



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

## Detailed Site Plan Alternative Compliance

**DSP-01052-02**  
**AC-10019**

| Application                                                                                                                                                                                                                                                                                                                           | General Data                 |                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|----------------|
| <b>Project Name:</b><br>St. Mary's of the Assumption School<br><br><b>Location:</b><br>East side of Largo Road (MD 202), approximately 2,200 feet north of its intersection with Marlboro Pike (MD 725).<br><br><b>Agent/Address:</b><br>Stehle Engineering Corporation<br>14400 Old Mill Road, Suite 101<br>Upper Marlboro, MD 20772 | Planning Board Hearing Date: | 07/29/10       |
|                                                                                                                                                                                                                                                                                                                                       | Staff Report Date:           | 07/21/10       |
|                                                                                                                                                                                                                                                                                                                                       | Date Accepted:               | 05/20/10       |
|                                                                                                                                                                                                                                                                                                                                       | Planning Board Action Limit: | 07/29/10       |
|                                                                                                                                                                                                                                                                                                                                       | Plan Acreage:                | 24.56          |
|                                                                                                                                                                                                                                                                                                                                       | Zone:                        | R-R            |
|                                                                                                                                                                                                                                                                                                                                       | Dwelling Units:              | N/A            |
|                                                                                                                                                                                                                                                                                                                                       | Gross Floor Area (total):    | 54,943 sq. ft. |
|                                                                                                                                                                                                                                                                                                                                       | Planning Area:               | 79             |
|                                                                                                                                                                                                                                                                                                                                       | Tier:                        | Developing     |
|                                                                                                                                                                                                                                                                                                                                       | Council District:            | 06             |
|                                                                                                                                                                                                                                                                                                                                       | Election District            | 03             |
|                                                                                                                                                                                                                                                                                                                                       | Municipality:                | N/A            |
|                                                                                                                                                                                                                                                                                                                                       | 200-Scale Base Map:          | 206SE13        |

| Purpose of Application                                  | Notice Dates           |          |
|---------------------------------------------------------|------------------------|----------|
| Addition of a 17,878-square-foot multipurpose building. | Informational Mailing: | 10/13/09 |
|                                                         | Acceptance Mailing:    | 05/19/10 |
|                                                         | Sign Posting Deadline: | 06/24/10 |

|                             |                                 |                                                                                                                        |                   |
|-----------------------------|---------------------------------|------------------------------------------------------------------------------------------------------------------------|-------------------|
| <b>Staff Recommendation</b> |                                 | <b>Staff Reviewer:</b> Meika Fields<br><b>Phone Number:</b> 301-780-2458<br><b>E-mail:</b> Meika.Fields@ppd.mncppc.org |                   |
| <b>APPROVAL</b>             | <b>APPROVAL WITH CONDITIONS</b> | <b>DISAPPROVAL</b>                                                                                                     | <b>DISCUSSION</b> |
|                             | X                               |                                                                                                                        |                   |

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-01052-02  
Alternative Compliance AC-10019  
Type II Tree Conservation Plan TCPII/125/95-02  
Saint Mary's of the Assumption School

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

EVALUATION

This detailed site plan (DSP) was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of the Zoning Ordinance, specifically:
  - Section 27-441, Uses Permitted in Residential Zones;
  - Section 27-442, Regulations for Development in Residential Zones;
  - Section 27-428, R-R Zone (Rural Residential); and
  - Section 27-27-443, Private Schools;
- b. The requirements of Preliminary Plan of Subdivision 4-09035;
- c. The requirements of the *Prince George's County Landscape Manual*;
- d. The requirements of the Woodland Conservation and Tree Preservation Ordinance; and
- e. Referral comments.

FINDINGS

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

1. **Request:** The subject application is for construction of a 17,878-square-foot multipurpose building and two unlighted soccer fields on the campus of an existing private school in the R-R Zone. The school is expanding their services to include the addition of pre-kindergarten curriculum and after-school care for those students.

