



*Note: Staff reports can be accessed at [www.mnccppc.org/pgco/planning/plan.htm](http://www.mnccppc.org/pgco/planning/plan.htm).*

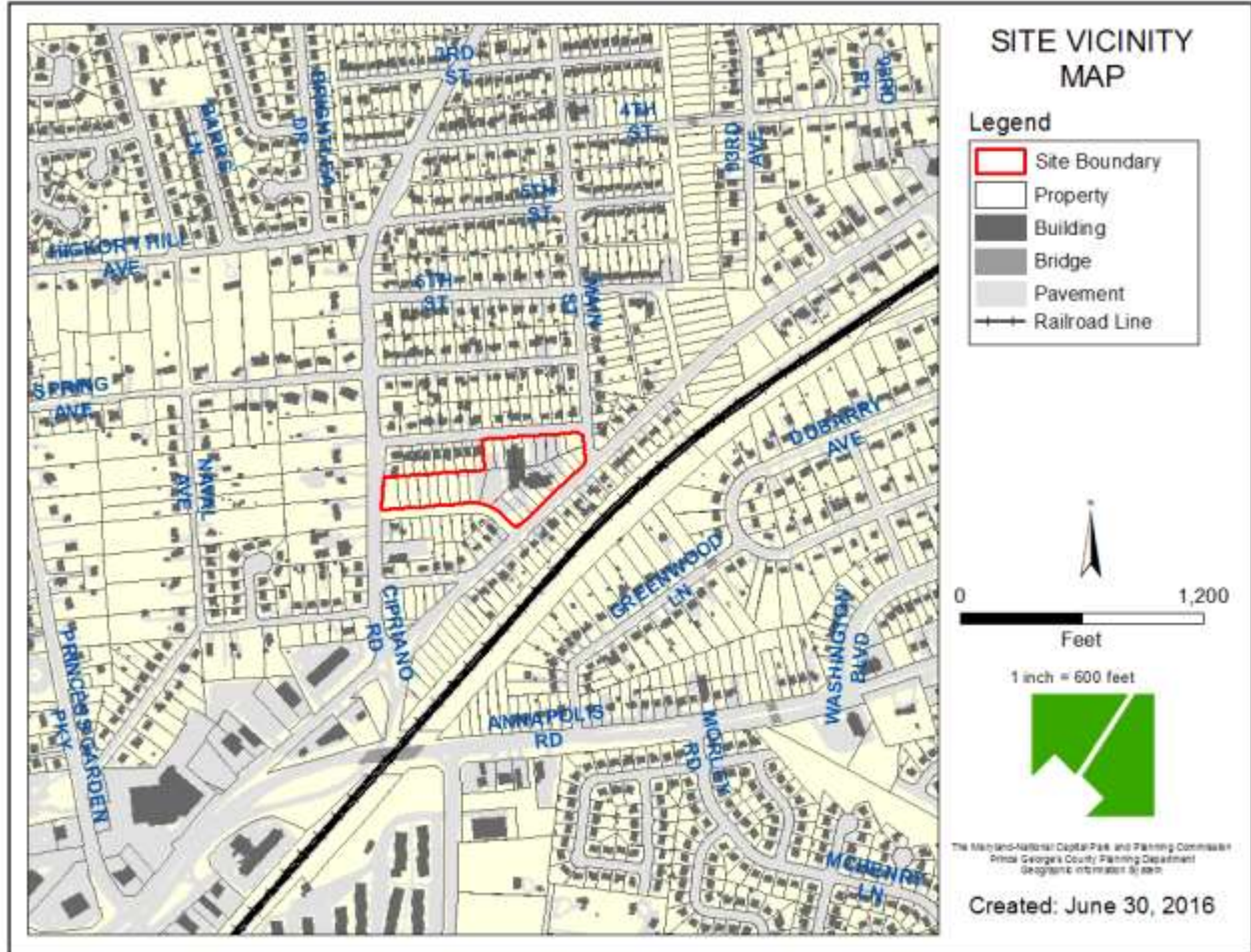
## Detailed Site Plan

## DSP-01037-02

Application	General Data	
<b>Project Name:</b> Prince George's Muslim Association Property  <b>Location:</b> On the northern side of Lanham Severn Road (MD 564), east of Cipriano Road, between 8th and 9th Streets.  <b>Applicant/Address:</b> Prince George's Muslim Association 9150 Lanham Severn Road Lanham, MD 20706	Planning Board Hearing Date:	07/21/16
	Staff Report Date:	07/06/16
	Date Accepted:	09/30/13
	Planning Board Action Limit:	Waived
	Plan Acreage:	5.66
	Zone:	R-55
	Dwelling Units:	N/A
	Gross Floor Area:	N/A
	Planning Area:	70
	Council District:	03
	Election District	20
	Municipality:	New Carrollton
	200-Scale Base Map:	208NE08

Purpose of Application	Notice Dates	
To increase the number of congregants from 200 to 400, the number of students in the private school from 100 to 200, and add a day care center for 60 children within the existing building.	Informational Mailing:	07/20/12
	Acceptance Mailing:	09/12/13
	Sign Posting Deadline:	06/21/16

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Ruth Grover, M.U.P., A.I.C.P. <b>Phone Number:</b> 301-952-4317 <b>Email Address:</b> Ruth.Grover@ppd.mnccppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-01037-02  
Prince George's Muslim Association Property

The Urban Design staff has completed the review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL of the detailed site plan, with conditions, as described in the Recommendation section of this staff report.

