

July 30, 2009

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Elizabeth Whitmore, Senior Planner

SUBJECT: Strayer University at Auth Road Center
CSP-00022
TCPI/24/00

The Urban Design staff has reviewed the Conceptual Site Plan for Strayer University at Auth Road Center. Based on that review and the findings in this report, the Development Review Division recommends APPROVAL with conditions for CSP-00022.

EVALUATION CRITERIA

This Conceptual Site Plan was reviewed and evaluated for compliance with the following criteria:

1. Conformance with the Zoning Ordinance and Landscape Manual for Institutional use in the I-3 zone.
2. Conformance with the Woodland Conservation Ordinance.
3. Referrals

FINDINGS

Based on the evaluation and analysis of the subject application, the Urban Design staff recommends the following findings:

1. Conceptual Site Plan 00022 is for an educational facility that includes 20,944 square feet of classrooms and administrative offices.

The site development data for CSP-00022 is as follows:

Strayer University
at Auth Road Center

Zone	I-3
Area	5.4347 acres
Use	Educational Institution
Location	Northwest of the intersection of Auth Way and Britannia Way.

2. A Conceptual Site Plan is required in the I-3 Zone by Section 27-471(d) of the Zoning Ordinance. Section 27-270 of the Zoning Ordinance states the order of approvals when a Conceptual or Detailed Site Plan is required. The subject Conceptual Site Plan for Strayer University will be followed by a Detailed Site Plan for future development showing the proposed building(s) and architecture, associated parking and loading facilities, on-site stormwater management and landscaping.
3. Section 27-471(a)(1)(D) states:
 - To provide development standards which assure the compatibility of proposed land uses with surrounding land uses, maximize open space so as to create a park-like setting, and improve the overall quality of industrial/employment areas in Prince Georges County.●

In general the proposed plans meet the above referenced requirements except for the requirement of maximizing open space so as to create a park-like setting. The plans should be revised to indicate that the proposed addition should be designed as an interim plaza/sitting area.

4. The Conceptual Site Plan is in conformance with a stormwater concept plan that was approved on May 17, 1998, approval #008006470.
5. The Conceptual Site Plan in general meets the site design guidelines in Part 3, Division 9, Subdivision 2, Requirements for Conceptual Site Plans. The plan represents a most 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.
6. The Environmental Planning Section in a memorandum dated July 6, 2000 (Markovich to Whitmore) offered the following comments:
 - A Forest Stand Delineation (FSD) was submitted and found to be acceptable. The woodlands on this property are generally pioneer species that would eventually be

replaced by other species given sufficient time. A Type I Tree Conservation Plan (TCPI/24/00) was reviewed and found to satisfy the requirements of the Prince George's County Woodland Conservation Ordinance. This 5.44 acre property, in the I-3 zone, has a Woodland Conservation Threshold (WCT) of 15% or 0.82 acres and a replacement of 1.40 acres for a total requirement of 2.22 acres. That requirement is being satisfied by 0.50 acres of on-site reforestation and 1.72 acres of off-site mitigation at a location yet to be determined. Prior to approval of the Detailed Site Plan and the Type II Tree Conservation Plan the applicant will be required to identify the location of the off-site mitigation area and indicate if the mitigation will be preservation or afforestation.●

Conditions 2 and 3 in the Recommendation Section of this report address the concerns of the Environmental Planning Section.

7. With the revisions noted above, the Conceptual Site Plan will be in conformance with the requirements of the I-3 Zone. It appears to be in conformance with the *Landscape Manual* to the degree it is possible to determine on a Conceptual Site Plan.

RECOMMENDATION

Based upon the foregoing analysis, the Urban Design staff recommends that the Planning Board adopt the findings of the report and APPROVE CSP-00022, and TCPI/24/00 for Strayer University at Auth Road Center subject to the following conditions:

1. Prior to signature approval the Conceptual Site Plan shall be revised as follows:
 - a. The area proposed as a future expansion shall serve as an interim plaza/seating area. At the time of review of the Detailed Site Plan, special attention shall be paid to, but not limited to, the following: paving, lighting, landscaping, furniture and trash receptacles.
2. Prior to approval of the Detailed Site Plan and or the Type II Tree Conservation Plan, the applicant shall identify the location of all off-site mitigation that will be provided to satisfy the Woodland Conservation requirements for this property.
3. Prior to the issuance of any permits for this site, the applicant shall provide the Environmental Planning Section with an easement for the off-site mitigation that has been recorded in the Land Records of Prince George's County, Maryland.