

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 May 17, 2001, regarding Detailed Site Plan SP-82034/05 for Clinton Christian School, the Planning Board finds:

1. Revision to the Detailed Site Plan SP-82034/05 was submitted in accordance with the requirements of Section 27-443, Private Schools, of the Zoning Ordinance that requires a Detailed Site Plan for all private schools. A concurrent application for Departure from Parking and Loading Standards DPLS 268 was submitted for a Departure from the requirements of Section 27-568, Schedule of Spaces Required, of the Zoning Ordinance regarding number of parking spaces required. This item was continued from the January 25, 2001 Planning Board meeting to give the applicant additional time to file a Preliminary Plat application. The applicant has now filed a Preliminary Plat application. The Preliminary Plat was approved by the Planning Director on February 26, 2001.
2. The subject site, consisting of approximately 24.85 acres, is located on the north side of Woodyard Road (MD 223), east of the intersection of Dower House Road and Woodyard Road in the R-R Zone. The existing uses on the adjacent properties are as follows:

North-	zoned R-R, single-family dwellings and vacant lots
South-	Woodyard Road
East-	zoned R-R and R-A, single-family dwellings and vacant lot
West-	zoned R-R, vacant

The subject Revision to the Detailed Site Plan is for a 11,310 square foot expansion to the existing school, enlargement of the play area and the parking lot and the addition of a new entrance along Woodyard Road. The existing modular classrooms in temporary buildings will be removed. A stormwater management pond is proposed on the southwest portion of the building.

The following existing facilities have been approved as of this date:

Total area of existing buildings 66,341 sq.ft.  
 Total number of seats for the church 605  
 Total number of students in the Sunday school 92  
 Private School (weekdays only) 230 students below 10<sup>th</sup> grade  
 Private School (weekdays only) 36 students above 10<sup>th</sup> grade

Previously there was a Sunday school on the property. The Sunday school has not been operating for a while. The applicant has indicated that at present there is no Sunday school. There is no change in the number of seats in the church. The enrollment of the private school has increased and the additional students are accommodated in temporary buildings. The proposed addition will help accommodate all the students in permanent structures.

The existing enrollment is as follows:  
Total number of students below the 10<sup>th</sup> grade 642  
Total number of students above the 10<sup>th</sup> grade 40

The proposed enrollment is as follows:  
Total number of students below the 10<sup>th</sup> grade 670  
Total number of students above the 10<sup>th</sup> grade 41

The location, design, and brick and glass facade of the proposed addition will be compatible with the brick and glass and the overall design and materials of the existing church and school.

3. A Detailed Site Plan SP-82034 was approved for a church and school on the subject property in 1982. A Revision to the Detailed Site Plan SP-82034/01 was approved by staff on November 15, 1988, for adding a trailer for the security guard. A Revision to the Detailed Site Plan SP-82034/02 was approved by staff on October 14, 1994, for a 991 square foot addition. A Revision to the Detailed Site Plan SP-82034/03 was approved by the Planning Board for the addition of two modular classrooms for the existing school on September 26, 1996 (PGCPB No. 96-269). A Revision to the Detailed Site Plan SP-82034/04 was approved by staff on July 8, 1997, for a fence for decorative and security purposes.
4. Section 27-443, Private Schools, establishes the following parameters for private schools:

*(1) Requirements*

- (A) *The school shall be located on property of at least five (5) acres in size on which the maximum enrollment shall be four hundred (400) students. For each acre over five (5), the total enrollment may be increased by one hundred (100) students.*

The property is approximately 24.85 acres in size and total enrollment (including the existing and proposed enrollment) is 711 students. The above requirement allows a maximum of 2,800 students for 24.85 acres.

- (B) *The property shall have frontage on, and direct vehicular access to, a street having a paved surface of at least thirty-six (36) feet wide.*

The subject property has direct vehicular access onto Woodyard Road, which has an existing 60-foot right-of-way and an ultimate 150-foot right-of-way.

- (C) *An outdoor playground or activity area shall be provided. It shall contain at least one hundred (100) square feet of usable space per student. The area shall be located at least twenty-five (25) feet from any dwelling on an adjoining lot and buffered from adjoining uses in accordance with the provisions of the Landscape Manual. The play area shall be enclosed by a substantial wall or fence at least three (3) feet high for grades six (6) and below, and at least five (5) feet high for other grades.*

The proposed playground expansion is located on the northwest side of the existing buildings and on the north side of the proposed stormwater management pond. The required play area for 711 students is 71,100 square feet or 1.7 acres. The applicant has provided a play area consisting of 3.4 acres. The play area is enclosed by a six-foot- high chain-link fence. The play area will be set back 25 feet from the adjacent properties and will be set back more than 25 feet from any adjacent dwelling. The proposal is subject to the requirements of Section 4.3 (Parking Requirements) and Section 4.7 (Buffering incompatible uses) of the *Landscape Manual*. The proposal complies with these requirements.

