



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

DETAILED SITE PLAN

DSP-03027

Application	General Data
Project Name: St. Paul Church of Friendly Location: West of Allentown Road on Old Allentown Road north of Airport Drive 9700 Old Allentown Road Fort Washington, MD Applicant/Address: St. Paul Church of Friendly, LLC 9700 Old Allentown Road Fort Washington, MD 20744	Date Accepted: 6/6/2003
	Planning Board Action Limit: 9/15/2003
	Plan Acreage: 2.03
	Zone: R-R
	Dwelling Units: NA
	Square Footage: 6,000
	Planning Area: 81B
	Council District: 9
	Municipality: NA
	200-Scale Base Map: 213SE03

Purpose of Application	Notice Dates
ADDITION OF A DAY CARE CENTER FOR 100 CHILDREN TO AN EXISTING CHURCH	Adjoining Property Owners: (CB-15-1998) 6/6/2003
	Previous Parties of Record: (CB-13-1997) NA
	Sign(s) Posted on Site: 08/15/2003
	Variance(s): Adjoining Property Owners: NA

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

August 25, 2003

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-03027
St. Paul Church of Friendly

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

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

- a. The requirements of the Zoning Ordinance in the R-R Zone and the requirements of Section 27-445.03 for a Day Care Center in the R-R Zone
- 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 evaluation and analysis of the subject Detailed Site Plan, the Urban Design Review staff recommends the following findings:

1. **Request:** The subject application is for approval of addition of a day care center for 100 children to an existing church in the R-R Zone.
2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	R-R	R-R
Use(s)	Church	Church and Daycare
Acreage	2.03	2.03

OTHER DEVELOPMENT DATA

	EXISTING	PROPOSED
Enrollment number	N/A	100 children
Playground area required	N/A	3,750 square feet
Playground area provided	N/A	4,700 square feet
Total parking space	71 spaces (71 spaces required)	71 spaces
Of which handicapped spaces	N/A (3 spaces required)	4 spaces
Loading space	Not required	Not required

3. **Location:** The site is in Planning Area 81B, Council District 9. More specifically, it is located on the east side of Old Allentown Road, southeast of the intersection of Allentown Road and Rose Valley Drive.
4. **Surroundings and Use:** The subject property is bounded to the west by Old Allentown Road. To the south of the property is undeveloped property in the R-R Zone; to the east is Rose Valley Estates, which is a single-family detached subdivision in the R-R Zone; and to the north of the property are also existing single-family detached houses in the R-R Zone.
5. **Previous Approvals:** The subject site was developed as a church in 1968. This use on the site continues until the present. The site also has a valid Stormwater Management Concept Approval, #8769-2003-00, and a Letter of Exemption, which exempts the site from the Prince's George's County Woodland Conservation Ordinance.
6. **Design Features:** The existing L-shaped church building is located close to Old Allentown Road with a surface parking lot behind it. One existing asphalt driveway provides the site with the only access onto Old Allentown Road. The proposed outdoor play area is located to the south of the church building. The site plan also shows an existing internal street, Rose Lane, from the adjacent Rose Valley Estates connecting the site to the east. But a chain-link fence is put in the middle of the entrance point that separates the site from the adjacent Rose Valley Estates.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject application has been reviewed against the requirements in the R-R Zone and the site plan design guidelines of the Zoning Ordinance.
 - a. The subject application is in general conformance with the use requirements of Section 27-441(b), which governs the development in a residential zone. The proposed day care center for children is a permitted use in the R-R Zone.
 - b. The subject application is in general accordance with Section 27-442, Regulations, but the site plan does not provide the specific lot coverage percentage. A condition of approval has been proposed to require the information.
 - c. The subject application is also in general conformance with the additional requirements of Section 27-445.03 for a day care center for children in a residential zone.
8. **Landscape Manual:** The subject application is generally exempt from the requirements of the applicable sections of the *Landscape Manual*, because the proposed day care will be part of the existing church building and does not involve any increase in gross floor area.

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, it contains less than 10,000 square feet of woodland and does not have a previously approved Tree Conservation Plan. A Tree Conservation Plan is not required. A Letter of Exemption has been granted for the site on April 24, 2003, that exempts the subject application from the Prince George's County Woodland Conservation Ordinance.
10. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. Major referral comments are summarized as follows:
 - a. The Permit Review Section, in a memorandum dated June 26, 2003, provided several technical questions concerning compliance with the applicable zoning regulations.
 - b. In a memorandum dated July 7, 2003, the Subdivision Section staff indicated that there are no subdivision issues with this application.
 - c. The subject application was also referred to the Department of Environmental Resources. In a memorandum dated July 7, 2003, the staff noted that the site plan for St. Paul Church of Friendly Day Care, DSP-03027, is consistent with approved stormwater concept plan #8769-2003.
 - d. The Transportation Planning Section in a memorandum dated June 20, 2003, offered no comment on the site plan.

In a separate memorandum from the Transportation Planning Section dated August 8, 2003, on detailed site plan review for master plan trail compliance, the trails planner noted that there are no master plan trails issues identified in the Adopted and Approved Subregion V Master Plan. But the planner also indicates that if road frontage improvements are required by DPW&T, a standard sidewalk is recommended along the subject property's entire road frontage of Old Allentown Road in order to safely accommodate pedestrians in this residential neighborhood.
 - e. In a memorandum dated August 19, 2003, the Community Planning Division found that the use of existing church facilities for a day care center conforms to master plan concepts for land use in this area.
 - f. The Child Care Administration of the State of Maryland had not responded to the referral request at the time the staff report was written.
 - g. In a memorandum dated August 13, 2003, the Department of Public Works and Transportation (DPW&T) required that the site be in conformance with DPW&T street lighting standards, and that all improvements within the public right-of-way as dedicated to the county are to be in accordance with the county Road Ordinance, DPW&T's Specifications and Standards, and the Americans with Disabilities Act.
11. The Detailed Site Plan represents 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, analysis and findings, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-03027 for St. Paul Church of Friendly, with the following conditions:

1. Prior to certificate approval of this Detailed Site Plan, the applicant shall make the following revisions:
 - a. Indicate on the site plan the lot coverage of the site and building gross floor area.
 - b. Provide a note on the site plan stating that the outdoor play shall be limited to the hours between 7 a.m. and 9 p.m.
 - c. Delete the local area map on the bottom right corner on the site plan to eliminate confusion about the general location of this site.
 - d. Revise the minimum width of the two-way driveway to 22 feet.
 - e. Provide screening details for the existing on-site dumpster.
2. Prior to issuance of a use and occupancy permit, if the Department of Public Works and Transportation (DPW&T) requires road frontage improvements for the subject property, the applicant shall provide a standard sidewalk along the subject property's entire road frontage of Old Allentown Road, subject to DPW&T approval. The applicant shall also revise the site plan accordingly.