2. **Development Data Summary:**

|                                 | <b>Existing</b> | <b>Proposed</b>              |
|---------------------------------|-----------------|------------------------------|
| Zone                            | R-R             | R-R                          |
| Total Site Area                 | 24.56 acres     | 24.56 acres                  |
| Use                             | Private School  | Private School and Day Care* |
| Total Building Gross Floor Area | 37,065 sq. ft.  | 54,943 sq. ft.               |
| Total Student Population        | 303 students    | 303 students                 |

\*Before- and after-school care for students less than 5 years of age is defined as day care in the Zoning Ordinance. Pre-kindergarten students are often 3 and 4 years of age. Care of these students outside of normal curriculum hours is considered a day care use.

**Parking Data:**

**Required**

|                                                        |                   |
|--------------------------------------------------------|-------------------|
| Private School (303 students @ 1 space per 6 students) | 51 spaces         |
| Convent (3 residents @ 1 space per 2 residents)        | 2 spaces          |
| Proposed Gym (269 seats @ 1 space per 4 seats)         | <u>67 spaces</u>  |
| <b>Total Required</b>                                  | <b>120 spaces</b> |

**Provided**

|                           |                   |
|---------------------------|-------------------|
| Standard Spaces           | 133 spaces        |
| ADA Spaces                | 4 spaces          |
| Van-accessible ADA Spaces | <u>2 spaces</u>   |
| <b>Total Provided</b>     | <b>139 spaces</b> |

|                        |         |
|------------------------|---------|
| Loading Space Required | 1 space |
| Loading Space Provided | 1 space |

3. **Location:** The site is located in Planning Area 79, Council District 6. It is situated specifically on the east side of Largo Road (MD 202) between Celestial Court and Chelsea Lane, north of the town of Upper Marlboro.
4. **Surroundings and Use:** The subject site is located in the Rural-Residential (R-R) Zone. The site is bounded on the west by Largo Road (MD 202). To the south, north, and east are single-family dwellings in the R-R Zone.
5. **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 previous Detailed Site Plan, DSP-01052, was for the construction of two soccer fields. A revision to that detailed site plan, DSP-01052-01, was for the purpose of changing the location of a five-foot-high chain-link fence and reducing the area of the outdoor playground from 58,370 square feet to 39,450 square feet. The site also has a previously approved Type II Tree Conservation Plan, TCPII/125/95.

The property is currently in the process of re-subdividing under a new Preliminary Plan of Subdivision, 4-09035, which will need to be approved prior to the approval of this Detailed Site Plan, DSP-01052-01, pursuant to Section 27-270 of Zoning Ordinance for order of approvals. Preliminary Plan 4-09035 is re-subdividing only Parcel A for the addition of a 17,878-square-foot multipurpose building.

6. **Design Features:** St. Mary's of the Assumption School is a coeducational Catholic school founded by St. Mary's of the Assumption Church in 1925 to serve Catholic families of the greater Upper Marlboro area. The school serves a population of approximately 303 students in pre-kindergarten through 8th grade.

The school campus is improved with a few existing structures, including a 25,682-square-foot, two-story, brick classroom building and a 9,783-square-foot, two-story, brick convent building with a basement. These two buildings were constructed in 1966 and are connected with a 948-square-foot, one-story, wood-frame structure with white clapboard siding, labeled on the site plan as a convent building. On the south side of the school, there is an existing storage garage (to be removed).

There are two existing sports fields on the campus. One 34,370-square-foot, fenced sports field is to the northeast of the school, and will remain. The lower sports field is to the southeast of the existing school building and is the site of the development proposal.

The subject proposal is for the addition of a 17,878-square-foot family life center containing a gym with a stage, classrooms, and a multipurpose room. The one-story, predominately brick addition with concrete masonry units (CMU), exterior insulation and finishing system (EIFS), and siding details is to be attached to the southeast corner of the existing, two-story, brick school building. The proposed addition has a multipart gable roof, and features brick columns and built-in planters at the major entries. The proposed brick addition will be compatible with the existing structures while providing some additional visual interest by introducing new materials on the site.

New parking, necessary for the building addition, will be constructed east of the addition at the site of the existing lower sports field. The existing surface parking lot and circle on the north side of the school will be reorganized to accommodate a drive aisle which will extend to the rear of the site and connect to the proposed lower lot. No new access points onto Largo Road (MD 202) are proposed.

