



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

Detailed Site Plan

DSP-03042

Application	General Data
Project Name: Our Savior Lutheran Church of Laurel Location: East side of Laurel-Bowie Road adjacent to Briarcroft Lane, known as 13611 Laurel-Bowie Road. Applicant/Address: Our Savior Lutheran Church 13611 Laurel-Bowie Road Laurel, Maryland 20708	Date Accepted: 8/25/03
	Planning Board Action Limit: 11/9/2003
	Plan Acreage: 4.30
	Zone: R-80, R-R
	Dwelling Units: NA
	Square Footage: 187,386
	Planning Area: 62
	Council District: 01
	Municipality: NA
	200-Scale Base Map: 218NE08

Purpose of Application	Notice Dates
DSP-03042 – To approve a detailed site plan to relocate the nursery school from within the church building to the proposed church addition and establish a day care center in the addition.	Adjoining Property Owners Previous Parties of Record 7/10/03 Register Associations: (CB-12-2003)
	Sign(s) Posted on Site: 10/17/03

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

October 15, 2003

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Ruth Grover, Senior Planner

SUBJECT: Detailed Site Plan DSP-03042—Our Savior Lutheran Church
Tree Conservation Plan II/00/03

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.

EVALUATION

The Detailed Site Plan was reviewed and evaluated for conformance with the following criteria:

- a. The Prince George's County Zoning Ordinance
- b. The *Landscape Manual*
- c. The Woodland Conservation Ordinance
- d. Special Exception SE-3261
- e. Preliminary Plan of Subdivision 4-03036

FINDINGS

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

- 1. The subject property consists of 4.30 acres, located on the east side of Laurel Bowie Road, approximately 1,200 feet north of its intersection with Contee Road, and is zoned R-80 (One-Family Detached Residential), and R-R (Rural-Residential). The surrounding properties are zoned R-R and R-80.

2. **Development Data Summary**

Zone(s) Use(s)	EXISTING R-80 & R-R	PROPOSED R-80 & R-R
	Church with Nursery School	Church with Nursery School and Day Care
Acreage	4.3	4.3
Parcels	6	1
Square Footage/GFA	14,230	34,830
Dwelling Units:	None	None

3. The 1990 sectional map amendment (SMA) for Subregion I rezoned most of the existing church site from the R-R Zone to the R-80 Zone, while the remainder of the church site, located along the northern edge of the property, was retained in the R-R Zone. The day care center is proposed to be generally located within that portion of the property zoned R-R, while the nursery school will be entirely located within the R-80-zoned portion of the property.
4. The area of the site corresponding to the current Parcel A is the subject of Special Exception SE-3261. This special exception, which was approved by the District Council on September 1, 1981, authorized use of an unspecified area within the existing church building for a nursery school for up to 30 children. An amendment to this special exception, SE-3261/01, has been submitted to allow the relocation of the nursery school into the new church addition. This special exception ROSP is being processed concurrently with the detailed site plan.
5. The current request is for a day care center for 185 children, to be located within the new church addition. The detailed site plan for a day care center for children has been submitted in accordance with Section 27-441(b)(2) of the Zoning Ordinance, which permits the operation of a day care center for children in a church, on property zoned R-R, subject to certain design requirements, which are contained in Section 27-445.03 of the Zoning Ordinance.

More particularly, the applicant has complied with the design requirements for day care centers for children contained in Section 27-445.03 of the Zoning Ordinance as follows:

- a. The applicant has provided an outdoor play area for the day care center that exceeds the Zoning Ordinance requirement of 75 square feet. A 7,699-square-foot outdoor play area as been provided, well in excess of the 6,938-square-foot play area required by the Zoning Ordinance.
- b. The outdoor play area is on the same lot as the day care center and is at least 25 feet from any dwelling on an adjoining lot.
- c. The outdoor play area is enclosed by a six-foot-high fence.
- d. Trees have been sited in the play area to provide shade in the warmer months.
- e. The outdoor play area will only be used during daylight hours.
- f. Outdoor play will be limited to 7 a.m. and 9 p.m.

6. Landscaping for the subject site has been found to be in accordance with Sections 4.2, Commercial and Industrial Landscape Strip; 4.3.a., Parking Lot Landscaped Strip; 4.3.c., Interior Planting; and 4.7, Bufferyard Planting, of the *Landscape Manual*. Please note, however, that *Landscape Manual* compliance was judged by the Permit Office by review of the detailed site plan. The detailed site plan included only some of the landscaping. The landscaping and lighting plan showed the entire landscaping plan. Staff recommends that, for clarity's sake, the partial landscaping shown on the detailed site plan be removed.

The landscaped bufferyard requirement (Section 4.7 of the *Landscape Manual*) along the site's southern and eastern property lines has been satisfied by the provision of the required bufferyard on the adjoining property, per Detailed Site Plan SP-95001 for Snow Hill Estates.

7. A forest stand delineation (FSD) was submitted with the recently approved preliminary plan of subdivision (4-03036) and was found to address the criteria for simplified FSD as found in the Woodland Conservation and Tree Preservation Technical Manual. This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the gross tract area is in excess of 40,000 square feet and there are more than 10,000 square feet of existing woodland on-site. This 4.30-acre property has a 20 percent Woodland Conservation Threshold of 0.86 acre, a replacement requirement of 0.68 acre and an afforestation requirement of 0.31 acre for a total requirement of 0.99 acre. The requirement for this property is to be satisfied by 0.99 acre of off-site mitigation. TCPI/31/03 was approved by the Planning Board in connection with 4-03036.

