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DETAILED SITE PLAN

DSP-01037

Application	General Data
Project Name Prince George's Muslim Association Property Location Lanham Severn Road North of Cipriano Road in the Northeast quadrant ■ 9150 Lanham Severn Road, Lanham Md. 20706 Applicant/Address Prince George's Muslim Association c/o Jeelani Gulam 4234 Glendale Road Bowie, Md. 20720	Date Accepted 08/06/2001
	Planning Board Action Limit 11/09/2001
	ZHE Hearing Date N/A
	Plan Acreage 5.46
	Zone R-55
	Dwelling Units N/A
	Square Footage 19000
	Planning Area 70
	Council District 3
	Municipality N/A
	200-Scale Base Map 208NE08

Purpose of Application	Notice Dates
Add a Private School to the existing Church	Adjoining Property Owners 10/10/01 (CB-15-1998)
	Previous Parties of Record NA (CB-13-1997)
	Sign(s) Posted on Site 10/12/01
	Variance(s): Adjoining NA Property Owners

Staff Recommendation			Staff Reviewer Laxmi Srinivas
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

October 24, 2001

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Laxmi Srinivas, Senior Planner

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

The Urban Design staff has reviewed the site development plans for the subject proposal and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions.

EVALUATION

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

- a. The requirements of the following sections of the Zoning Ordinance:
 - Section 27-430 regarding the R-55 (One-family Detached Residential) Zone
 - Section 27-441 governing permitted uses in the R-55 Zone
 - Section 27-443 regarding private schools
 - Section 27-568 regarding minimum parking requirements
 - Section 27-582 regarding minimum loading requirements
- b. The requirements of the *Landscape Manual*
- c. Referrals.

FINDINGS

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

1. Detailed Site Plan SP-01037 was submitted in accordance with the requirements of Section 27-443, Private Schools, of the Zoning Ordinance which requires a Detailed Site Plan for all private schools.
2. The site includes an existing church in an existing school building. The applicant is proposing a private school within the existing buildings. The site was originally used as a school prior to being used as a church. The subject site has been used as a church since 1995. The existing church is a permitted use in the R-55 Zone. The entrance to the southern portion of the property is from Lanham Severn Road and the entrance to the northern portion of the property is from Eighth Street. The existing U-shaped building is on the central

portion of the property. The existing parking areas are on the north and south sides of the building. There is an existing basketball court on the east side of the building. The eastern wing of the building will be demolished to construct new parking. The area of the existing basketball court and a grassy area on the east side of the western wing of the building will also be converted to parking. A play area is proposed on the western side of the subject site. The existing church has a capacity of 200 seats and the proposed school will have an enrollment of 100 students.

3. The subject lot, consisting of 5.46 acres, is located on the north side of Lanham Severn Road. The adjacent uses are as follows:

north -	Eighth Street and single-family residential
south -	Lanham Severn Road and Ninth Street
east -	Main Street
west -	Cipriano Road

4. Section 27-443, Private Schools, establishes the following parameters for private schools:

(1) Requirements

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

The property is approximately 5.46 acres in size and total proposed enrollment is 100 students. The above requirement allows a maximum of 400 students for five acres.

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

The subject property has direct vehicular access onto Lanham Severn Road, which has an existing right-of-way of 60 feet and an ultimate right-of-way of 100 feet. The road has a paved surface with a minimum width of thirty six (36) feet.

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

The required play area for 100 students is 10,000 square feet. The applicant is proposing a play area consisting of 18,000 square feet. The play area will be set back 25 feet from the adjacent properties and will be set back more than 25 feet

from any adjacent dwelling. The applicant has not proposed a fence for the play area. A condition of approval has been added to require a five-foot-high sight-tight fence for the play area. An access to the play area from the existing building and from the entrances to the site has not been shown. A condition of approval has been added to require the same.