The DSP includes grading for two new unlighted soccer fields in the southern portion of the site. While some parts of the grading plan demonstrate pedestrian connectivity in this portion of the site, it is unclear, due to varying slopes in this area, how students will safely access both of these fields. Staff recommends that the DSP be revised to show the proposed pedestrian connectivity from the academic buildings to the proposed athletic fields. Once the preferred pedestrian routes are established, additional grading, resurfacing, signage, or drive aisle striping, may be recommended by staff.

The subject DSP is not proposing any new freestanding or building-mounted signage. The only new signage submitted is directional in nature. The site has an existing brick sign with a changeable message area and brick planter base at the site's north entry. This sign is located within ten feet of the public right-of-way for Largo Road (MD 202). The sign should be relocated out of the public utility easement (PUE) unless a departure is granted for the subject site. A departure was not applied for during this detailed site plan review.

## COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject detailed site plan is in compliance with Section 27-441, Uses Permitted in Residential Zones; Section 27-442, Regulations for Development in Residential Zones; and Section 27-431, R-R Zone (Rural Residential) of the Zoning Ordinance.

### **Section 27-428(c). Regulations.**

- (1) **Additional regulations concerning the location, size, and other provisions for all buildings and structures in the R-R Zone are as provided for in Divisions 1 and 5 of this Part, the Regulations Tables (Division 4 of this Part), General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.**

**Comment:** Additional regulations referenced above have been reviewed as applicable and are discussed in this technical staff report.

Private schools are a permitted use in the Table of Uses in the R-R Zone. Their development is reviewed in accordance with Section 27-443.

### **Section 27-443(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.**

**Comment:** The school is located on a 24.56-acre property and has more than adequate acreage for the proposed enrollment of 303 students, per the Zoning Ordinance. There is no proposed enrollment increase in the subject detailed site plan.

- (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 property fronts Largo Road (MD 202). The section of Largo Road on which the property fronts is designated in the 2009 *Approved Subregion 6 Master Plan and Sectional Map Amendment* as a primary residential road within a 70-foot right-of-way. The paved area for this road is greater than 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, 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:** A 30,300-square-foot outdoor playground space is required for the 303 existing students. The existing, fenced, north playground area is 34,370 square feet in size and meets the above requirements.

- 8. **Preliminary Plan of Subdivision 4-09035:** The site plan correctly indicates that the property is known as Parcels A, 45, and 77, located on Tax Map 92 in Grid F-4, and is 24.56 acres. Parcel A was recorded in Plat Book WWW 57 @ 87 on September 8, 1965. Approximately 19,072 square feet (0.438 acre) of Parcel A, at the western portion along Largo Road, was conveyed to the State of Maryland by deed and was recorded in land records in Liber 4643 at Folio 278 on April 4, 1975. The conveyance was a legal conveyance pursuant to Section 24-107(c)(5) of the Subdivision Regulations. Based on our records, Parcels 45 and 77 are legal parcels created by deed prior to 1982. The applicant is revising the detailed site plan for the addition of a 17,878-square-foot multipurpose building and adding land, Parcels 45 and 77.

The property is currently in the process of re-subdividing under a new Preliminary Plan 4-09035. Preliminary Plan of Subdivision 4-09035 is re-subdividing only Parcel A for the addition of a 17,878-square-foot multipurpose building. The applicant originally submitted a preliminary plan of subdivision for 24.56 acres including Parcels A, 45, and 77. This case was discussed at the Subdivision Development Review Committee (SDRC) meeting on June 11, 2010 and the applicant was informed by the Prince George's County Department of Environmental Resources that Parcels 45 and 77 are in water Category 3 and sewer Category 5. The applicant is not proposing any development on Parcels 45 and 77. However, sewer Category 4 for Parcels 45 and 77 must be obtained before approval of a preliminary plan by the Planning Board. The applicant decided to remove Parcels 45 and 77 from the preliminary plan application. The revised Preliminary Plan, 4-09035, is 18.50 acres and only includes Parcel A. It is not inconsistent with the Zoning Ordinance and the Subdivision Regulations to have only Parcel A as part of the preliminary plan and Parcels 45 and 77 to be included with Parcel A in the detailed site plan. Any development of gross floor area on Parcels 45 and 77 may require a new preliminary plan.

