

Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Development Review Division
 301-952-3530

Note: Staff reports can be accessed at www.mnccppc.org/pgco/planning/plan.htm

Comment [COMMENT1]: WHEN INSERTING INFORMATION AT THE @ SIGN REMEMBER TO USE INDENT FOR SECOND LINE - NOT TAB. ALSO, IT WILL LOOK LIKE THE TEXT IS GOING WACKO, BUT DON'T WORRY - IT IS FINE.

PRELIMINARY PLAN

4-02027

Application	General Data
Project Name: MITCHELLVILLE CHILDREN'S SCHOOL Location: Approximately 1/8 mile south of the intersection of Prospect Hill Road and Hillmead Road, located on the Applicant/Address: Gloria Harvey 12805 Whiteholm Drive Upper Marlboro, MD 20774	Date Accepted 04/09/02
	Planning Board Action Limit 06/17/02
	Tax Map & Grid 036/E-02
	Plan Acreage 5.01
	Zone R-R
	Lots 0
	Parcel 1
	Planning Area 70
	Council District 04
	Municipality N/A
	200-Scale Base Map 210NE10

Purpose of Application	Notice Dates
INSTITUTIONAL SUBDIVISION for the construction of a private school.	Adjoining Property Owners (CB-15-1998) N/A
	Previous Parties of Record (CB-13-1994) N/A
	Sign(s) Posted on Site 5/20/02
	Variance(s): Adjoining Property Owners N/A
Staff Recommendation Staff Reviewer: Whitney Chellis	
APPROVAL	APPROVAL WITH CONDITIONS
DISAPPROVAL	DISCUSSION

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Subdivision Plan 4-02027
Mitchellville Children's School, Parcel A

OVERVIEW

The proposed subdivision consists of 5.01 acres of land and is zoned R-R. The subject property is found on Tax Map 36, in Grid E-2, and is known as Parcel 337. The property is an acreage parcel never having been the subject of a record plat. The applicant is proposing a 26,313-square-foot, private elementary school building for 120 students with associated parking. Section 24-107(c) of the Subdivision Regulations requires a preliminary plan of subdivision for the construction of more than 5,000 square feet of gross floor area in this circumstance.

A private school in the R-R Zone is permitted pursuant to Section 27-443 of the Zoning Ordinance which requires the review and approval of a detailed site plan (DSP) for a private school on a minimum of five acres. If the property does not meet the minimum five acre requirement of Section 27-443(a)(1)(A), a special exception would be required. The property has frontage on and proposes direct vehicular access to Hillmead Road, a collector roadway. Dedication along Hillmead from the subject property occurred via a deed (Liber 13488, Folio 046) for the implementation of this roadway with no additional dedication being required at this time.

The applicant has submitted a proposed site plan for review for informational purposes. The site is 5.01 acres and is impacted by environmental features that could make the development of this property as proposed difficult. Review of this preliminary plan did not evaluate the proposed site plan for conformance to the Zoning Ordinance or the *Landscape Manual* for the development of a private school.

SETTING

The property is located on the west side of Hillmead Road. Across the street from the site's access is Quadreille Lane, approximately 150 feet south of the intersection of Prospect Hill Road/ Fletchertown Road and Hillmead Road. The property to the north is acreage property developed with single-family dwellings. To the west is the Prospect Wood subdivision, which is generally an undeveloped single-family dwelling subdivision. To the south is an undeveloped acreage parcel. All the abutting properties are in the R-R Zone. To the east across Hillmead Road is the Northridge Subdivision in the City of Bowie.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. Environmental -
2. Community Planning - There are no master plan issues associated with this subdivision application. This property is located within the limits of the *Glenn Dale-Seabrook-Lanham and Vicinity Master Plan* (1993), in the Annapolis Road community in Planning Area 70. The land use recommendation for the subject property is low-suburban residential.
3. Parks and Recreation - In accordance with Section 24-134(a) of the Subdivision Regulations, the subdivision is exempt from the requirement of mandatory dedication of parkland because the parcel being created is greater than one acre in size.
4. Trails - *The Adopted and Approved Glenn Dale-Seabrook-Lanham and Vicinity Master Plan* recommends that Hillmead Road be designated as a Class III bikeway with appropriate