5. Section 27-568 Parking Requirements, and Section 27-582 Loading Requirements, of the Zoning Ordinance require the following:

REQUIRED PARKING SPACES		EXISTING AND PROVIDED
For 670 students below 10 <sup>th</sup> grade	1 for 6 students (112)	112
for 41 students above 10 <sup>th</sup> grade	1 for 3 students (14)	14
Existing church with 605 seats 1 space per 4 seats	152	54
Total parking spaces required	278	177
REQUIRED LOADING SPACES		PROPOSED
One for institutions exceeding 10,000 sq.ft. and below 100,000 sq.ft.	1	1

The applicant has applied for a Departure from Parking and Loading Standards for 101 of the required parking spaces.

6. Section 27-570, Multiple Uses of the Zoning Ordinance, states that where two (2) or more uses are located in the same building or same lot, the total number of spaces for each use shall be provided. Therefore, according to these regulations, the total number of parking spaces required by the church and the school must be provided even though the school operates only on weekdays and the church operates only on the weekends.

The proposed parking is deficient according to the Parking and Loading requirements of the Zoning Ordinance. The parking was deficient when the Revision to the Detailed Site Plan SP-82034/03 was approved by the Planning Board in 1996. According to the current regulations, a Departure from Parking and Loading Standards was required for the deficient parking at that time. However, the existing parking spaces were ■grandfathered■ based on a 1993 written interpretation by the Chief of the Information and Permit Review Division. The interpretation (attached) clarified and reinterpreted the provisions of Section 27-584 regarding parking lots and loading areas serving uses that pre-existed current requirements. Previously, permits were issued for private schools in connection with churches without requiring parking or loading facilities for the schools. A permit for the existing school was issued without requiring parking or loading facilities for the school. Later, the District Council determined that when two or more uses occupy the same land, the parking required for each use must be provided. This created a deficiency in the required number of parking spaces on the subject site. The rationale for the ■grandfathering■ was that no public purpose would be served by requiring these schools to obtain Departures. At present, since the applicant is proposing an increase in enrollment and the proposed parking is deficient, an application for a Departure from Parking and Loading Standards is required. The applicant has filed a Departure from Parking and Loading Standards application. Findings for approval of the DPLS application are addressed in Findings #19 and 20.

7. The Permits Review Section (Gallagher to Srinivas, April 24, 2000) has requested minor changes to the site/grading and landscape plans. The applicant has made the required changes to the drawings.
8. The Subdivision Section (Chellis to Srinivas, May 1, 2000) requested information needed to determine if the property is exempt from the requirements of the Subdivision Regulations. The subject property has never been the subject of a record plat. The Subdivision regulations exempt properties with existing building prior to 1991 from requiring a Preliminary Plat. The Regulations also exempt parcels divided by deed prior to 1982 from requiring a Preliminary Plat. The applicant has submitted the required information. Based on the information submitted by the applicant, the Subdivision Section determined that a Preliminary Plat must be filed for the subject property. The applicant filed an application for a Preliminary Plat. The Preliminary Plat 4-01009 was approved by the Planning Director on February 26, 2001. The subject proposal is consistent with the Preliminary Plat and conditions.
9. The State Highway Administration (McDonald to Srinivas, April 20, 2000) has requested minor revisions to the proposed entrance. A deceleration lane and an acceleration lane are

also requested along Woodyard Road (MD 223). A permit issued by the State Highway Administration is required for improvements along MD 223.

10. The Environmental Review Section (Markovich to Srinivas, April 17, 2000) has stated that a Type II Tree Conservation Plan TCPII/128/99 was approved for this property in conjunction with an application for a grading permit issued in December 1999. The subject Revision to the Detailed Site Plan is consistent with TCPII/128/99. Although this property is located near Andrews Air Force Base, it is not located within any of the Accident Potential Zones or noise impact zones as identified in the 1998 Air Installation Compatible Use Zone Study (AICUZ) prepared for the United States Air Force. Therefore, no noise impacts are identified for this property.
11. The Department of Environmental Resources (Guzman to Srinivas, May 11, 2000) has stated that the proposal is in compliance with the stormwater management concept approval #008003260.
12. The Community Planning Division (Irminger to Srinivas, April 26, 2000) has stated that the proposal is consistent with the land use recommendations in the Master Plan. There are no community planning or master plan issues presented by this proposal at this time.
13. The Washington Suburban Sanitary Commission (Maholtz to Srinivas, April 21, 2000) has stated that the proposal will not have any impacts on existing facilities.
14. The Fire Prevention and Investigation Department (Oladeinde to Srinivas, May 22, 2000) has required adequate turning radius for 43-foot wheel base vehicles.
15. The Transportation Planning Section (Masog to Srinivas, May 4, 2000) has no comments regarding the proposal.
16. With the proposed conditions, the Revision to the Detailed Site Plan SP-82034/05 is found to 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 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 Type II Tree Conservation Plan (TCPII/128/99) and further APPROVED Detailed Site Plan SP-82034/05 for the above-described land, subject to the following conditions:

1. Prior to issuance of building permits, the applicant shall obtain a permit from the State Highway Administration for all improvements along the property fronting Woodyard Road (MD 223).

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 @, seconded by Commissioner @, with Commissioners @ voting in favor of the motion, at its regular meeting held on Thursday, May 17, 2001, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 17th day of May 2001.

Trudye Morgan Johnson  
Executive Director

By Frances J. Guertin  
Planning Board Administrator

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