The site will be subject to the conditions set forth in Preliminary Plan 4-09035.

- 9. **Prince George's County Landscape Manual:** Landscaping, screening, and buffering of development in the R-R Zone should be provided as set forth in the *Prince George's County Landscape Manual*. The site plan is subject to Section 4.2, Commercial and Industrial Landscaped Strip Requirements; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; and Section 4.7, Buffering Incompatible Uses of the Landscape Manual.
  - a. Section 4.3(c), Interior Planting, requires a certain percentage of the parking lot, according to the size of the lot, to be interior planting area and to be planted with one shade tree for each 300 square feet of interior landscaped area provided. The DSP has approximately 76,656 square feet of surface parking lot. A minimum eight percent of the parking lot, approximately 6,132 square feet, should be interior planting area. The applicant should provide two additional shade trees in the surface parking lot to fully comply with Section 4.3(c).

- b. Section 4.4, Screening Requirements, requires that all dumpsters and loading spaces be screened from all adjacent public roads. The applicant proposes to screen the loading spaces and dumpster pad, which will be highly visible from Largo Road, with a six-foot-high board-on-board fence. As proposed, the loading space and fencing protrude into the drive aisle and beyond the abutting curb and landscaped area. Staff recommends that the curb and landscaped area directly east of the loading space be extended to the full length of the loading space. Once the landscaped area is extended, additional vegetation should be provided in accordance with this Section along with other sections of the Landscape Manual.
- c. As the site is adjacent to single-family detached units, conformance with Section 4.7, Buffering Incompatible Uses, is required. A Type “C” bufferyard, which includes a 40-foot setback and a 30-foot-wide landscaped yard, is required where the private school use abuts the adjacent single-family detached properties; and a Type “B” bufferyard, which includes a 30-foot setback and a 20-foot-wide landscape yard, is required where the unlighted ball fields abut the adjacent single-family detached properties. In most of the required bufferyard, existing woodland is present. Additional vegetation is required along the southern property line per Section 4.7 of the Landscape Manual. The applicant is proposing to plant a combination of Thornless Honeylocust and Pin Oak to meet the bufferyard requirement along the southern property line.
- d. The applicant has requested alternative compliance from Sections 4.2(a) and 4.3(a) to allow the required plant material to be located outside of the required landscaped strips.

The subject site is bordered by one public right-of-way (Largo Road). The landscape plan does not provide a continuous ten-foot-wide landscape strip along Largo Road in accordance with Section 4.2 of the Landscape Manual. The applicant has requested alternative compliance to Section 4.2 along the western property line due to existing site conditions, including an existing drive aisle and concrete walkway which leaves no vegetative area between the property line and the paved right-of-way.

Additionally, Section 4.3(a), Parking Lot Landscape Strip, requires a landscape strip in any zone when a parking lot is adjacent to a public right-of-way. There are a few limited areas in the DSP where Section 4.3(a) applies. The applicant’s proposal includes an alternative compliance request to Section 4.3(a) along the western property line due to the presence of existing paving.

The Alternative Compliance Committee finds that the proposed relocation of the required plant material will result in a buffer that is equal or better than normal compliance with the *Prince George’s County Landscape Manual*. The findings of the Alternative Compliance Committee are as follows:

Alternative Compliance is requested from Section 4.2(a), Commercial and Industrial Landscape Strip, and Section 4.3(a), Parking Lot Landscaped Strip, along Largo Road (MD 202).

#### **Location**

The subject site is located on the east side of Largo Road (MD 202), approximately 1600 feet north of its intersection with Old Marlboro Pike (MD 725).

**Background**

The proposed plan is for the addition of a 17,878-square-foot gymnasium to the existing church/school campus. The subject property is 24.56 acres and is zoned R-R (Rural Residential). The site is bounded to the north by a single-family detached home, to the west by Largo Road, to the south by single-family detached homes, and to the east by vacant property in the R-R Zone.