EVALUATION

The detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the following sections of the Prince George's County Zoning Ordinance:
  - (1) Section 27-430 regarding the purposes, uses, and regulations in the One-Family Detached Residential (R-55) Zone;
  - (2) Section 27-443 regarding private schools in residential zones;
  - (3) Section 27-445.03 regarding day care centers for children in residential zones;
  - (4) Section 27-283 regarding design guidelines for detailed site plans; and
  - (5) Section 27- 285(b) regarding required findings for detailed site plans.
- b. The requirements of Detailed Site Plans DSP-01037 and DSP-01037-01;
- c. The requirements of the 2010 *Prince George's County Landscape Manual*;
- d. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- e. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- f. Referral Comments.

FINDINGS

Based upon the analysis of the subject application, the Urban Design staff recommends the following findings:

1. **Request:** The subject application is a request for an increase in the number of congregants in the place of worship from 200 to 400, the number of students in the private school from 100 to 200, and add a day care center for 60 children within the existing building.
2. **Development Data Summary:**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone	R-55	R-55
Use(s)	Place of Worship and Private School	Place of Worship, Private School, and Day Care Center for Children
Acreage	5.45	5.45
Lots	29	29
Square Footage	19,375	19,375

#### **Parking**

Use	Rate	Number	Required	Provided
<b>Place of Worship</b>	1 per 4 seats	400 seats	100	123
<b>Private School</b>	1 per 6 students	200 students	34	34
<b>Day Care Center for Children</b>	1 per 8 students	60 attendees	8	8
<b>TOTAL</b>			<b>144</b>	<b>165</b>

#### **Parking for the Physically Handicapped and Compact Vehicles**

Use	Total No. Provided	Parking for the Physically Handicapped	Parking for Compact Vehicles
Place of Worship	123	5 (incl. 1 van accessible)	33
Private School	34	2 (incl. 1 van accessible)	11
Day Care Center for Children	8	1 (van accessible)	3
<b>Total</b>	<b>165</b>	<b>8 (3 van accessible)</b>	<b>47</b>

#### **Loading**

Use	Required	Provided
<b>Place of Worship</b>	1	1

3. **Location:** The subject property is located on the northern side of Lanham Severn Road (MD 564), east of Cipriano Road, between 8th and 9th Streets. The subject property is also

located in Planning Area 70 and Council District 3.

4. **Surrounding Uses:** The subject site is bounded to the north by 8th Street and single-family detached residences; to the southeast by Lanham Severn Road (MD 564), with single-family detached residences beyond; to the west by Cipriano Road; and to the south and southwest by 9th Street, with single-family detached residences beyond in the One-Family Detached Residential (R-55) Zone.
5. **Previous Approvals:** Record Plat WWW7@23 was recorded for the subject site on August 8, 1939. On November 1, 2001, the Prince George's County Planning Board approved Detailed Site Plan DSP-01037 (PGCPB Resolution No. 01-225) for a private school use within an existing building used as a church since 1995. On April 2, 2009, the Planning Board approved Detailed Site Plan DSP-01037-01 and Alternative Compliance AC-08021 (PGCPB Resolution No. 09-57) for a 375-square-foot addition to the building used as a church and private school, and to substantiate the square footage of the additional parking area.
6. **Design Features:** The subject site is bounded by roadways in all directions, except for a portion of the northern and western boundaries where the subject project abuts nine single-family detached residences. The subject site has two vehicular accesses, one along the project's 8th Street frontage and one along the subject site's Lanham Severn Road (MD 564) frontage, which is incorrectly labeled as Lanham Severn Highway on the DSP. There is an existing L-shaped, 19,375-square-foot building on the property which is currently used for the private school and place of worship and that will be used by the expanded place of worship and private school, as well as the proposed day care center for children. Parking, loading, and service are provided on all sides of the existing building. A walkway is provided from the building, through the parking lot, to both the 5,000-square-foot play area provided for the day care center for children and a 20,000-square-foot play area provided for the private school. Landscaping is provided for the project primarily along the street frontages and against the property lines shared with a single-family attached residential development to the west and north of the subject property. No physical changes are proposed to be made to the subject site, except for the restriping of the parking lot to better accommodate the existing and proposed uses on the site and providing screening of the loading space and dumpster enclosure as required by Section 4.4 of the 2010 *Prince George's County Landscape Manual* (Landscape Manual).

The DSP needs miscellaneous revisions as follows:

- a. The sidewalk labeled an "Access to Playground Area" in the northern/central portion of the DSP should be revised, as the playground area is not in that location and a sidewalk to it is unnecessary.
- b. Symbols should be included in the legend for both the six- and four-foot-tall fences. Fencing details should be accurately included on the DSP as required by previous approvals and the Zoning Ordinance, including the Landscape Manual.
- c. The landscape schedules included in the original approval of the case and its first revision should be included on the DSP and landscape plan, demonstrating conformance with the requirements of the Landscape Manual. It should be indicated where the requirements of Alternative Compliance AC-08021 was necessary in order to make a finding of conformance with the requirements of the Landscape Manual. On the Section 4.7 schedule, the day care center for children use approved herein should be added to the church and private school on the site.

