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Preliminary Plan 4-06085

Application	General Data
Project Name: MITCHELLVILLE MONTESSORI SCHOOL Location: West side of Hillmeade Road, at its intersection with Quadrille Lane. Applicant/Address: Harvey, Gloria 12805 Whiteholm Drive Upper Marlboro, MD. 20774	Date Accepted: 11/16/06
	Planning Board Action Limit: 4/05/07
	Plan Acreage: 5.03
	Zone: O-S
	Lots: 0
	Parcels: 1
	Planning Area: 70
	Tier: Developing
	Council District: 04
	Municipality: N/A
	200-Scale Base Map: 210NE10

Purpose of Application		Notice Dates	
PRIVATE SCHOOL, INCLUDING A VARIATION FROM SECTION 24-130.		Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-58-2003)	9/20/06
		Sign(s) Posted on Site and Notice of Hearing Mailed:	2/20/07
Staff Recommendation		Staff Reviewer: John Ferrante	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Plan of Subdivision 4-06085
Mitchellville Montessori School, Parcel A

OVERVIEW

The subject property is located on Tax Map 36 in Grid E-2 and is known as Parcel 337. The site is approximately 5.03 acres, is zoned O-S and is currently vacant. Section 24-107 of the Subdivision Regulations requires the approval of a preliminary plan of subdivision for the construction of more than 5,000 square feet of gross floor area in certain circumstances. The applicant is proposing to construct an 8,370 square-foot building for use as a private school. As such, approval of a preliminary plan of subdivision is required with a determination of adequate public facilities. The preliminary plan submitted states that the number of students proposed is 160. However, the prior approved detailed site plan for this property, DSP-04005, was approved for a private school with up to 132 students. Based on conversations with the applicant, Mrs. Gloria Harvey, the number of students proposed will remain at 132.

The property has been the subject of two prior preliminary plan of subdivision applications. Prior Preliminary Plan Application, 4-02027, was withdrawn by the applicant on August 16, 2002, prior to any public hearing. Preliminary Plan Application, 4-03046, was approved by the Planning Board on September 25, 2003. However, the prior approved preliminary plan of subdivision subsequently expired, resulting in the need for this current preliminary plan application. The Planning Board's actions for the prior preliminary plan of subdivision application (4-03046) are contained in PGCPB Resolution 03-201.

Section 27-443(2)(A) of the Zoning Ordinance requires that a private school have detailed site plan (DSP) approval. Detailed Site Plan Application, DSP-04005, was approved by the Planning Board for the Mitchellville Montessori School on March 31, 2005. On July 11, 2005, the District Council adopted the Planning Board's findings and conclusions for approval of a private school with an enrollment of 132 students. The Planning Board's actions for the detailed site plan application (DSP-04005) are contained in PGCPB Resolution 05-85. The three-year validity period of the approved detailed site plan will expire on July 11, 2008.

The proposed private school is not a compatible use with the adjacent residential uses for the purposes of landscaping requirements. Due to the environmental restraints associated with the property, and the limited area of the site that is suitable for development, the applicant did not have the ability to provide the full landscape bufferyard, as required by Section 4.7 of the *Landscape Manual*. Alternative Compliance was required along the northern and northwestern property lines where the play area is proposed and along the western property line where the parking compound is proposed. Alternative Compliance Application, AC-04021, was approved by the Planning Director on January 14, 2005.

Over half of the 5.03 acres which make up the subject property are encumbered by 100-year floodplain and wetlands. These sensitive environmental features will ultimately influence what areas of the site are suitable for development, and will directly affect the building size that can be accommodated on this property. During the preliminary plan review for the previous application, 4-03046, the applicant had reduced the gross floor area of the proposed building from 16,635 square feet to 11,000 square feet.

The plans submitted for this current preliminary plan of subdivision application further reduced the proposed building to 8,370 square feet, which is consistent with the building size shown on the approved Detailed Site Plan, DPS-04005. This reduction in square-footage has enabled the applicant to reduce the footprint of the building, and therefore, reduce the proposed impacts to the sensitive environmental features. Currently, four impacts are proposed to the Patuxent Primary Management Area (PMA) as discussed further in Finding 2 of this report. All four proposed impacts to the PMA are considered essential to the overall development of the site and are supported by the Environmental Planning Section.