The site is subject to Sections 4.2(a), Commercial and Industrial Landscaped Strip, 4.3(a), Parking Lot Landscaped Strip, and 4.7, Buffering Incompatible Uses, of the *Prince George's County Landscape Manual* because of the new construction. The applicant has filed this request for alternative compliance from Sections 4.2(a) and 4.3(a) to allow the required plant material to be located outside of the required landscaped strips.

REQUIRED: 4.2(a), Commercial and Industrial Landscaped Strip, along Largo Road (centered directly in front of the existing building).

|                          |          |
|--------------------------|----------|
| Length of frontage       | 204 feet |
| Width of landscape strip | 10 feet  |
| Shade trees              | 6        |
| Shrubs                   | 59       |

PROVIDED: 4.2(a), Commercial and Industrial Landscaped Strip, along Largo Road (centered directly in front of the existing building).

|                          |                            |
|--------------------------|----------------------------|
| Length of frontage       | 204 feet                   |
| Width of landscape strip | 0 feet                     |
| Shade trees              | 6 (in alternate location)  |
| Shrubs                   | 59 (in alternate location) |

REQUIRED: 4.3(a), Parking Lot Landscaped Strip, along Largo Road.

|                          |         |
|--------------------------|---------|
| Length of frontage       | 38 feet |
| Width of landscape strip | 10 feet |
| Shade trees              | 2       |
| Shrubs                   | 11      |

PROVIDED: 4.3(a), Parking Lot Landscaped Strip, along Largo Road.

|                          |                            |
|--------------------------|----------------------------|
| Length of frontage       | 38 feet                    |
| Width of landscape strip | 0 feet                     |
| Shade trees              | 2 (in alternate location)  |
| Shrubs                   | 11 (in alternate location) |

### **Justification of Recommendation**

An existing drive aisle is centrally located on the subject property immediately adjacent to Largo Road (MD 202) where landscaped strips are required per Sections 4.2(a) and 4.3(a) of the *Prince George's County Landscape Manual*. The applicant argues that removing the asphalt and reducing the drive aisle width to provide the required ten-foot landscape strip would negatively affect the current traffic circulation on the site and force vehicles back onto Largo Road in order to access parking lots on either side of the building. The applicant is proposing to relocate the plant material that would normally be required by Section 4.2(a) and 4.3(a) of the *Prince George's County Landscape Manual* to the 4.2(a) Landscaped Strip in the southern portion of the subject property, along Largo Road. In addition, the southern 4.2(a) Landscaped strip has been increased in width from ten feet to approximately 15 feet. A site investigation reveals that the existing plant material in that location is a mix of mature shade trees and understory growth. The landscape plan indicates the proposal to plant additional plant material within this woodland area. The Alternative Compliance Committee recommends that a portion of the proposed plantings be placed behind the existing plant material and that all existing invasive species be removed from this area.

The Alternative Compliance Committee finds that there is adequate space available for planting at least 50 percent of the required plant material in a green space located between the building and the existing drive aisle that is adjacent to Largo Road. Locating the plant material in this area will provide part of the required landscaping that is intended between the building and the right-of-way and will provide additional enhancement to the front of the building with shade, ornamental, and shrub plantings. A condition requiring the relocation of 50 percent of the proposed landscaping, for which alternative compliance has been requested, has been included as a recommended condition of approval.

The Alternative Compliance Committee finds the proposed relocation of the required plant material will result in a buffer that is equal or better than normal compliance with the Landscape Manual. The conditions of approval for AC-10019 are included in the recommendation section of this technical staff report.

10. **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. A revised Type II Tree Conservation Plan (TCPII/125/95-02) was submitted with this application. Type II Tree Conservation Plan TCPII/125/95-02 requires numerous technical revisions before conformance with the Woodland Conservation Ordinance can be fully determined; however, staff is recommending approval with conditions of the TCPII with the belief that, subsequent to revisions, conformance can be found. The applicant has agreed to comprehensively revise the TCPII prior to signature approval of the detailed site plan.
11. **Referral Comments:** The subject application was referred to concerned agencies and divisions. The referral comments are summarized as follows:
  - a. **Archeological Review**—In a memorandum dated June 8, 2010, the staff archeologist noted that a Phase I archeological survey would not be recommended on the subject property because a search of current and historic photographs, topographic and historic maps, and the locations of currently known archeological sites indicated that the probability of archeological sites within the subject property is low.