signage. Because Hillmead Road is a county right-of-way, the applicant should provide a financial contribution to the Department of Public Works and Transportation for the placement of this signage. A note should be placed on the record plat for payment to be received prior to the issuance of the first building permit. If road improvements are required by the Department of Public Works and Transportation, seven- to ten-foot-wide asphalt shoulders are recommended.

5. Transportation -
6. Schools - The Growth Policy and Public Facilities Planning Section has reviewed the subdivision plans for adequacy of school facilities in accordance with Section 24-122.02 of the Subdivision Regulations and the *Adequate Public Facilities Regulations for Schools* (CR-23-2001) and concluded that the subdivision is exempt from the APF test for schools because it is an institutional use.
7. Fire and Rescue - The Growth Policy and Public Facilities Planning Section has reviewed the subdivision plans for adequacy of fire and rescue facilities and concluded the following:
 - a. The existing fire engine service at Glenn Dale Fire Station, Company 18, located at 11900 Glenn Dale Boulevard has a service response time of 3.07 minutes, which is within the 3.25-minute response time guideline.
 - b. The existing ambulance service at Glenn Dale Fire Station, Company 18, located at 11900 Glenn Dale Boulevard has a service response time of 3.07 minutes, which is within the 4.25-minute response time guideline.

- c. The existing paramedic service at Glenn Dale Fire Station, Company 18, located at 11900 Glenn Dale Boulevard has a service response time of 3.07 minutes, which is within the 7.25-minute response time guideline.
- d. The existing ladder truck service at Bowie Fire Station, Company 39, located at 15454 Annapolis Road has a service response time of 8.90 minutes, which is beyond the 4.25-minute response time guideline.

The above findings are in conformance with the *Adopted and Approved Public Safety Master Plan 1990* and the *Guidelines For The Analysis Of Development Impact On Fire and Rescue Facilities*.

In order to alleviate the negative impact on fire and rescue services due to the inadequate service discussed above, the Fire Department recommends that all commercial structures be fully sprinklered in accordance with National Fire Protection Association Standard 13 and all applicable Prince George's County laws.

- 8. Police Facilities - The proposed development is within the service area for Police District II-Bowie police station. In accordance with Section 24-122.1(c) of the Subdivision Regulations, the existing county police facilities will be adequate to serve the proposed Mitchellville Children's School development. This police facility will adequately serve the population generated by the proposed subdivision.

9. Health Department - The Health Department had no comment.
10. Stormwater Management - The Department of Environmental Resources (DER), Development Services Division, has not approved a Stormwater Management Concept Plan (SWM). Prior to signature approval of the preliminary plan the SWM plan number and approval date should be added. Development must be in accordance with this approved plan.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Prior to the issuance of building permits, the applicant, his heirs, successors and/or assignees shall provide a financial contribution of \$210.00 to the Department of Public Works and Transportation for the placement of a bikeway sign(s) along Hillmead Road, a designated Class III Bikeway. A note shall be placed on the final record plat for payment to be received prior to the issuance of the first building permit.
2. All commercial structures shall be fully sprinklered in accordance with National Fire Protection Association Standard 13D and all applicable Prince George's County laws.
3. Development of this subdivision shall be in accordance with the approved Stormwater Management Concept Plan.
4. Prior to signature approval the preliminary plat shall be revised:

- a. To provide the Stormwater Management Concept Plan number and approval date, completing General Note 22.
- b. To complete General Note 21.
- c. To label the property as Parcel A.
- d. To delineate a ten-foot public utility easement along the property's frontage with Hillmead Road.

5.

6.

STAFF RECOMMENDS APPROVAL OF TYPE I TREE CONSERVATION PLAN.