- d. Neither the location nor a detail of the proposed shade structures required for the play area for the private school or the play area for the day care center for children is shown on the plan.
- e. All items currently existing on the site should be indicated on the DSP as existing, not proposed.
- f. The five parking spaces and dumpster enclosure currently located along the subject site's 8th Street frontage should be relocated or eliminated. The dumpster enclosure should be relocated to the south of the existing building on the site where a 15-foot by 25-foot loading space is currently located. This second loading space may be supplanted, as only one is required for the development. The parking and loading schedule should be adjusted if, and, as necessary. Note that, whereas 144 parking spaces are required, 165 are required, leaving some leeway to eliminate parking spaces and still be within the requirements of the Zoning Ordinance.

Proposed conditions in the Recommendation section of this staff report would require that, prior to certificate approval of the plans, the applicant shall make these necessary revisions to the plan.

#### COMPLIANCE WITH EVALUATION CRITERIA

- 7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for conformance with the applicable requirements in the R-55 Zone and the site plan design guidelines of the Zoning Ordinance.

- a. **Section 27-430**—The project is subject to the requirements of Section 27-430 of the Zoning Ordinance regarding requirements for the R-55 Zone.

The subject request to increase the number of congregants from 200 to 400, the number of students from 100 to 200, and add a day care center for 60 children does not affect previous findings of conformance with the subject sections of the Zoning Ordinance.

- b. **Section 27-441(b)**—The proposed day care for children, church, or other similar place of worship, and private school are permitted uses in the R-55 Zone per the Zoning Ordinance, Section 27-441(b), which governs permitted uses in residential zones. Note that the day care center for children is permitted as an accessory use to the church and school in the R-55 Zone.
- c. **Section 27-442**—The proposal is also in conformance with the requirements of Section 27-442 regarding regulations in the R-55 Zone.
- d. **Section 27-445.03**—The proposed day care center for children is in conformance with Section 27-445.03 regarding day care centers for children in residential zones.

Each relevant requirement of Section 27-445.03, day care centers for children in residential zones, is included in **boldface** type below, followed by staff comment.

#### **(1) Requirements.**

- (A) An ample outdoor play or activity area shall be provided, in**

accordance with the following:

- (i) **All outdoor play areas shall have at least seventy-five (75) square feet of play space per child for fifty percent (50%) of the licensed capacity or seventy-five (75) square feet per child for the total number of children to use the play area at one (1) time, whichever is greater;**

**Comment:** Based on the proposed 60-child enrollment at the subject day care center, a play area of 4,500 square feet is required. The applicant has included a 5,000-square-foot play area on the site plan, meeting and exceeding this requirement.

- (ii) **All outdoor play areas shall be located on the same lot as the center 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 four (4) feet in height;**

**Comment:** The outdoor play area for the day care center is located on the same lot as the day care center and at least 25 feet from any dwelling on an adjoining lot, in accordance with this requirement. However, though a detail for a four-foot-high trex fence is included on Sheet 3 of the site plan, the fence is not indicated on the DSP to enclose the day care center play area. Therefore, staff would recommend, and a condition in the Recommendation section of this report would require, that the applicant revise the DSP to show the four-foot-high trex fence as utilized to enclose the day care center play area.

- (iii) **A greater set back from adjacent properties or uses or a higher fence may be required by the Planning Board if it determines that it is needed to protect the health and safety of the children utilizing the play area;**

**Comment:** Staff does not recommend inclusion of a greater setback from adjacent properties or uses or a higher fence, as staff believes that the required 25-foot setback from dwellings on adjacent properties and the use of a four-foot-tall fence is sufficient to mitigate any off-site impacts of the proposed day care center for children.

- (iv) **The play area shall contain sufficient shade during the warmer months to afford protection from the sun;**

**Comment:** The applicant has indicated intent to provide a shade structure for the subject day care center for children, though it is not shown on the DSP. Therefore, staff would suggest, and a condition of this approval would require, that prior to certificate approval of the subject project, the applicant revise the DSP to include a shade structure in the play area for the day care center for children and a detail of the shade structure, to be approved by the Urban Design Section as the designee of the Planning Board prior to certificate approval.

- (v) **Sufficient lighting shall be provided on the play area if it is used before or after daylight hours to insure safe operation of the area; and**

**Comment:** A note on the site plan indicates that the proposed play area is not to be utilized after dark. Therefore, this requirement is inapplicable to the subject project. A proposed condition in the Recommendation section of this report echoes the applicant's plan note so as to ensure that the play area will, in fact, not be used before or after daylight hours.

- (vi) **Outdoor play shall be limited to the hours between 7 A.M. and 9 P.M.**

**Comment:** A general note of the DSP states that outdoor activities are limited to between 7:00 a.m. and 6:00 p.m., which is more restrictive than this requirement. The subject application is in conformance with this requirement.

**(2) Site plan.**

- (A) **A Detailed Site Plan shall be approved for the center, in accordance with Part 3, Division 9, of this Subtitle to insure compliance with the provisions of the Section.**

**Comment:** Should the subject site plan be approved, the application would be in conformance with this requirement.

- (B) **In addition to the submittal requirements of Part 3, Division 9, the Detailed Site Plan shall show:**

- (i) **The proposed enrollment;**

**Comment:** A note on the coversheet of the plan set indicates that the proposed enrollment of the proposed day care center is 60 children, in accordance with this requirement.