- b. **Community Planning South Division**—In comments dated July 6, 2010, the Community Planning South Division stated that the application is consistent with the 2002 *Prince George's County Approved General Plan Development Pattern* policies for the Developing Tier and conforms with the 2009 Subregion 6 master plan land use recommendations for institutional land use. The Community Planning Division also recommended that pervious surface for the rear parking lot be considered to mitigate the site's stormwater runoff.

**Comment:** Staff recommends that pervious paving be considered in the rear parking lot, as part of the applicant's stormwater management concept. This parking lot is at a lower point in the site and will be an important point of infiltration for storm water. Green techniques, such as pervious paving, can also serve as educational tools on a school campus, such as St. Mary's. However, as the above recommendation is not suggested or mandated by the master plan, it is not carried forward as a recommended condition of approval.

- c. **Transportation Planning Section**—In a memorandum dated July 11, 2010, the Transportation Planning Section provided a review of the detailed site plan application.

The property is currently improved with two buildings, both of which comprise the St. Mary's of the Assumption Elementary School. The applicant proposes the construction of a 17,878-square-foot, multipurpose, auxiliary building. While an expansion of the existing school is being sought, the applicant has stated, in a June 17, 2010 letter to staff, that there are no plans to increase the school's enrollment.

Regarding on-site circulation of traffic, the property will maintain the three current access points on Largo Road (MD 202). Of the three driveways, only the two most northern access points are functional. The access point to the south is merely a curb opening and may become operational in the future. All areas within the site appear to be accessible based on the proposed on-site drive aisles.

The property fronts on Largo Road where a dedication of 40 feet from centerline is being shown. The section of Largo Road on which the property fronts is designated in the *Approved Subregion 6 Master Plan and Sectional Map Amendment* as a primary residential road within a 70-foot right-of-way. The proposed dedication of 40 feet from centerline as shown on the plan is determined to be adequate.

The Transportation Planning Section concludes that the proposed site plan is deemed acceptable as required by Section 27-285 of the Zoning Ordinance, if it is approved.

- d. **Subdivision Section**—In a memorandum dated July 13, 2010, the Subdivision Section provided comment on the subject detailed site plan and the preliminary plan which is concurrently under review. See Finding 8 for a detailed discussion of the Preliminary plan of subdivision.
- e. **Trails**—In a memorandum dated June 22, 2010, the Transportation Planning Section provided additional comment with regard to trails. The subject property fronts Largo Road (MD 202). A sidewalk exists along the subject site's frontage of Largo Road. The posted speed limit is 35 miles per hour. There is a pedestrian warning beacon over MD 202 at the location of the exit drive from the school. There is no road crossing at this

location, but there is a stop bar for both northbound and southbound vehicle traffic prior to the warning beacon. The sidewalk on the frontage of Largo Road appears to be adequate for the proposed addition.

In terms of pedestrian and bicycle features, the detailed site plan does not conflict with Section 27-281 of the Zoning Ordinance. There are no master-planned trails that affect the subject property and there are no plans to extend sidewalks along MD 202 at this location. The internal sidewalk network is supportable as shown on the detailed site plan and the sidewalks appear to be adequate for the proposed use.

Largo Road is a master-planned bikeway, and it is shown on the maps contained in the 2008 *Approved Master Plan of Transportation* (MPOT). The State of Maryland has designated this road, at the subject property location, as a state bicycle route. The bikeway treatments along the road vary and narrow at the location of the subject property.

The Transportation Planning Section concludes that adequate bicycle and pedestrian transportation facilities exist to serve the proposal.

