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DETAILED SITE PLAN

DSP-02057/01

Application	General Data
Project Name: Greater Mt. Nebo AME Church Location: Northeast corner of the intersection of MD 214 and northbound US 301 Applicant/Address: Reverend Jonathan Weaver Greater Mt. Nebo AME Church 1001 Old Mitchellville Road Mitchellville, MD 20716	Date Accepted: 9/10/2004
	Planning Board Action Limit: 11/19/2004
	Plan Acreage: 80.6
	Zone: R-A
	Dwelling Units: NA
	Square Footage: 22,072
	Planning Area: 74B
	Tier: Rural
	Council District: 4
	Municipality: NA
	200-Scale Base Map: 201, 202 NE 14, 15

Purpose of Application	Notice Dates
Private School for 60 students	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed:

Staff Recommendation		Staff Reviewer: Ruth Grover	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
X			

October 12, 2004

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Ruth Grover, Urban Design Section, Development Review Division

SUBJECT: Detailed Site Plan, DSP-02057/01
Greater Mt. Nebo AME Church

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 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 Residential-Agricultural (RA) Zone.
- b. The requirements of Preliminary Plan of Subdivision 4-01052.
- c. The requirements of Detailed Site Plan DSP-02057.
- d. The requirements of the *Landscape Manual*.
- e. The requirements of the Prince George's County Woodland Conservation Ordinance.
- f. Referral comments.

FINDINGS

Based upon the analysis of the subject application, the Urban Design staff recommends the following findings:

1. **Request:** The subject application requests the establishment of a private school for 60 children up to and including sixth grade on the subject property and elimination of the existing day care center for 60 children.

2. **Development Data Summary**

	EXISTING	PROPOSED
Zone	RA	RA
Use(s)	Church and Day Care	Church and Private School
Acreage	80.6	80.6
Parcels	One (A)	One (A)
Building Square Footage/GFA	22,072	22,072

OTHER DEVELOPMENT DATA

	REQUIRED	PROPOSED
Total parking spaces	160	244
Of which handicapped spaces	7 (of 244)	7
Standard spaces (9.5' x 19')	160	237
Compact spaces (8.0' x 16.5')	0	0
Loading spaces	1	1

3. **Location:** The site is in Planning Area 74B and Council District 4. More specifically, it is located in the northeast quadrant of Central Avenue (MD 214) and Crain Highway (MD 301).

4. **Surroundings and Use:** The subject property is bounded largely by undeveloped property. There are, however, a few commercial establishments in the general vicinity, a consolidated storage facility across US 301 to the northwest of the subject property, and a lumber yard and sports bar across Central Avenue to the south.

5. **Previous Approvals:** Preliminary Plan of Subdivision 4-01052 was approved by the Planning Board for the subject site on November 15, 2001. Resolution 01-242 was adopted, formalizing that approval on December 6, 2001. A Detailed Site Plan, DSP-02057, was approved for a church for 600 members and a day care center for 60 children by the Planning Board on May 8, 2003. The subject application is the first revision to that DSP.

In addition, the site has an approved Type II Tree Conservation Plan, TCPII/08/02-02, and Stormwater Management Concept Plan 8007940-1997-03 was approved for the subject site on July 20, 2004.

6. **Design Features:** The subject private school is proposed to be located at an existing facility, currently including a single building housing a 600-seat church and 60-child day care, located on a parcel measuring 80.6 acres in the RA Zone. The site plan indicates a single vehicular access from Old Mitchellville Road leading to parking in front and to the building housing the church and private school on the property. Directly behind the subject building is additional parking and a 15 by 15-foot dumpster enclosure screened by a six-foot board-on-board wooden fence. A 6,000-square-foot day care play area is located to the northeast of the rear parking area for the church and is enclosed by a 42-inch chain link fence. Stormwater on the site is managed by two stormwater management ponds, one located along its northerly property line, almost in the extreme northeasterly corner of the site; the other much smaller one is located approximately 320 feet directly behind the building on the property.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the R-A Zone and the site plan design guidelines of the Zoning Ordinance.
- a. The subject application is in conformance with the requirements of Section 27-441, which governs permitted uses in residential zones. The proposed private school is a permitted use in the RA Zone.
 - b. The proposal is also in conformance with the requirements of Section 27-442, Regulations, regarding additional regulations for development in residential zones.
 - c. Section 27-443 of the Zoning Ordinance (Private Schools) governs the proposed private school use on the property. The following table demonstrates compliance:

Requirement	Demonstrated Compliance
Located on at least 5 acres.	Property measures 80.6 acres.
Maximum enrollment is 400 students.	Maximum enrollment is 60 students.
Property shall have frontage on, and direct vehicular access to a street having a paved surface at least 36 feet wide.	The property fronts on and has direct vehicular access to Old Mitchellville Road, a street having a paved surface at least 36 feet wide.
Outdoor activity or playground area must contain at least 100 square feet per child.	Outdoor activity area or playground measures 6,000 square feet.
Outdoor activity or playground area must be located at least 25 feet from any dwelling on an adjacent lot.	There are no dwellings on adjacent parcels.
Must be buffered in accordance with the provisions of the Landscape Manual.	The site was found to comply with the provisions of the <i>Landscape Manual</i> at the time the church and day care were approved. The private school use, substituting for the day care use and not classified a more intense land use, will not alter that compliance.
Play area must be enclosed by a substantial wall or fence at least three feet high for grade six and below	The play area will be enclosed by a 42-inch chain link fence.
A detailed site plan must be approved for all private schools	The subject detailed site plan application fulfils this requirement, if approved by the Board.

8. **Preliminary Plan of Subdivision, 4-01052:** the Planning Board approved Preliminary Plan 4-01052 on November 15, 2001. Resolution PGCPB 01-242 was adopted on December 6, 2001. Review of that resolution indicates that the proposed revision to the detailed site plan is in conformance with Preliminary Plan 4-01052.
9. **Landscape Manual:** The proposed development is subject to the requirements of the *Landscape Manual*. Conformance with the *Landscape Manual* was found when DSP-02057 was approved by the Planning Board on May 8, 2003. Buffering requirements, if any, adjudged under the

Landscape Manual would be unaffected since a school is categorized as the same intensity land use as the existing church on the property. Therefore, it can be said that the proposed project is in compliance with the *Landscape Manual*.

10. **Woodland Conservation Ordinance:** The site is subject to the provisions of the Woodland Conservation Ordinance because it is more than 40,000 square feet in size and contains more than 10,000 square feet of woodland. A forest stand delineation was previously approved for the site together with TCP I (TCPI/25/97). A Type II TCP (TCPII/08/02) was then approved for the site on April 15, 2002. Since the proposed expansion of the play area will not require the removal of any trees, as per the Environmental Planning Section, there are no impacts to the approved Type II TCP.
11. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

Community Planning— In a memorandum dated October 6, 2004, the Community Planning Division, noting that a portion of the property will be affected by the upgrading of the Central Avenue/US 301 interchange and the upgrading of US 301 to a freeway, stated that the application is not inconsistent with the 2002 General Plan Development Pattern policies for the Rural Tier and that the application conforms to the recommendations of the Bowie-Collington, Mitchellville and Vicinity Master Plan. Please note that the proposed project will have minimal impacts on the site as it merely substitutes a private school for an existing day care. The only modification to the previously approved detailed site plan would be to increase the outdoor play area from 4,500 to 6,000 square feet.

Permits—In a memorandum dated September 23, 2004, the Permit Review Section stated that the landscape plan must be revised to include additional play area for the proposed school and that a note should be placed on the plan stating that the school is only for grades six and below or a five-foot high fence should be placed around the play area. These comments have been addressed by revisions to the plans.

Environmental Planning—The Environmental Planning Section stated that since there are no impacts to the approved TCP II or other environmental features of the site, that they had no comment on the proposed project.

Maryland Department of Human Resources—As of the writing of this report, staff has not received comment from the Maryland Department of Human Resources, Child Licensing Division.

12. 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 and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-02057/01, Greater Mount Nebo AME Church (private school).