- (ii) **The location and use of all buildings located on adjoining lots;**

**Comment:** The subject site is surrounded by travelways, except for a portion of the eastern and southern boundaries where they adjoin ten single-family detached residential dwellings. The existing homes on these lots are indicated on the DSP, in accordance with this requirement.

- (iii) **The location and size of outdoor play or activity areas; and**

**Comment:** A 4,500-square-foot play area for the day care center for children and a 20,000-square-foot play area for the private school are shown on the DSP, in accordance with this requirement.

- (iv) **The location, quantity, and type of screening and**



**landscaping.**

**Comment:** The location, quantity, and type of screening and landscaping is identified on the DSP, in accordance with this requirement.

- (C) **For no more than one (1) day care center for children located within an existing free-standing building in a multifamily development in excess of one hundred (100) units, in lieu of the requirements of Part 3, Division 9, the Detailed Site Plan shall be limited to show:**

- (i) **The proposed enrollment;**

**Comment:** A single day care center for children is proposed in the subject application. Therefore, this requirement is not applicable to the subject project.

(3) **Enrollment.**

- (A) **For the purposes of this Section, enrollment shall mean the largest number of children enrolled in the center in any one (1) session.**

**Comment:** Sixty children is the largest number of children proposed to be enrolled in the day care center for children, in accordance with this requirement.

- e. The private school included in the subject project is in conformance with the requirements of Section 27-443 of the Zoning Ordinance regarding private schools in residential zones.

**Comment:** Each relevant requirement of Section 27-443, private schools in residential zones, is included in **boldface** type below, followed by staff comment.

(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, unless the school is located on property which was previously used as a public school by the Board of Education, in which case, the minimum acreage requirement shall be four and one-half (4 1/2) acres. For each acre over five (5), the total enrollment may be increased by one hundred (100) students. State and local health, education, or fire regulations may reduce the number of students permitted to be enrolled. The school may be located on a parcel of at least two and one-half (2 1/2) acres provided that:**

- (i) **The property had obtained an approved Special Exception use as an eleemosynary or philanthropic institution;**
- (ii) **The property abuts parkland owned by the Commission containing at least two and one-half (2 1/2) acres; and**
- (iii) **The maximum enrollment shall not exceed one hundred**

**thirty (130) students.**

**(For the purposes of this Section, enrollment shall mean the total number of students enrolled in the institution at any one (1) time. If there are separate morning, afternoon, and evening sessions, each of which is attended by different students, enrollment shall mean the number of students enrolled in the session having the largest number of students.)**

**Comment:** As the site measures 5.66 acres, it is in conformance with this requirement and renders the provisions for allowing a private school on a smaller site inapplicable to the subject project. As the proposed private school is proposed to have a maximum enrollment of 200, it is in conformance with this requirement.

**(B) The property shall have frontage on, and direct vehicular access to, a street having a paved surface at least thirty-six (36) feet wide. This width shall not apply where the property is located in sparsely settled or farm areas, or where the Planning Board determines that adequate passenger debarkation areas are provided.**

**Comment:** The site has frontage on three streets that measure 50 feet wide, in accordance with this requirement.

**(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, with the following exception:**

**(i) A private school which has been in continuous operation since January 1, 1970, may satisfy these fencing requirements by providing another type of barrier that is subject to approval by the State Department of Human Resources.**

**Comment:** The DSP indicates that a 20,000-square-foot play area, located at a minimum 25 feet from any dwelling on any adjoining lot, is provided in accordance with the above requirements that the outdoor playground or activity area contain at least 100 square feet per student (or 20,000 square feet), and be located a minimum of 25 feet from any dwelling on an adjoining lot. See Finding 9 for a discussion of the subject project's conformance with the requirements of the Landscape Manual. The outdoor play area for the day care center is located on the same lot as the day care center and at least 25 feet from any dwelling on an adjoining lot, in accordance with this requirement. However, though a detail for a six-foot-tall wooden fence is included on Sheet 3 of the site plan, the fence is not shown on the DSP to enclose the private school play area. Staff would recommend, and a condition in the Recommendation section would require, that the applicant revise the DSP to show a minimum five-foot-high trex

or equal fence to enclose the private school play area prior to certificate approval. Note that trex was specified for the day care center for children play area, and the Urban Design Section recommends this type fencing as superior to wood and to be utilized for the private school play area as well. Note that the exception provision included above is not applicable to the subject project.

**(D) The requirements of this Section shall not apply to the use of existing public schools which have been conveyed by the Prince George's County Board of Education to either Prince George's County or any municipality within the County, provided the County or municipality:**

**(i) Maintains ownership of the facility and operates a school in it; or**

**(ii) Leases the facility for use as a private school, (of any type).**

**Comment:** As the subject private school is not to be operated in an existing public school conveyed by the Prince George's County Board of Education, this exception is not applicable to the subject project.

**(2) Site plans.**

**(A) A Detailed Site Plan shall be approved for all private schools, in accordance with Part 3, Division 9, of this Subtitle.**

**Comment:** Should the subject DSP be approved, the subject private school would be in conformance with this requirement.

f. **Section 27-274**—The DSP is in conformance with the applicable site plan site design guidelines contained in Section 27-274, as cross-referenced in Section 27-283 of the Zoning Ordinance. For example, the surface parking will be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site and provide convenient access to the major destination points on the site.

