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DETAILED SITE PLAN

DSP-01052

Application	General Data
Project Name ST. MARY OF THE ASSUMPTION SCHOOL Location EAST SIDE OF LARGO ROAD BETWEEN CELESTIAL COURT AND CHELSEA LANE Applicant/Address ST. MARY OF THE ASSUMPTION SCHOOL 4610 LARGO ROAD UPPER MARLBORO, MD 20772	Date Accepted 11/19/2001
	Planning Board Action Limit 02/12/2002
	ZHE Hearing Date N/A
	Plan Acreage 18.1892 Acres
	Zone R-R
	Dwelling Units N/A
	Square Footage 60,000 Square feet
	Planning Area 79
	Council District 06
	Municipality N/A
	200-Scale Base Map 206SE13

Purpose of Application	Notice Dates
TO CONSTRUCT TWO (2) SOCCER FIELDS AT THE ELEMENTARY SCHOOL	Adjoining Property Owners 11/20/2001 (CB-15-1998)
	Previous Parties of Record N/A (CB-13-1997)
	Sign(s) Posted on Site 12-28-2001
	Variance(s): Adjoining N/A Property Owners

Staff Recommendation			Staff Reviewer: ZHANG
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

January 7, 2002

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Henry Zhang, Urban Design Section, Development Review Division

SUBJECT: Detailed Site Plan, DSP-01052, St. Mary of the Assumption School

The Urban Design staff has reviewed the Detailed Site Plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions as described in the Recommendation section of this report.

EVALUATION

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

- a. The requirements of the Zoning Ordinance.
- b. The requirements of the *Landscape Manual*.
- c. The requirements of the Prince George's County Woodland Conservation Ordinance.
- d. Referral comments.

FINDINGS

Based upon the analysis of the subject Detailed Site Plan, the Urban Design Review staff recommends the following findings:

1. Request: The subject application is for construction of two soccer fields on the campus of an existing private school in the R-R Zone.
2. Location: The site is located in Planning Area 79, Council District 6. It is situated specifically on the east side of Largo Road between Celestial Court and Chelsea Lane, north of the town of Upper Marlboro.
3. Surroundings and Use: The subject site is located in the Rural-Residential (R-R) Zone. The site is bounded on its west side by Largo Road. To its south, north and east sides are single-family dwellings in the R-R Zone.
4. Previous Approvals: The subject site has been developed since the 1960s. The previously issued building permit for this site dates back to March 31, 1966. The Stormwater

Management Concept Approval, which was issued on August 9, 2000, with a case number of 8315992-2001-00, exempts the site from stormwater management requirements because no impervious area is created. The site also has an approved Type II Tree Conservation Plan, TCPII/125/95, which includes the proposed soccer fields.

5. Site Plan Data

Zone	R-R
Existing Use	Private School
Proposed Addition	Two (2) Soccer Fields
Lot Area	18.19 acres
Size of Each Soccer Field	200x150 feet
Existing Building Square Footage	37,065 square feet
Existing Enrollment	303 students
Total Play Area Required	30,300 square feet
Total Play Area Provided	58,370 square feet
Parking Required	52 spaces
Handicap Parking Required	3 spaces
Parking Provided	110 spaces
Handicap Parking Provided	3 spaces
Loading Space Required	1 space
Loading Space Provided	1 space

COMPLIANCE WITH EVALUATION CRITERIA

6. Zoning Ordinance: The subject application has been reviewed for compliance with the requirements in the R-R Zone and the site plan design guidelines of the Zoning Ordinance.
- a. Per Section 27-441 (b), which governs development in a residential zone, a private school is a permitted use in the R-R Zone. The proposed construction of two soccer fields on the campus of an existing school is the continuance of the existing use which has been on the current property since the 1960s.
 - b. The subject application is in conformance with the requirements of Section 27-443, Private School. The subject application is to increase outdoor activity area of the existing school by adding two soccer fields, which will further strengthen the functioning of the school on its existing site. The proposed construction of two soccer fields meets the additional requirements as stated in Section 27-443.
7. Landscape Manual: The proposed construction of two soccer fields at the existing school is exempt from requirements of the applicable sections of the *Landscape Manual*, because the proposed construction does not involve either an increase in gross floor area of the existing building or a change of use from a less intensive to a more intensive use category as defined in the *Landscape Manual*. Section 27-443(a)(1)(C) of the Zoning Ordinance, however, specifically identifies the buffering requirement for the outdoor play area of a private school. Per the requirement of this section, Section 4.7, Buffering Incompatible Uses, of the *Landscape Manual* is