A TCP II has been submitted with this detailed site plan and has been found to be acceptable.

8. **Approved Special Exception SE-3261**—Compliance with the requirements of approved Special Exception SE-3261 will be separately evaluated by staff in the report for ROSP SE-3261/01 the companion case to DSP-03042.
9. **Preliminary Plan of Subdivision 4-03036**—Staff has reviewed the applicant's submission in accordance with the requirements of Preliminary Plan of Subdivision 4-03036 and the comments offered by the Subdivision Section. Outstanding issues have been addressed in the Recommended conditions below.

10. **Referrals**

- a. **Permits**—The Permit Review Section asked if the site plan complies with all the conditions of the original special exception and pointed out that a landscape strip, in accordance with Section 4.2 of the *Landscape Manual*, is required along all rights-of-way except where a parking lot is adjacent to the right-of-way. They noted that approximately 120 linear feet along the access road and 40 linear feet along Laurel-Bowie Road do not demonstrate compliance with Section 4.2 of the *Landscape Manual*. Further review, however, indicated that the Permit Review Section judged *Landscape Manual* conformance by the detailed site plan, not the landscape and lighting plan. Partial landscaping had been indicated on the detailed site plan and a landscape and lighting plan was not included in their packet.
- b. **Transportation**—The Transportation Planning Section has stated that they found the site plan acceptable.

- c. **Subdivision**—Noting that Preliminary Plan 4-03036 was approved by the Planning Board on September 4, 2003, the Subdivision Section stated that the resolution has not yet been adopted by the Planning Board. The resolution was subsequently adopted by the Planning Board on October 9, 2003. The condition of that approval that is directly applicable to the subject application has been included in the Recommended conditions below.
- d. **Community Planning**—The Community Planning Division stated that the proposed application is consistent with the 2002 General Plan Development Pattern policies for the Developing Tier and that it conforms to the land use recommendations in the 1990 master plan for Subregion I.
- e. **Environmental Planning**—The Environmental Planning Section, noting that they previously reviewed the subject property as Preliminary Plan of Subdivision 4-03036 and TCPI/31/03 and recommended approval subject to a condition, stated that the Planning Board reviewed and approved same on September 4, 2003. Further, they noted that the Beltsville series soil type, which is highly erodible, is found on the site. They also mentioned that the property in question is subject to the provisions of the Prince George’s County Woodland Conservation Ordinance and that the applicant must submit final plans for TCPI/31/03 to the Environmental Planning Section for signature and that the TCPII/148/03 is recommended subject to one condition, which has been included in the Recommended conditions below.
- f. **State Highway Administration**—The State Highway Administration stated that the existing driveway may need to be modified to a right-in/right-out directional driveway and that the landscape plantings must be consistent with the State Highway Administration’s Office of Environmental Design guidelines and that they not impede driver sight distance for egress onto the highway.
- g. **DER Watershed Protection**—The Department of Environmental Resources stated that the subject site plan does not show the bioretention area or the stormdrain system as shown on the approved stormwater concept plan #12226-2003.
- h. **Trails Planning**—The senior trails planner of the Transportation Planning Division has stated that though the Adopted and Approved Subregion I Master Plan designates MD 197 (Laurel-Bowie Road) as a master plan trail/bike corridor that could ultimately involve an eight-foot wide trail (or side path) along one side of the road, or standard or wide sidewalks on both sides of the road with in-road bicycle facilities (wide curb lanes or designated bike lanes), no frontage improvements would be recommended for the relatively short distance of the subject site. Noting that there are currently no sidewalks along MD 197 on either side of the subject property, they suggested that “Share the Road” signage be installed, in accordance with state requirements and with the location of such signage approved by the state prior to Planning Board approval, to alert motorists to the possibility of bicycle traffic on MD 197. Finally, they suggested that a note be placed on the final record plat that the installation will take place prior to the issuance of the first building permit.
- i. **Maryland Department of Human Resources, Child Care Licensing Office**—At the time of this writing, staff has not received comment from the Maryland Department of Human Resources, Child Care Licensing Office.

- j. City of Laurel—At the time of this writing, staff has not received comment from the City of Laurel.
11. The subject 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 DSP-03042 AND TCPII/00/03 subject to the following conditions:

- 1. Prior to certificate approval of the detailed site plan:
 - a. The applicant shall submit the approved TCPI to the Environmental Planning Section for signature, with the error on the worksheet corrected to state that the off-site mitigation required is 0.99 acres and present the signed TCP I to the Urban Design Section.
 - b. The detailed site plan shall be revised to include one “Share the Road with a Bike” sign in accordance with state requirements and located as approved by the State Highway Administration.
 - c. The applicant shall remove the partial landscape plan currently indicated on the detailed site plan.
 - d. The applicant shall revise the detailed site plan to conform with approved stormwater concept plan #12226-2003 including, but not limited to, a bioretention area and a stormdrain system and shall provide evidence that the Department of Environmental Resources has reviewed and approved the addition of these elements to the plan.
 - e. The existing driveway shall be modified to a right-in/right-out directional driveway, unless the State Highway Administration indicates that an alternative design is acceptable.
 - f. A note shall be placed on the plans that the landscape plantings shall be consistent with the State Highway Administration’s Office of Environmental Design guidelines and not impede driver sight distance for egress onto the highway.
- 2. A note shall be placed on the final record plat that installation of the required “Share the Road with a Bike” sign will take place prior to the issuance of the first building permit.