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## Revision of Site Plan

## ROSP-2449-02

| Application   | General Data                 |                |
|---|------------------------------|----------------|
| <b>Project Name:</b><br>De LaSalle Seminary<br><br><b>Location:</b><br>Northwest corner of the intersection of LaSalle Road and Carson Circle.<br><br><b>Applicant/Address:</b><br>Roman Catholic Archdiocese of Washington<br>5001 Eastern Avenue<br>Washington, DC 20017<br><br><b>Property Owner:</b><br>Roman Catholic Archdiocese of Washington<br>5001 Eastern Avenue<br>Washington, DC 20017 | Planning Board Hearing Date: | N/A            |
|   | Staff Report Date:           | 08/24/17       |
|   | Date Accepted:               | 06/13/17       |
|   | Planning Board Action Limit: | N/A            |
|   | Plan Acreage:                | 7.39           |
|   | Zone:                        | O-S            |
|   | Gross Floor Area:            | 80,916 sq. ft. |
|   | Lots:                        | N/A            |
|   | Parcels:                     | N/A            |
|   | Planning Area:               | 68             |
|   | Council District:            | 02             |
|   | Election District            | 17             |
|   | 200-Scale Base Map:          | 206NE02        |

| Purpose of Application   | Notice Dates           |        |
|--|------------------------|--------|
| Minor revision of a site plan for the addition of an exterior elevator, sun room, and reconfiguration of the existing access drive and parking area at a seminary. | Informational Mailing  | Waived |
|  | Acceptance Mailing:    | Waived |
|  | Sign Posting Deadline: | Waived |

|                             |                                 |  |                   |
|-----------------------------|---------------------------------|--|-------------------|
| <b>Staff Recommendation</b> |                                 | <b>Staff Reviewer:</b> Ivy Thompson<br><b>Phone Number:</b> 301-952-4326<br><b>E-mail:</b> Ivy.Thompson@ppd.mncppc.org |                   |
| <b>APPROVAL</b>             | <b>APPROVAL WITH CONDITIONS</b> | <b>DISAPPROVAL</b>   | <b>DISCUSSION</b> |
| X                           |                                 |  |                   |



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

## PLANNING DIRECTOR DECISION

### Limited Departures and Revisions to Approved Plans

**Application No.:** Revision of Site Plan ROSP-2449-02

**Project Name:** De LaSalle Seminary

**Reviewer's Name:** Ivy Thompson, Senior Planner, Subdivision and Zoning Section  
Development Review Division

- A. **Nature of the Applicant's Request:** The applicant seeks a minor revision of the site plan of a previously approved Special Exception SE-2449 and ROSP-2449-01, for the installation of an exterior elevator, sun room, and the reconfiguration of the existing access drive and parking area.
- B. **Site Description:** The 7.386-acre property is located in the Avondale/Hilum neighborhood on the west side of LaSalle Road at the northwest corner of the intersection of LaSalle Road and Carson Circle, where Eastern Avenue and Michigan Avenue intersect in the District of Columbia. More specifically, the subject property, 4900 LaSalle Road, Hyattsville, Maryland, is an educational institution, which has existed at the site since 1929. The property abuts parkland to the west and north, which is owned by the Maryland-National Capital Park and Planning Commission (M-NCPPC) and the Roman Catholic Archdiocese of Washington. South of the property, in the District of Columbia, are single-family residential properties. North of the site are single-family residences zoned One-Family Detached Residential (R-55) and east of the site is property zoned Commercial Office (C-O) and developed with a bank. The site known as Parcel 2, is zoned Open Space (O-S), developed with a four-story brick building located centrally on the site with parking areas surrounding it. A gated driveway entrance provides direct access to LaSalle Road.
- C. **History:** The property was the subject of Special Exception application, SE-2449, which was approved on April 20, 1971, for an education/institution use. A revision to the site plan, ROSP-2449-01, approved on November 18, 2004, reestablished the education/institutional use.
- D. **Required Findings:**

#### Section 27-325(c). Limited minor changes, Planning Director.

- (1) **The Planning Director is authorized to approve minor changes administratively, without public hearing, in cases listed in (b), but only if the proposed minor changes are limited in scope and nature, including an increase in gross floor area or land covered by a structure other than a building up to ten percent (10%). The Director shall deny any administrative approval request proposing site plan changes which will have a significant impact on adjacent property.**

- (2) Before approving a minor change, the Director shall make all findings the Planning Board would be required to make, if it reviewed the application.**
- (3) The Director is not authorized to waive requirements in this Subtitle, grant variances, or modify conditions, considerations, or other requirements imposed by the Planning Board or District Council in any case.**
- (4) The applicant's property shall be posted within ten (10) days of the Director's acceptance of filing of the application. Posting shall be in accordance with Section 27-125.03. On and after the first day of posting, the application may not be amended.**
- (5) The Director may waive posting after determining, in writing, that the proposed minor change is so limited in scope and nature that it will have no appreciable impact on adjacent property.**
- (6) If posting is waived or a written request for public hearing is not submitted within the posted time period, then the Director may act on the application. The Director's approval concludes all proceedings.**
- (7) If the Director denies the application or a timely hearing request is submitted, then the application shall be treated as re-filed on the date of that event. The applicant, Director, and Technical Staff shall then follow the procedures for Planning Board review in (a) above.**

