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DETAILED SITE PLAN

DSP-02021

Application	General Data
Project Name The Mitchellville School Location NORTH SIDE OF MITCHELLVILLE ROAD APPROXIMATELY 3/4 OF A MILE WEST OF CRAIN HIGHWAY Applicant/Address PASTOR DAVID P. SMOCK 1925 MITCHELLVILLE ROAD BOWIE, MD 20716	Date Accepted 04/12/2002
	Planning Board Action Limit 06/21/2002
	Plan Acreage 6.14
	Zone R-R
	Dwelling Units NA
	Square Footage NA
	Planning Area 74B
	Council District 04
	Municipality NA
	200-Scale Base Map 203NE14

Purpose of Application	Notice Dates
ADDITION OF A PRIVATE SCHOOL TO THE EXISTING CHURCH	Adjoining Property Owners 04/16/02 (CB-15-1998)
	Previous Parties of Record NA (CB-13-1997)
	Sign(s) Posted on Site 05/17/02
	Variance(s): Adjoining NA Property Owners

Staff Recommendation			Staff Reviewer: SRINIVAS, LAXMI
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

May 29, 2002

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Laxmi Srinivas, Senior Planner

SUBJECT: Detailed Site Plan DSP-02021
The Mitchellville School

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 27-428 regarding the R-R (Rural Residential) Zone
 - Section 27-441 governing permitted uses in the R-R 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 DSP-02021 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 in residential zones.
2. The subject site is located on the north side of Mitchellville Road and south of Ayrwood Lane. There is an existing 7,950 square foot church building on the site. The pastor's house is located on the eastern portion of the property. The adjacent properties on the east and west sides of the subject property have residential uses. The subject 6.14-acre property consists of Lots 5, 6, 7, 8, 12 and 13.
3. Special Exception SE-2609 was approved for a private educational institution on July 26, 1972. The subject property was previously used as a church and a day care center. However,

it is currently used as a church only. The church has a membership of 80 persons. The applicant is proposing a private school within the existing church building for Grades K through 3 for 35 students. The next phase will increase the enrollment to a total of 65 students. The existing play area on the northern side of the property will be used for the Phase A (35 students) and a play area is proposed on the west side of the existing building and parking for the Phase B enrollment (30 students). Access to the property is through a 24-foot-wide driveway along Mitchellville Road. A bioretention facility is proposed on the east side of the existing play area.

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 6.14 acres in size and the total proposed enrollment is 65 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 Mitchellville Road which has an ultimate right-of-way of 80 feet. The road has a paved surface with a minimum width of 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 Phase A (35 students) is 3,500 square feet. and for Phase B (30 students) is 3,000 square feet. The proposed play area for Phase A is 3,683 square feet and the proposed play area for Phase B is 3,900 square feet. The play areas will be set back 30 feet from the adjacent properties and will be set back more than 30 feet from any adjacent dwelling. Access to the play area is from a concrete walkway on the west side of the existing building. The applicant is proposing a three-foot-high chain-link fence for the play areas.

5. The proposal is not subject to the requirements of the *Landscape Manual* because the proposed use will not change the intensity of the existing use. The *Landscape Manual* designates the church as a medium-intensity use and a private school is also designated as a medium-intensity use. Although the proposal is exempt from the requirements of the *Landscape Manual*, there is very little landscaping along the proposed parking lot and along the eastern property line. The parking area and the play area are not completely screened

from the adjacent properties. Therefore, staff is recommending some landscaping along these property lines. A condition of approval has been added to require a row of evergreen trees along the property lines (one evergreen tree for every 10 feet along the eastern and western side of the proposed parking lot and one evergreen tree for every 35 feet along the eastern property line on Lot 5). A condition of approval has also been added to require screening of trash dumpsters and storage areas according to the requirements of Section 4.4 (Screening Requirements) of the *Landscape Manual*.

There are two existing signs on the property. An institutional use may have only one sign per street in accordance with Section 27-617 (a) (4) of the Zoning Ordinance. A condition of approval has been added to remove one of the signs to comply with the requirements of the Zoning Ordinance.

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

PARKING SPACES	REQUIRED	PROPOSED
For 65 students below 10 th grade	1 for 6 students (11)	6
Existing church with 80 seats	1 space per 4 seats (20)	20
Pastor's house	2 per residence (2)	
Total parking spaces required	33	52
LOADING SPACES		
One for institutions exceeding 10,000 sq.ft. and below 100,000 sq.ft. (for 19,000 sq.ft.)	0	0

7. The Permits Review Section (Ferrante to Srinivas, May 10, 2002) has requested minor changes to the site/grading and landscape plans. A condition of approval has been added to require the changes.
8. The Subdivision Section (Chellis to Srinivas, May 10, 2002) has stated that bearings and distances for all property lines must be provided. A condition of approval has been added to require the same. The proposal is exempt from Preliminary Plan of Subdivision requirements.
9. The Community Planning Division (D'Ambrosi to Srinivas, May 6, 2002) has stated that there are no master plan issues raised by this application.
10. The Environmental Planning Section (Stasz to Srinivas, May 8, 2002) has stated that the proposal is exempt from the requirements of the Woodland Conservation Ordinance. Although the site is more than 40,000 square feet in size, it contains less than 10,000 square feet of woodland.

11. The Department of Environmental Resources (De Guzman to Srinivas, May 10, 2002) has stated that the proposal is consistent with the stormwater management concept approval #7987-2002.
12. The Transportation Planning Section (Masog to Srinivas, April 19, 2002) has stated that the site plan is acceptable.
13. The City of Bowie (Robinson to Hewlett, May 23, 2002) has requested minor changes to the site/grading and landscape plans regarding parking, landscaping and signage. Conditions of approval have been added to require the same.
14. With the proposed conditions, Detailed Site Plan DSP-02021 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 DSP-02021 subject to the following conditions:

1. Prior to certificate approval the applicant shall revise the site/grading and landscape plans to show the following:
 - a. three parking spaces for the physically handicapped and one of the parking spaces for the physically handicapped converted to a van accessible space with a minimum eight-foot-wide parking space with an adjacent eight-foot access aisle
 - b. bearings and distances for the entire church property and bearings and distances for all lots
 - c. sizes and types of parking spaces provided
 - d. setbacks, height and square footage for the existing signage
 - e. the wooden identification sign removed for compliance with Section 27-617 (a)(4) of the Zoning Ordinance
 - f. a row of evergreen trees (one evergreen tree for every 35 linear feet of property line) along the eastern property line and one evergreen tree for every 10 linear feet along the eastern and western sides of the parking lot
 - g. height of the existing buildings
 - h. landscaping to meet the requirements of Section 4.4 of the *Landscape Manual*

- i. two shade trees with 2.5- to 3-inch caliper and 12 to 14 feet in height on the south side of the play area for Phase B
- j. details regarding the compact parking space removed
- k. notes stating that all handicapped parking spaces shall be painted blue in their entirety in addition to the standard pavement-painted symbol
- l. depressed ramps at all locations where the sidewalk system intersects parking areas or an alternate accessible route to the building entrance