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DETAILED SITE PLAN

DSP-02044

Application	General Data
Project Name St. Matthias the Apostle Catholic Church and the School of St. Matthias the Apostle Location Located on the south side of Annapolis Road (MD 450), approximately 1.3 miles west of the intersection with Martin Luther King Highway (MD 704). Specifically, the site is located south of the intersection of Seabrook Road and Annapolis Road. Applicant/Address The School of St. Matthias the Apostle 9475 Annapolis Road Lanham, MD 20706	Date Accepted 08/21/2002
	Planning Board Action Limit Waived
	Plan Acreage 10.87
	Zone R-55 & I-1
	Dwelling Units NA
	Square Footage 51,570
	Planning Area 70
	Council District 5
	Municipality NA
	200-Scale Base Map 207NE8

Purpose of Application	Notice Dates
Detailed Site Plan review request to add a day care center for children and to validate an existing private school	Adjoining Property Owners 08/20/2002 (CB-15-1998)
	Previous Parties of Record NA (CB-13-1997)
	Sign(s) Posted on Site 09/20/2002
	Variance(s): Adjoining Property Owners NA

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

July 30, 2009

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-02044, St. Matthias the Apostle Catholic Church and the School of St. Matthias the Apostle

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

The detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the Zoning Ordinance in the R-55 Zone and the I-1 Zone and the additional requirements for a Day Care Center for Children and a Private School.
- 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 application, the Urban Design staff recommends the following findings:

1. **Request:** The subject application is to validate the existing private school and to add a day care center for children within the existing structure in the R-55 and I-1 Zones.

The original use and occupancy permit acquired by the private school in the early 1960s was issued in error because the use was permitted only as a special exception. Current regulations require detailed site plan approval for private school. In addition, the existing private school is adding a preschool program with before and after care for children. The preschool program falls into the category of a day care center for children by the definition in the current *Zoning Ordinance* due to the age range of the prospective children. The *Zoning Ordinance* also requires detailed site plan

approval for the proposed day care center for children.

2. Development Data Summary:

	EXISTING	PROPOSED
Zone(s)	R-55 and I-1	R-55 and I-1
Use(s)	Church and Private School	(Additional) Day Care for Children
Acreage	10.87	10.87
Of which R-55 zoned	10.34	10.34
I-1 zoned	0.54	0.54
Square Footage/GFA	51,570	51,570
Church seating capacity	400 seats	400 seats
Private School enrollment	320 students	320 students
Day care Center enrollment	N/A	48 children

OTHER DEVELOPMENT DATA

	REQUIRED	PROPOSED
Total Parking Spaces	165	165
Church	100	100
Residents	2	2
Convent	3	3
Private school	54	54
Day care center	6	6
Handicapped spaces (Van) (16'x20')	2	2
Handicapped spaces (Car) (13'x20')	6	6
Standard spaces (90°) (10'x20')	N/A	84
Standard spaces (45°) (10'x20')	N/A	73
Total Loading Spaces (15'x25')*	1	1
Total Outdoor Play Area Acreage	35,600	37,925
Private School	32,000	33,800
Day Care Center	3,600	4,125

*Size of loading space based on DER 1970 standards.

3. **Location:** The subject site is in Planning Area 70, Council District 5. It is located on the south side of Annapolis Road (MD 450), approximately 1.3 miles west of its intersection with Martin Luther King, Jr., Highway. Specifically, the site is located south of the intersection of Seabrook Road and Annapolis Road.
4. **Surroundings and Use:** The subject property is bounded to the north by Annapolis Road (MD 450).

To the west of the property are single-family detached houses in the R-55 Zone; to the south of the property is Thomas Johnson Middle/High School in the R-55 Zone; and to the east of the subject site are properties in the I-1 Zone.