During staff's research of the prior approvals for this property, several plans were found within the files that were inconsistent with each other for the purposes of site layout. Detailed Site Plan, DSP-04005, was approved with a parking compound that extended around the entire building, and proposed one-way directional driveway isles with a loading space provided at the front of the building to comply with the setbacks requirement for loading spaces from adjacent residentially zoned land. Various plans included within the approved alternative compliance file, AC-04021, demonstrated both a parking compound that terminated along the rear of the proposed building on one plan, and a parking compound that extended around the entire building on another plan. The TCPI submitted for this current application proposes a different building footprint, parking compound, and loading area and the sizes of the tot lot and play area have been reduced from what was previously approved by the Planning Board for DSP-04005. The six-foot high, board-on-board fencing that was required as part of the alternative compliance plan, and shown on the certified detailed site plan, is not shown on the TCPI submitted for this application. The Urban Design Section has stated within their referral memo for this application that a revision to the approved detailed site plan will be required. Additional discussion regarding this application's conformance to the approved detailed site plan is contained within Finding 13 of this report. Staff would note that the environmental constraints on this property are significant. Careful site planning will be necessary to ensure that additional impacts to the PMA are not proposed in the future.

When the prior preliminary plan of subdivision and detailed site plan application were approved for the Mitchellville Montessori School, the property was within the R-R Zone. On March 28, 2006, the District Council adopted the *2006 East Glenn Dale Area Sector Plan and Sectional Map Amendment* via Council Resolution CR-23-2006 (DR-2). Amendment 3 within CR-23-2006 (DR-2) rezoned the subject property from the R-R Zone to the O-S Zone. The sectional map amendment classified most of the properties between Prospect Hill Road and Daisy Lane that have a land area of more than five acres, within the O-S Zone. A private school is a permitted use in the O-S Zone, subject to the requirements of Section 27-443 of the Zoning Ordinance, which includes the requirement for detailed site plan approval in accordance with Part 3, Division 9, of the Zoning Ordinance. The change in zoning categories from the R-R Zone to the O-S Zone does affect the proposed private school for the purposes of zoning setbacks, lot coverage, and tree preservation requirements. The preliminary plan and TCPI originally submitted for this application addressed the requirements for the R-R Zone, and plan revisions were required to demonstrate conformance with the current O-S zoning. Due to the change in the zoning category, the previously approved DSP is no longer accurate for the purposes of compliance with current zoning regulations.

SETTING

The property is located on the west side of Hillmeade Road, at its intersection with Quadrille Lane, and approximately 270 feet south of its intersection with Prospect Hill Road. To the east, and across Hillmeade Road, is the Northridge Community, zoned R-S, and located within the municipal limits of the City of Bowie. To the north are detached single-family dwellings that are located on acreage parcels within the R-R and R-E Zones. To the west is the Prospect Woods Subdivision (VJ 176 @ 97) consisting of detached single-family dwellings within the R-A and R-R Zones. Abutting to the south is an undeveloped acreage parcel within the R-A Zone. Generally south of the property is the Glenn Dale Golf Course.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. **Development Data Summary**—The following information relates to the subject preliminary plan application and the proposed development.

	EXISTING	PROPOSED
Zone	O-S	O-S
Use(s)	Undeveloped	Private School
Acreage	5.03	5.03
Lots	0	0
Parcels	1	1
	0	
Public Safety Mitigation Fee		No

2. **Environmental**—The Environmental Planning Section has reviewed revised plans for Preliminary Plan of Subdivision, 4-06085 and the Type I Tree Conservation Plan (TCPI/29/03-01), stamped as received on January 23, 2007. The Environmental Planning Section recommends approval of Preliminary Plan 4-06085 and TCPI/29/03-01 subject to conditions.

Background

The Environmental Planning Section previously reviewed plans in conjunction with a pre-preliminary plan and two Preliminary Plans of Subdivision, 4-02027 and 4-03046, respectively. The Planning Board approved Preliminary Plan 4-03046 on September 25, 2003. A Type I Tree Conservation Plan, TCPI/29/03, was approved with that preliminary plan.