5. The proposal is subject to the requirements of Section 4.3.c (Interior Parking) of the *Landscape Manual*. The proposal complies with this requirement. The proposal is exempt from the requirements of the other sections of the *Landscape Manual* because the proposed use, a school, is also a medium-intensity use like the existing church use. There is no existing landscaping along the streets or along the single-family residential properties to the north. The existing and proposed parking areas are not screened from the adjacent properties and along the streets. Therefore, staff is recommending some landscaping along the streets and the adjacent residential properties to screen the subject site. The trees will also help buffer any noise impacts to the adjacent single-family houses from the proposed playground. A condition of approval has been added to require a row of evergreen trees (one evergreen tree for every 35 linear feet of property line) along the adjoining streets and a row of evergreen trees (one evergreen tree for every ten feet of property line) along the single-family residential properties on the north side of the property.

The applicant has not provided any information regarding proposed signage. A condition of approval has been added to provide information on any proposed signage.

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

REQUIRED PARKING SPACES		EXISTING AND PROVIDED
For 100 students below 10 th grade	1 per 6 students (17)	69
Existing church with 200 seats 1 space per 4 seats	50	50
Total parking spaces required	67	119
REQUIRED LOADING SPACES		PROPOSED
For institutions exceeding 10,000 square feet. and below 100,000 square feet (for 19,000 square feet)	1	1

7. The Permits Review Section (Hampton to Srinivas, August 22, 2001) has requested minor changes to the site/grading and landscape plans. A condition of approval has been added to require the changes.

8. The Public Schools Office (Don Lee, August 29, 2001) has stated that the proposal will not impact the operation of the Prince George's County Public Schools.
9. The Subdivision Section (Del Balzo to Srinivas, August 22, 2001) has stated that the property consists of Lots 11-40, Block 19, BB7@23, recorded in August 1939. Since there is no new construction proposed that increases the gross floor area, the proposal is exempt from the requirements of the Subdivision Regulations.
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.
11. The Environmental Review Section (Finch to Srinivas, August 8, 2001) has stated that the proposal is exempt from the requirements of the Woodland Conservation Ordinance.
12. The Department of Environmental Resources (De Guzman to Srinivas, June 14, 2001) has stated that the proposal is consistent with the stormwater management concept approval #5013-2001.
12. The Transportation Planning Section (Masog to Srinivas, August 8, 2001) has no objections to the proposal.
13. With the proposed conditions, the Detailed Site Plan SP-01037 is found to represent a reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE SP-01037 subject to the following condition:

1. Prior to certificate approval, the applicant shall revise the site/grading and landscape plans to show the following:
 - a. A five-foot-high sight-tight fence enclosing the play area,
 - b. Correct details for the 30-degree parking according to the Zoning Ordinance,
 - c. Loading schedule corrected to show the size of the grandfathered loading space provided as 15- feet wide by 25-feet long according to Section 27-584 of the Zoning Ordinance,
 - d. A parking schedule showing the total number of parking spaces provided,
 - e. The 17-foot-wide drive aisle adjacent to 8th Street labeled as a one-way driveway,

- f. Details regarding the provision of adequate lighting for the proposed parking lot in accordance with Section 27-562 of the Zoning Ordinance,
- g. Landscape schedule to include the number of shade trees required and proposed for the interior landscaping required by Section 4.3 of the *Landscape Manual*,
- h. Location of the five parking spaces for the physically handicapped,
- i. Details showing compliance of all corner fences greater than three feet in height with Section 27-421 of the Zoning Ordinance which states that no visual obstruction more than three (3) feet high (above the curb level) shall be located within the triangle formed by the intersection of the street lines and points on the street lines twenty-five (25) feet from the intersection,
- j. The location and dimensions of the existing and new parking areas,
- k. An access from the school building and the property entrances to the play area,
- l. A row of evergreen trees (one evergreen tree for every 35 linear feet of property line) along Lanham Severn Road, Main Street, 8th Street, 9th Street, and Cipriano Road and a row of evergreen trees (one evergreen tree for every ten feet of property line) along the single-family residential properties on the north side of the property,
- m. Notes regarding the hours of operation for the school and the church,
- n. Design, location, materials, and details of signs (if proposed),
- o. Setbacks for the proposed play area from the property lines.