applicable to this Detailed Site Plan. A type ■C• bufferyard is required. Since the proposed construction is located within the existing woodland and far away from the residential uses to the north, south and east of the subject property, the required bufferyard is fulfilled by 100 percent existing wooded area.

8. Woodland Conservation Ordinance: The property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because there is a previously approved Type II Tree Conservation Plan (TCPII/125/95) for the property. Even though the site is more than 40,000 square feet, the proposed construction will not require clearing of any wooded area. The construction proposal is in compliance with the approved Type II Tree Conservation Plan as revised on July 25, 2000.
9. Referral Comments: The subject application was referred to all concerned agencies and divisions. Major referral comments are summarized as follows:
 - a. The State Highway Administration, in a memorandum dated December 5, 2001, has no objection to the approval of Detailed Site Plan DSP-01052, St. Mary of the Assumption School, for construction of two soccer fields.
 - b. The Permit Review Section has identified several technical questions in a memorandum dated December 17, 2001, concerning compliance with the applicable design standards in the Detailed Site Plan because the site was established pre-1970. The questions have either been addressed during the review process or included in the Recommendation section of this staff report as conditions.
 - c. The subject application was referred to the Environmental Planning Section and in a memorandum dated November 27, 2001, the staff finds that the plan as submitted meets all applicable environmental requirements. The FSD remains valid and no further information is required. The proposed construction in DSP-01052 is found to be consistent with the approved Type II Tree Conservation Plan (TCPII/125/95). The Environmental Planning Section recommends approval of DSP-01052, St. Mary of the Assumption School.
 - d. In a memorandum dated November 21, 2001, the Transportation Planning Section has no objection to the subject application. The staff made this recommendation based on the finding that there is no new building construction planned in this Detailed Site Plan proposal. The existing dedication along Largo Road is sufficient.

In another memorandum dated December 27, 2001, the Trails Planner of the Transportation Planning Section finds no master plan trails issues with this Detailed Site Plan and recommends that:

■ . . . the wide, asphalt shoulder along the subject site's frontage of MD 202 should be retained if any road frontage improvements are required. •

- e. The Community Planning Division, in a memorandum dated December 20, 2001, finds no apparent land use or zoning issues related to this request for construction of

two soccer fields on this church/school property. But the staff noted in the referral that:

■ However, be aware that the 1993 *Approved Subregion VI Study Area Master Plan* recommends the relocation and extension of MD 202/Largo Road as an updated Expressway (E-6) along the sites eastern property line. Transportation should check on the right-of-way alignment. Also, the master plan shows a bike route along existing MD 202/Largo Road, along the property's frontage, as a Class III trail; a Class VI trail if MD 202 becomes a closed-section facility.●

- f. The Subdivision Section, in a memorandum dated December 19, 2001, identifies no subdivision issues with the subject application.
 - g. The Town of Upper Marlboro had not responded to the referral request at the time the staff report was written.
10. The Detailed Site Plan, if revised in accordance with the proposed conditions, will 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 from its intended uses.

RECOMMENDATION

Based upon the foregoing evaluation, analysis and findings, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-01052, St. Mary of the Assumption School, subject to the following conditions:

- 1. Prior to certification of approval of DSP-01052, the applicant shall make the following revisions to the Detailed Site Plan:
 - a. Revise the parking schedule to provide the correct number of parking spaces for both the convent and the physically handicapped uses. The required parking for the convent shall be calculated at the dormitory rate of one parking space for every two residents and the number of required handicapped parking spaces shall be provided correspondingly.
 - b. Revise the site plan layout around the loading space to ensure that the minimum 22-foot space is available for the operation of loading vehicles.
 - c. Revise the site plan to provide reference to the final plat of subdivision for Parcel ■A,● WWW.57@87.