The Planning Board approved Detailed Site Plan, DSP-04005, in March 2005 and their conditions of approval are found in Resolution No. 05-85. A Type II Tree Conservation Plan, TCPII/118/04, was included in the approval of the DSP.

The subject preliminary plan was submitted because Preliminary Plan 4-03046 expired before a final plat was accepted. Because the site has to undergo preliminary plan review and there is an approved and signed TCPI associated with it, the subject plan represents an –01 revision to the TCPI.

Site Description

The 5.03-acre property in the O-S Zone is located on the west side of Hillmeade Road opposite the intersection with Quadrille Lane. Based on a review of Year 2005 aerial photos, the site is currently undeveloped and approximately 95 percent wooded. Based on available information, there are regulated environmental features on-site and these include streams, wetlands, and 100-year floodplain. According to available information from the “Prince George’s County Soils Survey” three soils are associated with the site in the Christiana, Keyport (two types in this series), and Woodstown series. Each soil series has constraints associated with development. The Keyport and Christiana soils have K-factors greater than 0.37. The Christiana soil has high shrink-swell potential; the Keyport soil is seasonally wet; and the Woodstown soil has a

seasonally high water table and slow permeability. Marlboro clay does not occur in this area of the county. There are no designated scenic or historic roads in vicinity of the site. There are no traffic-noise generators in vicinity of the property. Based on information obtained from the Maryland Department of Natural Resources Natural Heritage Program staff, there are no records of rare, threatened or endangered species in vicinity of this site. According to the Countywide Green Infrastructure Plan, the site has regulated areas, evaluation areas and network gap features from the Plan associated with it. The site is in the Horsepen Branch watershed of the Patuxent River basin, the East Glenn Dale Sector Plan area, and the Developing Tier of the General Plan.

East Glenn Dale Sector Plan Analysis

Amendment 3 of CR-23-2006 (DR-2) includes the subject property. The sector plan rezoned the subject property from R-R to O-S. There are no specific environmental recommendations that apply to this site.

Countywide Green Infrastructure Plan

The site has regulated areas, evaluation areas and network gap features associated with it as shown on the Countywide Green Infrastructure Plan. The plan shows areas in the Patuxent River Primary Management Area which constitute the regulated area on the site. Approximately one-third of the site is in a designated evaluation area. The proposed development is in conformance with the tenets of the Green Infrastructure Plan because most of the woodland conservation requirement will be met with on-site preservation that has connectivity to areas of existing woodlands on adjacent properties. The regulated areas are proposed to be preserved except for limited areas of impacts necessary for the construction of the development proposed. No further information regarding the Green Infrastructure Plan is necessary.

Environmental Review

A staff signed natural resources inventory (NRI/117/06) was included in the preliminary plan submittal. The revised TCPI has been reviewed in relation to the signed NRI and revisions are required for purposes of plan consistency. Acreages in the worksheet on the revised TCPI contain discrepancies compared to the signed NRI regarding the total acreage of existing woodland and woodland in the floodplain.

A simplified forest stand delineation (FSD) was prepared in 2003. Three forest stands (Stands A–C) were identified with canopies dominated by red maple and sweet gum. There are no specimen trees on-site. Stand A contains 1.52 acres and has a low priority rating because of a large population of invasive and non-native plant species. Stands B and C contain 1.30 and 1.93 acres, respectively and have high priority ratings because of the environmental features associated with them.

Two discrepancies in the worksheet on the revised TCPI and several on the preliminary plan must be addressed. The total amount of existing woodland on-site is 4.75 acres as shown on the signed NRI. The TCPI worksheet shows 2.82 acres of existing woodland and 2.21 acres of woodland in the floodplain. The signed NRI shows 1.93 acres of woodland in the floodplain. Because of the discrepancy regarding the total amount of existing woodland shown in the worksheet, the site's woodland conservation requirement is lower than what is shown on the revised plan. The revised preliminary plan does refer to the property as being within the O-S Zone; however, all the companion notes on the plan still demonstrate the zoning requirements for the R-R Zone. As previously discussed, the 2006 Glenn Dale Sector Plan placed this property within the O-S Zone.