#### **Section 27-317. Required Findings**

- (a) A Special Exception may be approved if:**
  - (1) The proposed use and site plan are in harmony with the purpose of this Subtitle;**
  - (2) The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle;**
  - (3) The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or, in the absence of a Master Plan or Functional Master Plan, the General Plan;**
  - (4) The proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area;**
  - (5) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood; and**
  - (6) The proposed site plan is in conformance with an approved Tree Conservation Plan.**
  - (7) The proposed site plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

- (b) In addition to the above required findings, in a Chesapeake Bay Critical Area Overlay Zone, a Special Exception shall not be granted:**
  - (1) Where the existing lot coverage in the CBCA exceeds that allowed by this Subtitle, or**
  - (2) Where granting the Special Exception would result in a net increase in the existing lot coverage in the CBCA.**

**Section 27-425. O-S (Open Space)**

**(a) Purposes.**

- (1) The purposes of the O-S Zone are:**
  - (A) To provide for low density and development intensity as indicated on the General or Area Master Plans; and**
  - (B) To provide for areas which are to be devoted to uses which preserve the County's ecological balance and heritage, while providing for the appropriate use and enjoyment of natural resources.**
- (2) The use of the O-S Zone is intended to promote the economic use and conservation of agriculture, natural resources, residential estates, no intensive recreational uses, and similar uses.**

**(b) Uses.**

- (1) The uses allowed in the O-S Zone are as provided for in the Table of Uses (Division 3 of this Part).**

**(c) Regulations.**

- (1) Additional regulations concerning the location, size, and other provisions for all buildings and structures in the O-S Zone are as provided for in Divisions 1 and 5 of this Part, the Regulations Tables (Division 4 of this Part), General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.**

**Section 27-396. Private school.**

**(a) A private school which offers instruction at levels above the sixth grade may be permitted, subject to the following:**

- (1) There is a demonstrated need for the proposed use in the area;**
- (2) The proposed site is of sufficient size to properly accommodate a school of the type proposed without adversely affecting abutting land uses;**
- (3) No private school shall be located in a multifamily dwelling or in any building of a multifamily project;**

- (4) The Council may specify the maximum number of students to be enrolled, which may not be increased by State or local health, education, or fire regulations; and
  - (5) If the school offers general academic instruction below college level, an outdoor play area (or other outdoor activity area) shall be provided, which shall have a usable space of at least one hundred (100) square feet per student. This area shall be located at least twenty-five (25) feet from any dwelling on an adjoining lot, and shall be enclosed by a substantial wall or fence at least five (5) feet high.
- (b) A private school which offers a partial or complete program of elementary school (including kindergarten) or nursery school may be permitted, subject to the following:
  - (1) The Council may specify the maximum number of children to be enrolled, which may not be increased by State or local health, education, or fire regulations;
  - (2) An outdoor play area shall be provided, which shall have a usable space of at least one hundred (100) square feet per child. This area shall be located at least twenty-five (25) feet from any dwelling on an adjoining lot, and shall be enclosed by a substantial wall or fence at least three (3) feet high;
  - (3) No private school, other than a nursery school, shall be located in any multifamily dwelling or in any building of a multifamily project;
  - (4) In the C-W, C-M, I-1, I-2, and I-4 Zones, a day care center for children shall be allowed only if the Council finds that existing development and uses in the neighborhood (particularly on adjacent properties) will not adversely affect the proposed use.
- (c) In addition to the requirements of Section 27-296(c), the site plan shall show:
  - (1) The character of the proposed use;
  - (2) The proposed enrollment;
  - (3) The location of all dwellings located on adjoining lots; and
  - (4) The location and size of outdoor play (or activity) areas.
- (d) Any private school, which has on or before the effective date of this Ordinance, fully complied with the provisions of this Subtitle in effect at that time shall not be required to meet the requirements of this Section, provided that the school has not been expanded, or the use changed, since that time. Any expansion or change shall be governed by the provisions of this Section, or of Sections 27-443, 27-463, 27-541.
- (e) For the purposes of this Section, enrollment shall mean the total number of students enrolled in the school at any one time. If there are separate morning, afternoon, and evening sessions, each one of which is attended by different students, enrollment shall

mean the number of students enrolled in the session having the largest number of students.

