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DETAILED SITE PLAN

DSP-01057

Application	General Data
Project Name ANTIOCH BAPTIST CHURCH (ADDITION)	Date Accepted 12/28/2001
	Planning Board Action Limit 03/14/2002
	ZHE Hearing Date N/A
Location SOUTH SIDE OF OLD MARLBORO PIKE AT THE INTERSECTION WITH RITCHIE-MARLBORO ROAD	Plan Acreage 3.9
	Zone R-R
	Dwelling Units N/A
Applicant/Address ANTIOCH BAPTIST CHURCH OF UPPER MARLBORO 13205 OLD MARLBORO PIKE UPPER MARLBORO, MD 20772-2861	Square Footage N/A
	Planning Area 79
	Council District 09
	Municipality N/A
	200-Scale Base Map 207SE11

Purpose of Application	Notice Dates
ADDITION OF A CHILDREN'S DAY CARE CENTER TO CHURCH LOCATION	Adjoining Property Owners 12/19/01 (CB-15-1998)
	Previous Parties of Record 2/4/02 (CB-13-1997)
	Sign(s) Posted on Site 2/13/02
	Variance(s): Adjoining Property Owners N/A

Staff Recommendation			Staff Reviewer: WAGNER, GARY
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
X			

February 19, 2002

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Gary Wagner, Planner Coordinator

SUBJECT: Detailed Site Plan, SP-01057
Antioch Baptist Church Day Care

The Urban Design staff has reviewed the Detailed Site Plan for a day care facility in a church. Based on that review and the findings of this report, the Development Review Division recommends APPROVAL of the day care facility.

EVALUATION CRITERIA

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

1. Conformance with the Zoning Ordinance and *Landscape Manual* for a day care center in the R-R Zone.
2. Conformance with the site design guidelines as outlined in Part 3, Division 9, Subdivision 3, of the Prince George's County Zoning Ordinance.
3. Referrals.

FINDINGS

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

1. The Detailed Site Plan, SP-01057, is for a day care facility within a new addition to the Antioch Baptist Church located at 13205 Old Marlboro Pike, at the intersection of Old Marlboro Pike and Ritchie Marlboro Road. The site development data is as follows:

Zone	R-R Zone
Area	3.9 acres
Proposed Use	Day Care
Proposed Enrollment	80 children
Playground area required (minimum)	3,000 square feet
Playground area provided	3,200 square feet

Parking required	
Day Care (1 space per 8 children)	10 spaces
Church (300 seats)	75 spaces
Parking required (for all uses)	85 spaces
Parking provided (for all uses)	94 spaces
Handicapped spaces required	3 spaces
Handicapped spaces provided	2 spaces (13' x 19")
	1 van space
Loading required/provided	1 space

3. The Detailed Site Plan is in conformance with the requirements of Section 27-445.03, day care center for children. The day care center has an adequately sized playground that is enclosed with a four-foot-high, vinyl-coated, chain-link fence. Three shade trees are provided to shade the playground in the warmer months. The playground is located to the rear of the proposed building addition and has direct access to the building without crossing any vehicular drive aisles.

The submitted plans indicate at this time that no play equipment is going to be installed. If in the future the applicant should install play equipment, they should be required to install the equipment in accordance with the Consumer Product Safety Commission's Handbook for Public Playground Safety, which dictates that the fall zone shall be covered with the appropriate resilient surface around any play equipment. This fall zone varies depending on the equipment, but is generally six feet wide and follows the contours of the piece of play equipment. No piece of equipment may intrude into another piece of equipment's fall zone. The applicant should provide the proper fall zones and resilient surface material as recommended by the Consumer Product Safety Commission's Handbook for Public Playground Safety (pub. #325).

4. The Detailed Site Plan is in conformance with all applicable requirements of the *Landscape Manual*.
5. In a memorandum dated February 11, 2002 (Markovich to Wagner), the Environmental Planning Section offered the following comments:

This site was previously reviewed by the Environmental Planning Section in conjunction with the approvals of a Preliminary Plan of Subdivision (4-01072) and a Type I Tree Conservation Plan (TCPI/31/01).