General note #23 incorrectly refers to the first of the two Type I Tree Conservation Plans and should refer to TCPI/29/03-01.

The site contains regulated environmental features including streams, wetlands, and 100-year floodplain. The regulated features within the Patuxent River basin are described as the Patuxent River Primary Management Area (PMA). The PMA is to be preserved to the fullest extent possible as required in Section 24-130(b)(5) of the Subdivision Ordinance. The preliminary plan and revised TCPI show the PMA delineation correctly based on the signed NRI.

Four proposed impacts to the PMA are shown on the revised TCPI and these were all previously approved in Preliminary Plan 4-03046. These impacts include access to the site from Hillmeade Road, construction of a bioretention area for stormwater management southeast of the proposed building, installation of a sewer line along the south property line and installation of public utilities along the Hillmeade Road right-of-way. Because Preliminary Plan 4-03046 expired, all four proposed impacts must be reapproved. A current letter of justification describing the proposed impacts with corresponding exhibits on 8½ x 11-sized sheets for each proposed impact has been submitted and reviewed. The proposed impacts to the PMA are considered essential to the overall development of the site. The Environmental Planning Section recommends that the Planning Board find that the PMA has been preserved to the fullest extent possible.

The site is subject to the Prince George's County Woodland Conservation Ordinance because there are previously approved Type I and Type II Tree Conservation Plans. A revised Type I Tree Conservation Plan has been submitted and reviewed.

The revised TCPI shows existing woodland on-site totals 5.03 acres, of which 2.21 acres are within the 100-year floodplain. The woodland conservation threshold (WCT) is 1.41 acres or 50 percent. As a result of the change in zoning from R-R to O-S, the site's overall requirement is now 1.98 acres based on the current design. The current plan proposes to meet this requirement with 1.19 acres of on-site tree preservation and 0.79 acres in a fee-in-lieu payment. Several revisions are necessary in order for the TCPI to meet the requirements of the Woodland Conservation Ordinance.

The worksheet needs to be revised to accurately reflect the amount of existing woodland acreage. In a memo dated December 13, 2006, the review comment was made that the qualified professional who prepared the plan did not sign and date it, or include any required contact information (business mailing address, e-mail address and telephone number). The submittal of the revised TCPI did not address this required revision.

A copy of the Stormwater Management Concept Plan approval letter issued by the Prince George's County Department of Environmental Resources (DER) on March 16, 2006, has been submitted. A stormwater concept plan has also been submitted with this application. However, the plan does not contain an approval certification from either DER or DPW&T and demonstrates the parking compound as having a one-way traffic pattern with a driveway extending all the way around the building.

Prior to signature approval of the preliminary plan, two copies of the revised stormwater management concept plan, signed by DPW&T should be submitted that are consistent with the site layout now shown on the TCPI.

Water and Sewer Categories

The water and sewer service categories are W-3 and S-3 according to water and sewer maps obtained from the Department of Environmental Resources dated June 2003, and the site will therefore be served by public systems.

3. **Community Planning**—The subject property is located in Planning Area 70 within the East Glenn Dale community and is within the limits of the 2006 Approved Sector Plan and Sectional Map Amendment for the East Glenn Dale Area, which rezoned this property from the R-R Zone to the O-S Zone. Because of the pre-existing approvals for the subject facility, the sector plan recommends an institutional land use for the property. This application proposes an institutional land use and is therefore consistent with the recommendations within the 2006 Approved Sector Plan and Sectional Map Amendment for the East Glenn Dale Area. The 2002 General Plan locates the subject property within the Developing Tier. The proposed preliminary plan is consistent with the recommendations of the sector plan and General Plan.
4. **Parks and Recreation**—In accordance with Section 24-134(a) of the Prince George’s County Subdivision Regulations, the proposed subdivision is exempt from mandatory dedication of parkland requirements because it is over 1 acre in size.
5. **Trails**—Hillmeade Road is designated as a master plan bikeway in the approved 2006 *East Glenn Area Sector Plan and Sectional Map Amendment*. A variety of road cross sections exist along Hillmeade Road, with the road being open section with no sidewalks within the vicinity of the subject property. However, where frontage improvements have been made, a standard sidewalk has been provided along some segments. The Transportation Planning Section recommends the provision of a standard sidewalk along the subject site’s frontage unless modified by DPW&T.
6. **Transportation**—This memorandum replaces the previous (March 7, 2007) memorandum for this application. This replacement memorandum is necessary as additional information was provided to staff.