5. **Previous Approvals:** The subject site was recorded on Final Plat WWW 40@20. The church and school buildings were constructed in 1962. The convent was constructed in 1972. The site has an approved stormwater management concept plan (# 31704-2002-00). No other previous approvals have been recorded.
6. **Design Features:** The subject detailed site plan application proposes the addition of a day care center for children and to validate the existing private school. The proposed day care center is only for children that attend the private school. The center will provide before and after school care for the children. The day care center will operate from 7:00 to 8:00 a.m. before school and from 2:45 to 6:00 p.m. after school. No building modifications or building additions are proposed with the application. The plan allocates approximately 4,125 square feet of outdoor play area, enclosed with four-foot-high wood picket fence, to be used by the day care children.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** Because the subject property consists of residentially and industrially zoned parcels, the application has been reviewed for compliance with the requirements in both the R-55 and I-1 Zones, as well as the site design guidelines of the *Zoning Ordinance*.
 - a. The subject application is in accordance with the requirements of Section 27-441(b) of the *Zoning Ordinance*, which govern development in residential zones. The existing private school and the proposed day care are permitted uses in the R-55 Zone.
 - b. The subject application is in general conformance with the requirements of Sections 27-443 and 27-445.03, which set additional requirements for private schools and day care for children, respectively, in the residential zones.
 - c. The subject application also complies with the requirements of Section 27-473(b) of the *Zoning Ordinance*, which govern development in industrial zones. The existing private school and the proposed day care facility are permitted uses in the I-1 Zone.
 - d. The subject application is in general conformance with requirements of Sections 27-475.02 and 27-475.06.01, which establish additional criteria for day care centers and private schools in industrial zones.
8. **Landscape Manual:** The proposed development is not subject to the requirements of the *Landscape Manual* because no increase in floor area is proposed and the proposed uses are not more intense than the existing uses in the property.
9. **Woodland Conservation Ordinance:** The property is not subject to the provisions of the *Prince George's County Woodland Conservation Ordinance*. Even though the site is more than 40,000 square feet in area and contains more than 10,000 square feet of woodland, there is less than 5,000 square feet of cumulative woodland disturbance on this property and the site does not have a previously approved tree conservation plan. A standard Letter of Exemption (#E-031-02) has been obtained from the Environmental Planning Section and submitted with this application.

10. **Referral Comments:** The subject application was referred to all concerned agencies and divisions. Major referral comments are summarized as follows:
- a. In a memorandum dated September 19, 2002, the Community Planning Division found that there are no *Glenn Dale-Seabrook-Lanham and Vicinity Master Plan* (2000) issues with this application.
 - b. In a memorandum dated August 26, 2002, the Environmental Planning Section found no issues with this application.
 - c. The State Highway Administration (SHA) has no objection to this application. In a memorandum dated August 29, 2002, SHA supports the approval of Detailed Site Plan DSP-02044.
 - d. The Transportation Planning Section, in a memorandum dated August 26, 2002, noted that Detailed Site Plan DSP-02044 for St. Matthias the Apostle Catholic Church and School is acceptable.

In a separate memorandum from the Transportation Planning Section dated September 24, 2002, the Trails Planner found that there are no master plan trails recommendations for the subject application.
 - e. The subject application was also referred to the Department of Environmental Resources. In a memorandum dated September 12, 2002, the staff had no objection to the approval of the subject detailed site plan.
 - f. In a memorandum dated September 18, 2002, the Subdivision Section staff found that the proposed site plan matches Final Plat WWW 40@20. No subdivision issues exist with this application.
 - g. The Permit Review Section provided several questions, in a memorandum dated September 19, 2002, concerning compliance with the requirements of the *Zoning Ordinance* and suggested additional information be added to the detailed site plan. By submitting a revised site plan, the applicant has answered most questions and provided the required information during the review process. Conditions of approval based on unanswered questions have been proposed in the recommendation section of this report.
 - h. The Office of Child Care Licensing had not yet responded to the referral request, as of the time the staff report was written.
 - i. The subject application was also referred to the Special Hazards Section, Bureau of Fire Prevention, Prince George's County Fire Department, because the application is to add a new use to the existing church and private school. In a memorandum dated October 7, 2001, the staff listed the applicable regulations concerning the fire prevention and access on the site.
11. 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 and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-02044 for St. Matthias the Apostle Catholic Church and the School of St. Matthias the Apostle, subject to the following conditions:

1. Prior to certificate approval of the detailed site plan, the applicant shall make the following revisions:
 - a. Provide a clear delineation of the walking route that the day care children will take between the classroom and the outdoor play area, and paint any crosswalks in a formal pedestrian crosswalk pattern.
 - b. Label the day care outdoor play area on the site plan.