8. **Detailed Site Plans DSP-01037 and DSP-01037-01:** On November 1, 2001, the Planning Board approved Detailed Site Plan DSP-01037 for a private school use within an existing building used as a church. Subsequently, on November 29, 2001, the Planning Board adopted PGCPB Resolution No. 01-255, formalizing that approval. The approval was made subject to one condition, which is not applicable to the review of the subject DSP. On April 2, 2009, the Planning Board approved DSP-01037-01 for a 15-foot by 25-foot addition to the existing building and validation of an existing parking facility on the western side of the existing building. Subsequently, on April 23, 2009, the Planning Board adopted PGCPB Resolution No. 09-57, formalizing that approval. The approval was made subject to a single condition, which is not relevant to the review of the subject DSP. Alternative Compliance AC-08021 was brought forward as a companion case to DSP-01037-01 for relief from the requirements of Sections 4.3(a) and 4.7 of the Landscape Manual, as discussed in Finding 9 below. The AC approval is not affected by the subject application.

9. **2010 Prince George's County Landscape Manual:** The DSP is exempt from the requirements of Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.3, Parking Lot

Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). However, the site is subject to approved Alternative Compliance AC-08021 and Section 4.4, Screening Requirements, of the Landscape Manual. A brief discussion of AC-08021 is included below, followed by a discussion of the applicability of various sections to the subject project.

- a. **Alternative Compliance AC-08021**—The project was the subject of AC-08021, which granted relief from the requirements of Sections 4.3(a) and 4.7 of the Landscape Manual to allow parking to be located partially within the 30-foot landscaped yard and a ten-foot-wide landscaped strip required adjacent to single-family detached Lots 9 and 10 to the northwest and 9th Street. Note also that a six-foot-tall sight-tight fence was included on these boundaries to further reduce the requirement and that additional plant materials were included in the subject buffers to help compensate for their decreased width. Both the fence and the landscaping required at that time are indicated on the DSP.
- b. **Section 4.2, Requirements for Landscaped Strips Along Streets**—Section 4.2 requires landscaped strips along streets for all nonresidential uses in any zone. However, in the subject case, the application is exempt from the requirements of this section, as there was no cumulative increase in gross floor area.
- c. **Section 4.3, Parking Lot Requirements**—Section 4.3 requires that a proposed parking lot larger than 7,000 square feet provide interior planting islands throughout the parking lot to reduce the impervious area. While conformance with this requirement was required in the original DSP and the requirement augmented in DSP-01037-01, the subject project is exempt from the requirements of this section, as it involves only a restriping of the parking lot and not an increase in the number of parking spaces. In fact, the subject application results in a decrease in the number of parking spaces to be included in the project from 179 to 165 parking spaces.
- d. **Section 4.4, Screening Requirements**—Section 4.4 requires that all dumpsters, loading spaces, and mechanical areas be screened from adjoining existing residential uses, land in any residential zone, and constructed public streets. The submitted information indicates that a six-foot-tall board-on-board fence will be utilized to screen a proposed loading space on the eastern side of the building that extends closest to 8th Street and a similar one proposed around the dumpster to be located along the 8th Street frontage, in accordance with Option A on page 62 of the Landscape Manual. As wood has not proved to be a durable and lasting material for this sort of structure, the Urban Design Section recommends a proposed condition in the Recommendation section of this report to require that a more durable composite material, such as Trex, be utilized for the screening. Staff notes that a second loading space, 15 feet by 25 feet, is included on the southern end of the building. As this loading space is not required by the Zoning Ordinance and not screened properly as required by the Landscape Manual, staff would recommend, and a condition of this report would require that, prior to certificate approval, this loading space be removed from the DSP.
- e. **Section 4.7, Buffering Incompatible Uses**—Buffering pursuant to this section, as modified by AC-08021, has been provided. See Subpart a of this finding for a discussion of that AC. Note that the addition of a use (day care center for children) requires a modification to the landscape schedule which should be included, demonstrating conformance with the requirements of this section. Therefore, staff has proposed, and a

condition of this approval would require that, prior to certificate approval, the plans be revised to include the additional use. Note, however, that additional buffering or modification to the approved AC will not be required, as the added use (day care center for children) is listed in the Landscape Manual as a low-impact use category, while the two existing uses on the site (place of worship and school) are classified in the medium-impact use category. The addition of a low-impact use to a site that has two medium-impact uses does not require any additional landscaping per the Landscape Manual.

- f. **Section 4.9, Sustainable Landscaping Requirements**—Section 4.9 requires that a certain percentage of plants within each plant type (including shade trees, ornamental trees, evergreen trees, and shrubs) should be native species (or the cultivars of native species). The minimum percentage of each plant type required to be native species and/or native species cultivars is specified below:

Shade trees	50%
Ornamental trees	50%
Evergreen trees	30%
Shrubs	30%

However, as no planting is required, the subject project is exempt from this requirement.

10. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The site is exempt from the requirements of the Woodland and Wildlife Habitat Conservation Ordinance per a Woodland Conservation Letter of Exemption dated May 13, 2016 and valid until May 13, 2018.

11. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

- a. **Historic Preservation**—In an e-mail dated March 11, 2016, the Historic Preservation Section stated that Detailed Site Plan DSP-01037-02, Prince George's Muslim Association Property, would have no effect on historic resources.
- b. **Archeological Review**—In a memorandum dated March 22, 2016, the archeology planner coordinator stated that a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates that the probability of archeological sites within the subject property is low. The conclusion of the archeology planner coordinator was that the subject proposal would not impact any historic sites or resources, or any known archeological sites.
- c. **Community Planning**—In a memorandum dated March 14, 2016, the Community Planning Division stated that the subject application is consistent with the *Plan Prince George's 2035 Approved General Plan* and the *2010 Glenn Dale-Seabrook-Lanham and Vicinity Approved Sector Plan and Sectional Map Amendment*, as there are no specific recommendations for development on the subject site in either document. They indicated, however, that the proposed project is in keeping with its R-55 zoning which supports residential development which is compatible with the proposed place of worship, private school and day care center. The proposed uses are permitted in the R-55 Zone.

- d. **Transportation**—In an e-mail dated April 4, 2016, the Transportation Planning Section stated that their previously provided memorandum dated November 4, 2013 stands. That memorandum stated the following:

Regarding accessibility to the existing and expanded facility, the proposed expansion has the potential to increase traffic generation on the site. Some of the increase in traffic will affect vehicles making left turns into the site. It is for this reason that the Transportation Planning Section is recommending that the main entrance on Lanham Severn Road (MD 564) be modified to include a left turn lane, the length to be determined by the Maryland State Highway Administration (SHA). The site is currently served by 168 parking spaces, which appears to be more than what is needed to serve the expanded facility. Consequently, the proposed expansion will not have a negative impact on the availability of parking. Regarding on-site circulation and overall site access, this application will have no impact on on-site circulation; however, left-turning vehicles onto the site could be problematic. The Transportation Planning Section therefore recommends that a condition requiring the provision of a left turn lane at the site entrance on Lanham Severn Road be provided for the project.

**Comment:** A proposed condition included in the Recommendation section of this report would require that a left turn lane be provided at the site entrance on Lanham Severn Road, unless modified by SHA.

- e. **Subdivision**—In a memorandum dated April 11, 2016, the Subdivision Review Section offered the following regarding the subject project:

The property is known as Lots 11–40, Block 19, located on Tax Map 44 in Grid C-3, in the R-55 Zone, and is 5.45 acres. Lots 11–40, Block 19, were recorded in Plat Book BB 7-23 on June 30, 1939. The property is currently improved with a 19,375-square-foot mosque and private school. The applicant has submitted a DSP to increase the number of attendants for the mosque from 200 to 400, to increase the number of students for the private school from 100 to 200, and to add a day care center for 60 children. The increase in attendants, students, and the additional day care center are proposed to be accommodated within the existing facilities on-site. No new buildings or additional gross floor area is being proposed with this DSP.

Pursuant to Section 24-111(c) of the Subdivision Regulations, the site is exempt from the requirement of filing a preliminary plan of subdivision because the final plat was approved prior to October 27, 1970 and the total development proposed does not exceed 5,000 square feet of gross floor area. General Note 29 on Sheet 3 of the DSP states that the original building was constructed prior to 1977, and that no additional structures were added after 1991. If the total gross floor area of development on-site is more than 5,000 square feet after 1991, then a preliminary plan will be required at that time.

There are no other subdivision issues at this time.

- f. **Trails**—In a memorandum dated June 29, 2016, the Transportation Planning Section stated that they had reviewed the subject DSP for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2010 *Glenn Dale-Seabrook-Lanham and Vicinity Approved Sector Plan and Sectional Map Amendment* (sector plan) in order to implement planned trails, bikeways, and pedestrian improvements and offered the following comments:

The subject application consists of several proposed revisions which may increase the intensity of the use of the subject site. Although no new structures are proposed, the size of the private school, the size of the prayer meetings, and the size of the day care will all increase significantly.

Previously approved DSP-01037 (PGCPB Resolution No. 01-225) included no specific conditions of approval related to master plan trails or sidewalk facilities, although Condition 10 records the requirements of the Prince George's County Department of Public Works and Transportation (DPW&T), as follows:

- 10. The Department of Public Works and Transportation (Hijazi to Srinivas, August 6, 2001) has stated that right-of-way dedications and frontage improvements along Main Street, Eighth Street, and Cipriano Road must be in accordance with the DPW&T standards.**

The subsequent site plan revision (DSP-01037-01) included only one additional condition of approval related to stormwater management.

After the approval of the DSP, the area master plan and MPOT were adopted. This plan designates Cipriano Road as a master plan bikeway and recommends a sidepath and designated bike lanes along Lanham Severn Road (MD 564). The MPOT includes the following description of the planned improvements along MD 564:

**MD 564 Side path and On-Road Bicycle Facilities: Provide continuous bicycle and pedestrian improvements along MD 564 with either a wide sidewalk or side path for pedestrians and recreational cyclists, and wide curb lanes, bike lanes, or shoulders for on-road bicyclists if practical and feasible. These facilities are needed to improve pedestrian safety along this heavily traveled corridor. They will improve access to numerous commercial areas and MARC (page 21).**

The MPOT also includes a complete streets element that contains several policies related to accommodations for bicyclists and pedestrians along new road construction. The Complete Streets section includes the following policies regarding sidewalk construction and the accommodation of pedestrians.