- f. **Permit Review Section**—In a memorandum dated June 1, 2010, the Permit Review Section made several comments requesting clarification of several plan elements. The Permit Review Section's comments have been addressed by revisions to the plans.
- g. **Environmental Planning Section**—In a memorandum dated July 15, 2010, the Environmental Planning Section provided a detailed review of the subject site.
  - There are no regulated streams, wetlands, or 100-year floodplain on the property. There is a large swale located in the western half of the property that contains an isolated stream system. As verified on the approved natural resources inventory (NRI), the isolated stream is not regulated by either the U.S. Army Corps of Engineers or the Maryland Department of the Environment. The site eventually drains into the Patuxent River watershed.
  - According to the Prince George's County Soil Survey, the principal soils found to occur on this site are in the Westphalia and Ochlochonee series. Marlboro clays are found to occur on the southeastern portion of the property.
  - According to information obtained from the Maryland Department of Natural Resources, Natural Heritage Program, there are records of the endangered stripeback darter (*Percina notogramma*), glassy darter (*Etheostoma vitreum*), and the American brook lamprey (*Lampera appendix*), state-listed threatened species, occurring in nearby Collington Branch.
  - No designated scenic or historic roads are affected by this development. The property is located adjacent to existing MD 202 and the master-planned right-of-way of relocated MD 202. The roadways are considered noise generators. The proposal is not expected to be a noise generator.

- As discussed in Finding 9, this property is subject to the requirements of the Prince George’s County Woodland Conservation Ordinance because the site has a previously approved tree conservation plan. A revised Type II Tree Conservation Plan (TCPII/125/95-02) was submitted with this application. Previously provided comments on the first submission were not addressed when the revised plans were submitted for final review. This has resulted in the need for multiple recommended conditions of approval.
- h. **Fire/EMS Department**—The Prince George’s County Fire/EMS Department provided general comment related to the review of DSP-01052-02.
- i. **Department of Public Works and Transportation (DPW&T)**—In a memorandum dated June 10, 2010, DPW&T offered the following:
- This project does not impact any county-maintained roadways.
  - The development is consistent with approved Stormwater Management Concept Plan 11983-2010 dated May 13, 2010.
  - The master plan alignment of relocated Largo Road (MD 202) is located on the eastern property line. Coordination between The Maryland-National Capital Park and Planning Commission, the Maryland State Highway Administration (SHA), and DPW&T is required. Rights-of-way reservation, dedication, and/or construction in accordance with SHA specifications and standards may be required.
  - The site is in the vicinity of Marlboro clay. Provide a geotechnical report at the time of technical plan review.
- j. **Washington Suburban Sanitary Commission (WSSC)**—WSSC provided written comment at the June 11, 2010, Subdivision Development Review Committee Meeting as follows:
- The site is currently being served by an existing and active water house connection.
  - Show and label the existing water and sewer mains in Largo Road with WSSC contract numbers and sizes.
  - Show the existing and proposed water house connection(s) on the plan.
11. As required by Section 27-285(b) of the Zoning Ordinance, the detailed site plan 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.

## 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-01052-02, Alternative Compliance AC-10019, and Type II Tree Conservation Plan TCPH/125/95-02 for Saint Mary's of the Assumption Church, subject to the following conditions:

1. Prior to signature approval of the detailed site plan, the following information shall be provided, notes added, or revisions made:
  - a. Revise the detailed site plan to add the day care use.
  - b. Provide a parking schedule for the additional day care use.
  - c. Provide an open space schedule for the additional day care use in conformance with Section 27-445.03 of the Zoning Ordinance.
  - d. Provide existing and proposed lot coverage. The proposed lot coverage shall be in conformance with what is permitted in the R-R Zone.
  - e. Revise the general notes to include a floodplain note.
  - f. Correct General Note 22 which states that the property is within the Chesapeake Bay Critical Area.
  - g. Label or include in the legend the area in the northwestern portion of the site.
  - h. Label or include in the legend the dash line to the north of the prayer garden.
  - i. Label the ten-foot public utility easement along Largo Road.
  - j. Include contour lines on the plans and 30-scale details.
  - k. Show the boundaries of the wood chip play area southwest of the proposed addition.
  - l. The stormwater management concept approval letter and detail sheet(s) shall be submitted.
  - m. Show and label the existing water and sewer mains in Largo Road with WSSC contract numbers and sizes.
  - n. Show the existing and proposed water house connection(s) on the plan.
  - o. Provide two additional shade trees in the surface parking lot, for a total of 22 shade trees, to fully comply with Section 4.3(c) of the *Prince George's County Landscape Manual*.
  - p. Extend the curb and landscaped area directly east of the loading space to the full length of the loading space. Once the landscaped area is extended, additional vegetation shall be provided in accordance with the requirements of the *Prince George's County Landscape Manual*.