The Transportation Planning Section has reviewed the subdivision application for the Mitchellville Montessori School. The subject property consists of approximately 5.03 acres of land in the O-S Zone. The property is on the west side of Hillmeade Road, approximately 300 feet south of the Hillmeade Road-Prospect Hill Road intersection. This application was tested for the development of an 8,370-square-foot private elementary school consisting of approximately 132 students.

No traffic study was requested or received of the applicant. The findings and recommendations outlined below are based upon a review of current traffic data conducted by the staff of the Transportation Planning section, consistent with the *Guidelines for the Analysis of the Traffic Impact of Development Proposals*.

Growth Policy – Service Level Standards

The subject property is located within the Developing Tier, as defined in the General Plan for Prince George’s County. As such, the subject property is evaluated according to the following standards:

Links and signalized intersections: Level-of-Service (LOS) D, with signalized intersections operating at a critical lane volume (CLV) of 1,450 or better.

Unsignalized intersections: The Highway Capacity Manual procedure for unsignalized intersections is not a true test of adequacy but rather an indicator that further operational studies need to be conducted. Vehicle delay in any movement exceeding 50.0 seconds is deemed to be an unacceptable operating condition at unsignalized intersections. In

response to such a finding, the Planning Board has generally recommended that the applicant provide a traffic signal warrant study and install the signal (or other less costly warranted traffic controls) if deemed warranted by the appropriate operating agency.

Staff Analysis of Traffic Impacts

The application is a preliminary plan of subdivision for a private elementary school with an enrollment of up to 132 students. Based on information provided in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual (7th Edition)*, a private elementary school K–12 (Code 536) will generate 0.79 trip per student during the AM peak hour and 0.17 trip per student the PM peak hour. Based on these rates, the proposed development of 132 students would generate $(132 \times 0.79 =)$ 104 AM trips (64 in, 40 out) and $(132 \times 0.17 =)$ 22 PM trips (10 in, 12 out). The site was analyzed using the following trip distribution:

Hillmeade Road from the south:	25%
Fletchertown Road from the east:	35%
Prospect Hill Road from the west:	40%

The traffic generated by the proposed plan would primarily impact the intersection of Prospect Hill Road/Fletchertown Road and Hillmeade Road, which is not signalized. The Prince George's County Planning Board, in the *Guidelines for the Analysis of the Traffic Impact of Development Proposals*, has defined an upper limit of 50.0 seconds of delay in any movement as the lowest acceptable operating condition on the transportation system. The following conditions exist at the critical intersection: AM peak hour, maximum average delay of 12.4 seconds; PM peak hour, maximum average delay of 11.1 seconds.

Nearby approved developments were included in background traffic. An annual growth rate of 1.0 percent was also assumed for through traffic. The following background traffic conditions were determined: AM peak hour, maximum average delay of 15.9 seconds; PM peak hour, maximum average delay of 13.3 seconds:

With the site generated traffic, the following operating conditions were determined: AM peak hour, maximum average delay of 25.9 seconds; PM peak hour, maximum average delay of 13.5 seconds.

The Prince George's County Planning Board, in the *Guidelines for the Analysis of the Traffic Impact of Development Proposals*, has defined average delay of 50.0 seconds in any movement as the lowest acceptable operating condition for unsignalized intersections on the transportation system. Under total future traffic, as developed using the guidelines, and with the additional impact of the proposed development, the critical intersection was found to be operating acceptably as an unsignalized intersection.

An access and circulation plan is not a part of a subdivision application. Because of the site's environmental constraints, there is limited ability to provide safe and efficient on-site circulation. Therefore, access and circulation will be reviewed thoroughly at the time of detailed site plan.

Conclusion

Based on the preceding findings, adequate transportation facilities would exist to serve the proposed subdivision as required under Section 24-124 of the Prince George's County Code if the application is approved with conditions.