**Policy 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.**

**Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.**

The subject site's frontages include no sidewalk improvements along significant stretches of several roads. The MPOT designates 9th Street as an un-built "paper" street. However, 8th Street includes a standard sidewalk along all the adjacent residential lots leading up to the subject property. Cipriano Road includes a standard sidewalk along the frontage of the subject site. Lanham Severn Road is currently open section with no sidewalks along most of the frontage of the subject site. However, a standard sidewalk has been provided

along MD 564 on the subject site, west of the site's ingress/egress point, as well as along some segments of the road in the immediate vicinity of the property. Also, there are three bus stops along or near MD 564 in the immediate vicinity of the subject site, and there is an existing crosswalk leading to the school across MD 564.

In light of the existing bus stops, crosswalks, and sidewalks leading up to the subject site, the provision of pedestrian facilities across the frontages of the subject site are recommended, as summarized below:

- A standard sidewalk along the site's frontage of 8th Street
- A standard sidewalk along the site's frontage of Main Street
- The continuation of the standard sidewalk across the site's frontage of MD 564
- Bikeway signage along Cipriano Road

Although the subject application proposes no new structures, there does appear to be a significant intensifying of the various uses on-site, including doubling the maximum size of the school from 100 to 200 students, doubling the capacity for the prayer meetings from 200 to 400, and increasing the day care center enrollment to a maximum of 60 children. These increases will likely generate more pedestrian trips to the subject site and heighten the need for continuous sidewalks along the frontages of the subject site. Recommendations for sidewalks are included below. A standard sidewalk is recommended along the remainder of the subject site's frontage of MD 564, consistent with other improvements on adjacent properties. The master plan sidepath (or wide sidewalk) can be implemented comprehensively for the corridor by SHA as part of a larger capital improvement project. However, the sidewalk will safely accommodate pedestrians until the master plan facility can be implemented.

### **Conclusion**

The following proposed conditions should be included in the recommendation for the case:

- (1) Prior to certificate approval, in conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2010 *Glenn Dale-Seabrook-Lanham and Vicinity Approved Sector Plan and Sectional Map Amendment*, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:
  - A standard sidewalk along the subject site's entire frontage of 8th Street, unless modified by DPIE.
  - A standard sidewalk along the subject site's entire frontage of Main Street, unless modified by DPIE.
  - Completion of the standard sidewalk along the subject site's frontage of MD 564, unless modified by SHA.
- (2) Prior to issuance of building permits, the applicant and the applicant's heirs, successors, and/or assignees shall provide a financial contribution of \$420 to DPW&T for the placement of a bikeway sign(s) along Cipriano Road, designated a Class III Bikeway, unless modified by DPIE.



- (3) Prior to approval of a final plat for the subject project, it will include a note requiring payment for the signs designating Cipriano Road as a Class II Bikeway be made to DPIE, unless modified by DPIE.

The Transportation Planning Section's proposed conditions regarding trails have been included in the Recommendation section of this staff report.

- g. **Permit Review**—In a memorandum dated April 1, 2016, the Permit Review Section offered numerous comments which have either been addressed by revisions to the plans or as proposed conditions in the Recommendation section of this report.
- h. **Environmental Planning**—In an e-mail dated October 16, 2013, the Environmental Planning Section stated that the site had been issued a standard exemption from the Woodland and Wildlife Habitat Conservation Ordinance valid through July 24, 2014. Further, they stated that the site was the subject of an approved stormwater management concept plan and approval letter, which indicates that the project is exempt from stormwater management requirements because less than 5,000 square feet of disturbance was proposed. In closing, noting that the subject site is not located in the vicinity of any roadway regulated for noise or designated as scenic or historic, they stated that no other environmental requirements apply to the subject project.
- Comment:** Note that the applicant has submitted an updated Woodland Conservation Exemption Letter and a Natural Resources Inventory Equivalency Letter to the Urban Design Section (dated May 13, 2016 and valid until May 13, 2021) and stated on July 1, 2016 that the Environmental Planning Section's original comments on the project stand.
- i. **Prince George's County Fire/EMS Department**—In a memorandum dated May 11, 2016, the Fire/EMS Department offered comment regarding needed accessibility, private road design, and the location and performance of fire hydrants. These comments have been transmitted to the applicant.
- j. **Prince George's County Department of Permitting, Inspections, and Enforcement (DPIE)**—In a memorandum dated March 25, 2016, DPIE stated that, as no development is proposed, no stormwater management is required. In a subsequent e-mail, they stated that stormwater management is not required on sites that involve less than 5,000 square feet of land disturbance, which is the case in the subject project. In closing, DPIE stated that they had no objections to the approval of the subject DSP.
- k. **Prince George's County Police Department**—The Police Department did not offer comment on the subject project.
- l. **Prince George's County Health Department**—In a memorandum dated March 10, 2016, the Health Department stated that they had completed a desktop health impact assessment review of the DSP submission for the subject project and had no recommendations or comments at this time.
- m. **Maryland Department of Human Resources, Department of Childcare Licensing**—At the time of this writing, the Department of Human Resources, Department of Childcare Licensing, did not provide any comments regarding the subject project.

