



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm

Detailed Site Plan

DSP-02041

Application	General Data
Project Name WASHINGTON CLASSICAL CHRISTIAN SCHOOL Location END OF CULBERA DRIVE, WEST OF 19 TH AVENUE AND EAST OF WHEELER HILLS ROAD Applicant/Address WASHINGTON CLASSICAL CHRISTIAN SCHOOL 2200 CULBERA DRIVE TEMPLE HILLS, MD 20748	Date Accepted 9/30/02
	Planning Board Action Limit 12/10/02
	Plan Acreage 8.48
	Zone R-55
	Dwelling Units NA
	Square Footage 11,264
	Planning Area 76A
	Council District 07
	Municipality NA
	200-Scale Base Map 206SE02

Purpose of Application	Notice Dates
ADDITION OF A PRIVATE SCHOOL AS AN ACCESSORY USE TO THE CHURCH	Adjoining Property Owners 09/23/02 (CB-15-1998)
	Previous Parties of Record N/A (CB-13-1997)
	Sign(s) Posted on Site 11/15/02
	Variance(s): Adjoining N/A Property Owners

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

July 30, 2009

TO: The Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Elizabeth Whitmore, Senior Planner

SUBJECT: Detailed Site Plan DSP-02041
Washington Classical Christian School

The Urban Design Section has reviewed the Detailed Site Plan for the Washington Classical Christian School. Based on that review and the findings in this report, the Development Review Division recommends APPROVAL with conditions as stated in the Recommendation section of this report.

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 private school in the R-55 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 upon the evaluation and analysis of the subject application, the Urban Design staff recommends the following findings:

1. The detailed site plan is proposing a private school for 36 students. The site is located 200 feet south of 19th Avenue and 2000 feet west of the intersection of Iverson Drive and 19th Avenue at the terminus of Culbera Drive. The site consists of 8.48 acres in the R-55 Zone. The Washington Classical Christian School will be an accessory use to the existing church, The Washington Christian Center.
2.

Site Development Data	Existing	Proposed
Zones	R-55	R-55
Acreage	8.48	8.48

Lots	N/A	N/A
Parcels	N/A	N/A
Square Footage (GFA)	11,264	11,264
Use(s)	Church	Church and Private School

Other Development Data

*Enrollment 36 children (grades K-6)

Parking (required)	90 spaces
Church (1 space per 4 seats)	85 spaces
Private School (1 space per 8 seats)	5 spaces

Parking (provided)	90 spaces
Church (1 space per 4 seats)	85 spaces
Private School (1 space per 4 seats)	5 spaces

59 Standard Spaces

27 Compact Spaces

4 Handicapped Spaces

Loading space (required)	1 space
Loading space (provided)	1 space

Play area (required)	3,600 square feet
(100 square feet per child)	

Play area (provided)	3,680 square feet
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*The notes on the plan indicate an enrollment for 40 children, while the play area calculations are for 36 children. Staff spoke to the applicant on November 7, 2002; the applicant told staff that the proposed enrollment is for 36 children in grades K-6.

3. The subject application is not proposing an increase in gross floor area (GFA) and the proposed private school is deemed an accessory use to the existing church. It should also be noted that the proposed private school is within the same use category as the existing church. Therefore, the subject site is exempt for the requirements of the *Landscape Manual*.
4. The Transportation Planning Section and the State Highway Administration have found the site plan acceptable as submitted.
5. There are no master plan issues raised with this application.
6. The Permit Review Section had numerous comments that have been addressed in the Recommendation section of this report.
7. The Redevelopment Authority provided no comment pertaining to the subject application.
8. The subject application has an approved Stormwater Management Concept approval (No. 928028440).
9. The Environmental Planning Section, in a memorandum dated November 4, 2002 (Metzger to Whitmore), offered the following comments:

“...The site is characterized with terrain sloping toward the southeast portion of the property and drains into unnamed tributaries of Oxon Run Watershed of the Potomac River basin. The site plan as submitted is without topographic contours. The predominant soil types on the site are Beltsville and Howell. These soil series generally exhibit moderate to severe limitations to development due to perched and high water table, poor and impeded drainage, high shrink-swell potential, and steep slopes. Based on information obtained from the Maryland Department of Natural Resources Natural Heritage Program publication entitled, ‘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 site. According to the sewer service and water service maps produced by DER, the property is in categories S-3 and W-3. There are no floodplains, streams, Waters of the U.S., or wetlands associated with the site. There are no Marlboro clays or scenic or historic roads located on or adjacent to the subject property. The subject property is located some distance away from any noise generators. This property is located in the Developed Tier as delineated on the adopted General Plan.

“This property is subject to the provisions of the Woodland Conservation Ordinance because it is more than 40,000 square feet in size, contains more than 10,000 square feet of woodland, and a tree conservation plan was previously approved for the property (TCPII/1/93 dated January 1, 1993). The minimum woodland requirement for the site is 0.85 acre of the net tract. The submittal was found to be in compliance with the requirements of the Woodland Conservation Ordinance and the approved Type II Tree Conservation Plan, TCPII/1/93.

“No Stormwater Management Concept Approval Letter was submitted with this plan...”

Comment: The subject application has an approved Stormwater Management Concept Approval (Finding #8); however, the SWM approval letter was not included in the submission. Condition 1.r in the Recommendation section of this report addresses this concern.

10. The Subdivision Section, in a memorandum dated October 9, 2002 (DelBalzo to Whitmore), offered the following comments:

“With no additional development, the proposal is exempt from subdivision. However, the notes indicate 5,000 plus square feet of additional development. This note needs to be removed from the Detailed Site Plan. Also, the applicant must demonstrate how the southern portion of the site change from the record plat (attachment A).”

Condition 1.p in the Recommendation section of this report addresses this concern.

11. At the time of the writing of the staff report, the Washington Metropolitan Area Transit Authority (WMATA) had not responded to the referral request.
12. The plan will, if revised in accordance with the conditions of approval, 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 analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE DSP-02041 and TCPII/1/93, Washington Classical Christian School, subject to the following conditions:

1. Prior to signature approval, the following revisions shall be made or information supplied:
 - a. The building height shall be added to the plan.
 - b. A ramp or a depressed curb for parking spaces for the physically handicapped shall be labeled on the site plan.
 - c. The compact parking spaces shall be clearly identified on the site plan.
 - d. The surface of the parking lot shall be identified on the plan.
 - e. The 12-foot by 33-foot loading space shall be labeled on the site plan.
 - f. The dimensions of the driveway aisles shall be provided on the site plan.
 - g. Existing sidewalks and curb and gutter shall be labeled on the site plan.
 - h. The parking schedule shall be revised to calculate one parking space for every six students below 10th grade.
 - i. The parking schedule shall clearly indicate the total number of parking spaces required for both uses on the property.
 - j. A typical parking space dimension shall be provided on the site plan for each type of parking space provided.
 - k. All adjacent uses and zones shall be provided on the site plan.
 - l. The width of the gate accessing the site shall be provided.
 - m. The total floor area of the proposed private school shall be provided on the site plan.
 - n. The parking schedule shall be revised to include an enrollment of 36 students.
 - o. The location of all adjoining dwellings shall be provided on the site plan.
 - p. The applicant shall demonstrate to the Subdivision Section how the submitted Detailed Site Plan changed from record plat 111@12. If no evidence of a legal modification of the lot lines can be produced, the Detailed Site Plan shall be revised to match the record plat.
 - q. The note indicating a 5,000 plus square foot addition shall be removed from the plan.
 - r. The applicant shall provide a copy of the Stormwater Management Concept Approval letter (#928028440); this letter shall be incorporated into the file.