7. **Schools**—The proposed subdivision is exempt from a review for schools because it is an institutional use.
8. **Fire and Rescue**—The Historic Preservation & Public Facilities Planning Section has reviewed this subdivision plan for fire and rescue services in accordance with Section 24-122.01(d) and Section 24-122.01(e)(1)(B)-(E) of the Subdivision Ordinance.

The existing fire engine service at Glenn Dale Fire Station, Company 18, located at 11900 Glenn Dale Boulevard, has a service travel time of 3.07 minutes, which is within the 3.25-minute travel time guideline.

The existing paramedic service at Glenn Dale Fire Station, Company 18, located at 11900 Glenn Dale Boulevard, has a service travel time of 3.07 minutes, which is within the 7.25-minute travel time guideline.

The existing ladder truck service at Bowie Fire Station, Company 39, located at 15454 Annapolis Road, has a service travel time of 8.90 minutes, which is beyond the 4.25-minute travel time guideline.

In order to alleviate the negative impact on fire and rescue services due to the inadequate service discussed, an automatic fire suppression system should be provided in all new buildings proposed in this subdivision, unless the Prince George's County Fire/ EMS Department determines that an alternative method of fire suppression is appropriate.

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*.

9. **Police Facilities**—The approved 2002 General Plan addresses the provision of public facilities that will be needed to serve existing and future developments. The Plan includes the following planning guidelines for police:

Station space per capita: 141 square feet per 1,000 county residents.

The police facilities test is performed on a countywide basis in accordance with the policies of the Planning Board. There is 267,660 square feet of space in all of the facilities used by the Prince George's County Police and the latest population estimate is 825,520. Using the 141 square feet per 1,000 residents, it calculates to 116,398 square feet of space for police. The current amount of space, 267,660 square feet is above the guideline.

10. **Health Department**—The Environmental Engineering Program has reviewed the preliminary plan of subdivision for the Mitchellville Montessori School property and had no comments to offer.
11. **Stormwater Management**—The Department of Environmental Resources (DER), Development Services Division, has determined that on-site stormwater management is required. A Stormwater Management Concept Plan, #5940-2003-01 has been approved with conditions to ensure that development of this site does not result in on-site or downstream flooding. Development must be in accordance with this approved plan. As previously noted within

Finding 2 of this report, prior to signature approval of the preliminary plan, a revised stormwater management concept plan, signed by DPW&T, should be submitted that is consistent with the site layout now shown on the TCPI.

12. **Historic**—A Phase I archeological survey was completed on the Mitchellville Montessori School property in December 2006. No archeological sites were identified. The final report, *A Phase I Archeological Investigation of the Mitchellville Montessori School Property, Prince George's County, Maryland* has been received and accepted by the Historic Preservation and Public Facilities Section. All archeological requirements have been fulfilled and no further work is necessary.
13. **Urban Design**—The Urban Design Section has reviewed the information provided in support of the Preliminary Plan of Subdivision, Application 4-06085. The application seeks to establish a private school on the subject property for 132 children.

Urban Design Review

The Urban Design Section has noted that the plan proposed at this time is different than the detailed site plan previously approved, necessitating the submission of a revision to the currently approved and effective detailed site plan. Any proposed revisions to the site plan will need to be reviewed for compliance with the applicable provisions of the Zoning Ordinance and the Landscape Manual. In light of these changes, the alternative compliance application will have to be re-explored in order to determine if the differing landscaping proposal offers equal or better means of accomplishing the goals of the Landscape Manual. If the site plan is to include a revised building, staff will need to evaluate the design of and materials used for the proposed building. It is recommended that the preliminary plan of subdivision approval include a condition requiring the applicant to submit a revision to the approved detailed site plan and, if deemed necessary in the course of that process, the approval of a revised alternative compliance application.

14. **City of Bowie**—This application was referred to the City of Bowie on November 17, 2006. At the time of the writing of this staff report, no comments have been received from the city.
15. **Enterprise Road Corridor Commission**—This application was referred to the Enterprise Road Corridor Commission on November 17, 2006. At the time of the writing of this staff report, no comments have been received from the Commission.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision, the following technical corrections shall be made:
 - a. Correct the general notes to reflect the zoning requirements for the O-S Zone.
 - b. Revise the general note 5 to reflect the number of proposed students as 132.
 - c. Delineate the proposed 10-foot-wide sewer easement that is shown on the TCPI.