- n. **Maryland State Highway Administration (SHA)**—In an e-mail received March 9, 2016, SHA stated that only work within the SHA right-of-way would require SHA plan review and permit issuance. In addition, in a letter dated February 16, 2016, SHA provided their response to a traffic study submitted by the applicant. SHA stated that the proposed access to the site is via two full-movement site access points, one on 8th Street and one on Lanham Severn Road (MD 564). Further, they stated that the following intersections were analyzed under existing, background, and future conditions:

- Lanham Severn Road (MD 564) at Cipriano Road;
- Lanham Severn Road (MD 564) at Main Street; and
- Site access point along Lanham Severn Road (MD 564).

With respect to the study intersections, they stated that the report concluded that the study intersections will continue to operate at acceptable levels of service under future conditions.

- o. **Verizon**—In an e-mail dated June 24, 2016, a representative of Verizon stated that they would like to see a ten-foot-wide public utility easement included adjacent, parallel, and contiguous to the right-of-way along all roadways dedicated for public street purposes, free and clear of any surface obstructions.

**Comment:** This information has been provided to the applicant. However, easements would be placed on the property via a subdivision action and cannot be created or required at the time of DSP approval.

- p. **Baltimore Gas and Electric (BG&E)**—At the time of this writing, BG&E did not provide any comments.
- q. **City of New Carrollton**—At the time of this writing, the City of New Carrollton did not provide any comments.

12. As required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
13. The finding required by Section 27-285(b)(4) of the Zoning Ordinance that the regulated environmental features have been preserved and/or restored to the fullest extent possible needs not be made in the subject case, as there are no regulated environmental features on the site.

## RECOMMENDATION

Based upon the foregoing evaluation, analysis, and findings, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-01037-02 for Prince George's Muslim Association Property, subject to the following conditions:

1. Prior to certificate approval, the following revisions shall be made to the detailed site plan (DSP), or information shall be provided:

- a. The applicant shall include an approval sheet containing the approval certificates for Detailed Site Plans DSP-01037 and DSP-01037-01 and a coversheet containing a consolidation of the general notes and site notes currently located on Sheet 3 of the plan set. The enumerated “Limit of Revision” thereon shall be removed from the coversheet, as it is unnecessary.
- b. Include the location and detail of a shade structure in the each of the play areas to be provided for the private school and day care center for children, to be reviewed and approved by the Urban Design Section as designee of the Planning Board.
- c. Revise the parking schedule provided in the plan set in accordance with that contained in the subject report.
- d. Provide screening of the dumpster and loading space to be approved by the Urban Design Section as designee of the Planning Board. If fencing is to be utilized for this purpose, it shall be composed of a composite material, not wood.
- e. A left turn lane at the site entrance on Lanham Severn Road (MD 564) shall be provided for the project, unless modified by the Maryland State Highway Administration.
- f. Include a standard sidewalk along the subject site’s entire frontage of 8th Street, unless modified by the Prince George’s County Department of Permitting, Inspection and Enforcement.
- g. Include a standard sidewalk along the subject site’s entire frontage of Main Street, unless modified by the Prince George’s County Department of Permitting, Inspection and Enforcement.
- h. Complete standard sidewalk along the subject site’s frontage of Lanham Severn Road (MD 564), unless modified by the Maryland State Highway Administration.
- i. The four-foot-tall trex fence detailed on Sheet 3 of the plan set shall be placed on the DSP to enclose the provided 5,000-square-foot play area for the day care center for children.
- j. The six-foot-tall trex fence detailed on Sheet 3 of the plan set shall be indicated on the DSP to enclose the provided 20,000-square-foot plan area for the private school.
- k. All references to Lanham Severn Highway shall be corrected to Lanham Severn Road and also include the state route number (MD 564) on the plan.
- l. The applicant shall remove the 15-foot by 25-foot loading space currently located in the southwestern corner of the building.
- m. The applicant shall remove the “Access to Playground” currently indicated in the northwestern western corner of the building which does not in fact provide access to the playground area.
- n. The appropriate schedules from the 2010 *Prince George’s County Landscape Manual* (Landscape Manual) shall be included on the landscape plan, as provided on Detailed Site Plans DSP-01037 and DSP-01037-01, with the schedule for Section 4.7, Buffering

Incompatible Uses, modified to include the proposed day care center for children, if approved by the Planning Board herein. The schedules provided for Sections 4.3 and 4.7 of the Landscape Manual shall reference Alternative Compliance AC-08021 where necessary, to explain nonconformance with the requirements of Sections 4.3 and 4.7.

- o. All items labeled as proposed on the DSP shall be labeled “existing,” if they in fact exist on the site.
  - p. A general note shall be added to the plans stating that all play areas shall not be utilized after dark.
  - q. Sheet 2 of the plan set shall be revised to reflect that 17,345 square feet of parking was validated as part of Detailed Site Plan DSP-01037-01.
- 2. Prior to issuance of the first permit for the project, the applicant and the applicant’s heirs, successors, and/or assignees shall provide a financial contribution of \$420 to the Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE) for the placement of a bikeway sign(s) along Cipriano Road, designated a Class III Bikeway, unless modified by DPIE.
- 3. Prior to approval of the final plat for the project, a note shall be placed on it indicating that payment for placement of the bikeway sign(s) along Cipriano Road shall be and has been received by the Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE), unless modified by DPIE.