway line through the subject property. At the time of approval for that detailed site plan it was determined that the day care and the

proposed private school could continue to operate if an appropriate alternative play area was provided. The applicant has found an alternative play area and staff has determined the proposed location is acceptable.

4. The Environmental Planning Section previously provided the applicant with an exemption letter (E-22-99) from the Tree Conservation Ordinance, which was issued on April 21, 1999. The applicant should contact the Environmental Planning Section to ensure this letter is still valid.
5. The Transportation Planning Section found the subject application acceptable as submitted.
6. No Master Plan issues are raised with this application.
7. The Permit Review Section's referral had numerous concerns; the majority of them have been addressed except for the following: The heights of all structures must be provided. The acreage of the lot must be provided as well as lot coverage calculations.
8. The Town of Capital Heights had not responded to the referral request at the time of the writing of the staff report.
9. The plan will, if revised in accordance with the conditions of approval, 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 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 for the above-described land, subject to the following conditions:

1. Prior to signature approval, the following revisions shall be made or information supplied:
 - a. The dimensions and heights of all structures shall be added to the plans as well as the acreage of the lot.
 - b. The lot coverage calculations shall be provided on the detailed site plans.
 - c. The note on the detailed site plan that states that 3,000 square feet of play area is required shall be changed to 1,500 square feet.

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, September 6, 2001, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 6th day of September 2001.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

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