- d. Revise the zoning categories for all abutting properties to reflect the correct zoning as amended through the 2006 Approved Sector Plan and Sectional Map Amendment for the East Glenn Dale Area.
 - e. Label the parcel number (Parcel 324), abutting to the south, and further label this parcel as being within the R-A Zone.
 - f. Revise general note 3 to demonstrate the existing use as undeveloped.
 - g. Revise general notes 6 and 7 to reflect that there is one-parcel currently existing, and one parcel proposed.
 - h. Revise general note 12 to only read Water and Sewer Category 3.
 - i. Revise general note 23 to reflect the current companion TCPI (TCPI/29/03-01).
 - j. Revise general note 24 to reflect the 01 revision to the SWM Concept Plan, and further indicate the approval and expiration date.
 - k. Update the revision box to reflect the date of the last revision, and any subsequent revisions.
- 2. Prior to the issuance of permits, a Type II Tree Conservation Plan shall be approved.
 - 3. Development of this site shall be in conformance with the Stormwater Management Concept Plan, #5940-2003-01 and any subsequent revisions.
 - 4. Prior to signature approval of the preliminary plan, the general notes and the site statistics regarding the total acreage of existing woodland and woodland acres in the floodplain shall be revised to contain correct information. All the relevant documents, including the NRI, preliminary plan and TCPI shall be corrected as necessary so that all general notes are accurate and quantities are consistent.
 - 5. At the time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the Patuxent River Primary Management Area (PMA), except for areas of approved disturbance and shall be reviewed by the Environmental Planning Section prior to approval of the final plat. The following note shall be placed on the final plat:

“The 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.”
 - 6. Prior to the issuance of any permits which impact jurisdictional wetlands, wetland buffers, streams or Waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approved conditions have been complied with, and associated mitigation plans.

7. Prior to signature approval of the preliminary plan, the TCPI shall be revised as follows:
 - a. Adjust the worksheet to reflect the correct acreage for the existing woodland.
 - b. Provide the relevant contact information for the qualified professional, including the business mailing address, e-mail address and telephone number.
 - c. After these revisions have been made, have the qualified professional who prepared the plan sign and date it.
8. Development of this subdivision shall be in conformance with an approved Type I Tree Conservation Plan (TCPI/29/03-01). The following note shall be placed on the Final Plat of Subdivision:

“This development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCPI/29/03-01), or as modified by the Type II Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of The Maryland-National Capital Park and Planning Commission, Prince George’s County Planning Department.”
9. 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 along Hillmeade Road, designated a Class III Bikeway. A note shall be placed on the final plat for payment to be received prior to the issuance of the first building permit. If the Department of Public Works and Transportation declines the signage, this condition shall be void. If road improvements are required by the Department of Public Works and Transportation, a wide asphalt shoulder or a wide curb lane is recommended.
10. The applicant, his heirs, successors and or assignees shall provide a standard sidewalk along the property’s entire street frontage of Hillmeade Road unless modified by the Department of Public Works and Transportation at the time of issuance of street construction permits.
11. An automatic fire suppression system shall be provided in all new buildings proposed in this subdivision, unless the Prince George’s County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.
12. Prior to the approval of permits, the approved detailed site plan (DSP-04005) shall be revised. At the time of the detailed site plan revision, the Urban Design Section will determine if any revisions are required to the approved Alternative Compliance Plan (AC-04021).
13. Prior to signature approval of the preliminary plan of subdivision, two copies of the revised stormwater management concept plan, signed by DPW&T, shall be submitted that are consistent with the site layout now shown on the TCPI.

14. Total development within the subject property shall be limited to any permissible use that generates no more than 104 AM and 22 PM peak-hour trips. Any development generating an impact greater than that identified above shall require the approval of a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.

STAFF RECOMMENDS APPROVAL OF TYPE I TREE CONSERVATION PLAN TCPI/29/03-01