- (f) **Medical uses, including, but not limited to medical practitioners' offices, education programs, medical clinics and laboratories may be permitted on a property with an approved special exception for a private school, provided that a separate Health Campus operating pursuant to an approved Special Exception is located within 500 feet of the property which is approved as a private school, and is in accordance with the following:**
- (1) **An additional medical use may locate on the campus of an existing private school, as a permitted use, and shall not require an amendment to the approved Special Exception for the private school use, provided that the additional medical use is located within a building on the private school campus that was constructed prior to January 1, 2016.**
  - (2) **If additional parking is required to accommodate the additional medical use, the parking may be approved in accordance with the provisions of Section 27-325 of this Subtitle.**
  - (3) **An amendment to an approved Special Exception for a private school is required for an additional medical use on the campus of an existing private school that is located within a building constructed after January 1, 2016, or located within an addition to an existing building on the private school campus, in accordance with Section 27-324 of this Subtitle.**

**E. Determinations:**

1. Per Section 27-325(c) of the Zoning Ordinance, based upon the recommendation of the Subdivision and Zoning Supervisor, the proposed revision meets the criteria for limited minor changes as the changes are limited in scope and nature, including an increase in gross floor area or land covered by a structure other than a building up to ten percent (10%) and the waiver of the posting requirement due to the limited scope and nature of the proposed improvements.
2. The proposed modifications, a reconfiguration of the parking area and access, the addition of a sunroom, and an elevator at the northeast corner of the property, will increase the floor area by 769 square feet, which is a 0.9 percent increase in the floor area of the existing building, less than the ten percent threshold.
3. The property and use was the subject of Special Exception application, SE-2449, approved April 10, 1971 and ROSP-2449-01, approved November 18, 2004 and the records in the file of indicate all previous conditions of approval were incorporated into the current approved site plan.
4. Findings 1–5 of Section 27-317 of the Zoning Ordinance are satisfied as the proposed changes to the site plan do not make a significant change to the structure or the operation of the facility because it is not an intensification of use. A seminary has operated at the property since 2004, there is no new use proposed. The modifications are proposed to make the building handicap accessible. The continued use of the property as a seminary, preserves the building as a focal point for the surrounding communities.

5. The application is consistent with the *Plan Prince George's 2035 Approved General Plan* and the 1994 *Approved Master Plan and Sectional Map Amendment for Planning 68*. The proposed changes are compatible with the property's character as an attractive community focal point. There are no significant master plan issues to address regarding the proposed improvements.
6. The 1994 *Approved Master Plan and Sectional Map Amendment for Planning 68*, for "Planning Area" notes that "[t]he former De LaSalle College in Avondale serves as an attractive focal point for the community," (p.20). The plan further acknowledges the "architectural and historical significance" of De LaSalle Seminary, making Objective V "Pursue Historic Site designation for the De LaSalle property, a former college built in 1929 by the Christian Brother Religious Order," (p.19).
7. De LaSalle College [sic] (PG:68-85) was determined eligible for listing in the National Register of Historic Places in 2001 by the Maryland Historical Trust (MHT). A 30-year preservation easement requiring grantee review and approval of certain exterior changes under certain conditions was granted to MHT in 2002 (Land Record of Prince George's County, Liber 17428, Folio 116)).
8. Findings 6, 7 and Section 27-317(b) of the Zoning Ordinance are satisfied because the site has an approved Woodland Conservation Letter of Exemption (E-014-04-01) and Natural Resource Inventory NRI 9043-2017. A note should be placed on the site plan with the exemption letter number and date.
9. The subject property is not within the boundaries of the Chesapeake Bay Critical Area (CBCA) and there is no impact upon any regulated environmental features on the subject property.
10. Educational Institutions are allowed by special exception in the O-S Zone. Therefore, the use will not be detrimental to the use or development of adjacent properties or the general neighborhood. The proposed changes are compatible with the property's character as an attractive community focal point.
11. The approval of both the original Special Exception SE-2449, and the subsequent revision, ROSP 2449-01, demonstrate compliance with Section 27-396(d)-Private Schools of the Zoning Ordinance. The modifications do not impact any of the previous findings or conditions of approval. The modifications comply with the intent of Section 27-396.
12. The revision proposal is within the applicable development requirements and regulations set forth in the Zoning Ordinance. All applicable zoning requirements are listed on the site plan, ROSP-2449-02.
13. The proposed expansion is a modification to the existing development prior to January 1, 1990 and is a 769 square feet percent increase in the floor area of the existing building, which is less than the 5,000 square feet of gross floor area threshold for subdivision review.
14. The parking schedule indicates that there are 74 parking spaces provided. However, the site plan illustrates 57 parking spaces and 58 are required. The site plan should be corrected to demonstrate all parking per the current standard per Part 11 of the Zoning Ordinance.

15. The site plan should be revised to correct Zoning Note 6(d) and Note 6(e), to show the height of the fence and the proposed additions.

**F. Recommendation:**

Based in the above findings, it is recommended that ROSP-2449-02 be APPROVED with the following conditions:

1. Prior to certification of approval of the site plan, the following shall be revised:
  - a. Show the woodland conservation exemption letter number and date on the site plan.
  - b. Correct Zoning Note 6(d) and Note 6(e).
  - c. Correct the parking schedule to demonstrate all parking per the current standard Part 11.
  - d. Show the height of the fence and the proposed additions on the site plan.

\* \* \* \* \*

**APPROVED BY AUTHORITY OF:**  
**Andree Green Checkley, Planning Director**

**Date:** \_\_\_\_\_

**By:** \_\_\_\_\_  
**Christina Pompa**  
**Acting Subdivision and Zoning Supervisor**