- q. Provide a quality fence and double-swing gate that gives the appearance of wrought iron as an enclosure for the southeast parking lot.
  - r. Relocate the existing entry sign so that it is not within ten feet of the public right-of-way for Largo Road (MD 202), unless a departure from sign design standards is granted.
  - s. Revise the DSP to show the proposed pedestrian routes from the academic buildings to the proposed athletic fields. Once the preferred pedestrian routes are established, additional grading, resurfacing, signage, or drive aisle striping may be required.
2. Prior to signature approval of the detailed site plan, the following information shall be provided, notes added, or revisions made to the landscape plan:
- a. Relocate at least 50 percent of the required plant material, for Section 4.2(a) central area and for Section 4.3(a), to the front yard area between the existing building and the drive aisle adjacent to Largo Road (MD 202). The required trees or shrubs may be substituted with ornamental trees and/or an equivalent plant unit count. Existing trees which meet the planting standards outlined in the *Prince George's County Landscape Manual* may be credited toward the required plant material.
  - b. Revise the landscape plan to include the existing and proposed topography.
  - c. Provide two or more alternative shrubs to replace at least 50 percent of the proposed Juniper species shown on the plan to create a more diverse mix of plantings.
  - d. Any invasive species shall be removed from the planting list and substituted with a native species.
  - e. Relocate the proposed plant material along the Section 4.2(a) Landscape Strip (southern area) behind any existing plant material that is to be saved.
3. Prior to certificate approval of the DSP, the DSP and the TCPII shall be reviewed for conformance with the approved NRI, and the DSP and TCPII shall show all of the required information correctly.
4. Prior to certification of the detailed site plan, the DSP and TCPII shall be revised as follows:
- a. Change the line type for the existing features on-site to a thin dashed line. The industry standard is dashed lines for existing features and solid lines for proposed.
  - b. Show the recorded mitigation easement information, as shown on the approved TCPII/125/95, on the plan. Include the liber and folio of the recorded easement, the total area of the easement, and the benefitting property name and TCPII number.
  - c. Label Parcel 45 and Parcel 77 as "Phase 2," and distinguish this area from Phase 1 with the use of a lighter line type.
  - d. Provide a phased worksheet to include the calculations for Parcel A in the Phase 1 portion of the worksheet and calculations for Parcel 45 and Parcel 77 in the Phase 2 portion of the worksheet. Remove the shading from the worksheet so that all numbers are legible.

- e. Add the following note under the worksheet:

“8.90 acres of the woodland retained not part of requirements shown on this worksheet are for an off-site mitigation easement previously recorded in the Land Records of Prince George’s County under Liber 10451 at Folio 104 to satisfy the woodland conservation requirements for Woodview Village (TCP/II/74/95).”
- f. Show all associated grading for the unlighted soccer fields proposed for Phase 2.
- g. Revise the limit of disturbance to clearly delineate the area being disturbed. The limit of disturbance must include all areas of proposed utility connections. Any disturbed area must show the reason for the disturbance or provide a label to describe why it is being disturbed.
- h. Clearly label all proposed uses both for Phase 1 and Phase 2 on the plan.
- i. Remove woodland preservation from all storm drain and sanitary sewer easements shown on the plan.
- j. Revise the general notes to include separate area calculations for Phase 1 and Phase 2, and state the proposed uses for both phases.
- k. Revise the plan to address any remaining requirements of the Woodland Conservation Ordinance.
- l. Have the revised plan signed and dated by the qualified professional who prepared it.