Site Description

The 3.94-acre site is located on the southeast corner of Old Marlboro Pike and Ritchie Road. A review of the information available indicates that streams and 100-year floodplain are found to occur on the subject property. No areas of severe slopes or steep slopes with highly erodible soils are found to occur on the subject property. The property is located north of MD 4, which is a noise generator. The soils found to occur according to the Prince George's County Soil Survey are Bibb silt loam and Westphalia fine sandy loam, which have limitations with respect to seasonally high water tables and periodic flooding. No Marlboro

clays are found to occur in the vicinity of the property. The sewer and water service categories are S-4 and W-4 respectively. According to information obtained from the Maryland Department of Natural Resources Natural Heritage Program publication titled ■Ecologically Significant Areas in Anne Arundel and Prince George's Counties, December 1997, there are no rare, threatened, or endangered species found to occur in the vicinity of this property. There are no scenic or historic roads in the vicinity of this parcel. This property is located in the Western Branch subwatershed of the Patuxent River watershed. The property is located in the Developing Tier as reflected in the adopted Biennial Growth Policy Plan.

Environmental Review

- a. A Forest Stand Delineation (FSD) was previously reviewed and approved in conjunction with the approval of TCPI/31/01.

Discussion: The FSD remains valid and no further information is required.

- b. This property is subject to the requirements of the Prince George's County Woodland Conservation and Tree Preservation Ordinance because there is a previously approved Type I Tree Conservation Plan (TCPI/31/01) for the property. The submitted Type II Tree Conservation Plan (TCPII/11/02) has been reviewed and was found to address the requirements of the Prince George's County Woodland Conservation Ordinance. This property in the R-R Zone has a 20 percent Woodland Conservation Threshold (WCT) or 0.43 acre. Because the area of existing woodland is less than the WCT and less than the Afforestation Threshold, the base requirement for the property is 15 percent or 0.32 acre. There is no replacement required because no woodlands are being cleared. The 0.32-acre requirement is being satisfied by 0.09 acre of on-site preservation and 0.32 acre of on-site afforestation. TCPII/11/02 is recommended for approval.

Discussion: No additional information is necessary.

- c. This property is located at the intersection of Old Marlboro Pike and Ritchie Road. These roadways are not considered noise generators. However, MD 4, located approximately 500 feet south of the property, is a noise generator. Because one of the proposed uses on the site is a day care center, the issue of noise impacts should be evaluated. The location of the proposed use is a considerable distance from Route 4, the noise generator. In addition, the church property is lower in elevation than the noise generator. As such, the noise impacts on the site are projected to be below the state minimum standard.

Discussion: No additional information is necessary.

6. The Community Planning Division in a memorandum dated January 4, 2002 (Baxter to Wagner), stated that the Detailed Site Plan is consistent with the 1984 *Approved Master Plan for Subregion VI* which recommends public/quasi-public use for the property.

7. The Detailed Site Plan is in conformance with Preliminary Plan 4-01072 and applicable conditions of approval.
8. The Transportation Planning Section in a memorandum dated January 25, 2002 (Mokhtari to Wagner), offered the following comments:

The Preliminary Plan of Subdivision, 4-01072, for the subject site was approved by the Prince George's County Planning Board in November 2001. Because the Preliminary Plan was also for an expansion of approximately 8,900 square feet of additional space, the proposed application will have no additional impact on traffic operations at the signalized intersection of Richie Marlboro Road and Marlboro Pike.

This intersection is not programmed for improvement with 100 percent construction funding within the next six years in the current Maryland Department of Transportation Consolidated Transportation Program or the Prince George's County Capital Improvement Program. But, as part of the analysis done for the adequacy determination for the approved Preliminary Plan of Subdivision (4-01072), transportation staff concluded that this intersection is operating at an acceptable level of service and will continue to operate at an acceptable level of service with the additional trips generated by the subject site. The internal circulation and parking layout within the submitted Detailed Site Plan are acceptable.

9. The Department of Parks and Recreation has indicated in a memorandum dated January 22, 2002 (Binns to Wagner), that there is no impact to existing or future parkland.
10. The Detailed Site Plan represents a reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the proposed development for its intended use.

RECOMMENDATION

Based upon the foregoing analysis the Urban Design staff recommends that the Planning Board adopt the findings of the report and APPROVE DSP-01057 and TCPII/11/02 for Antioch Baptist Church Day Care.