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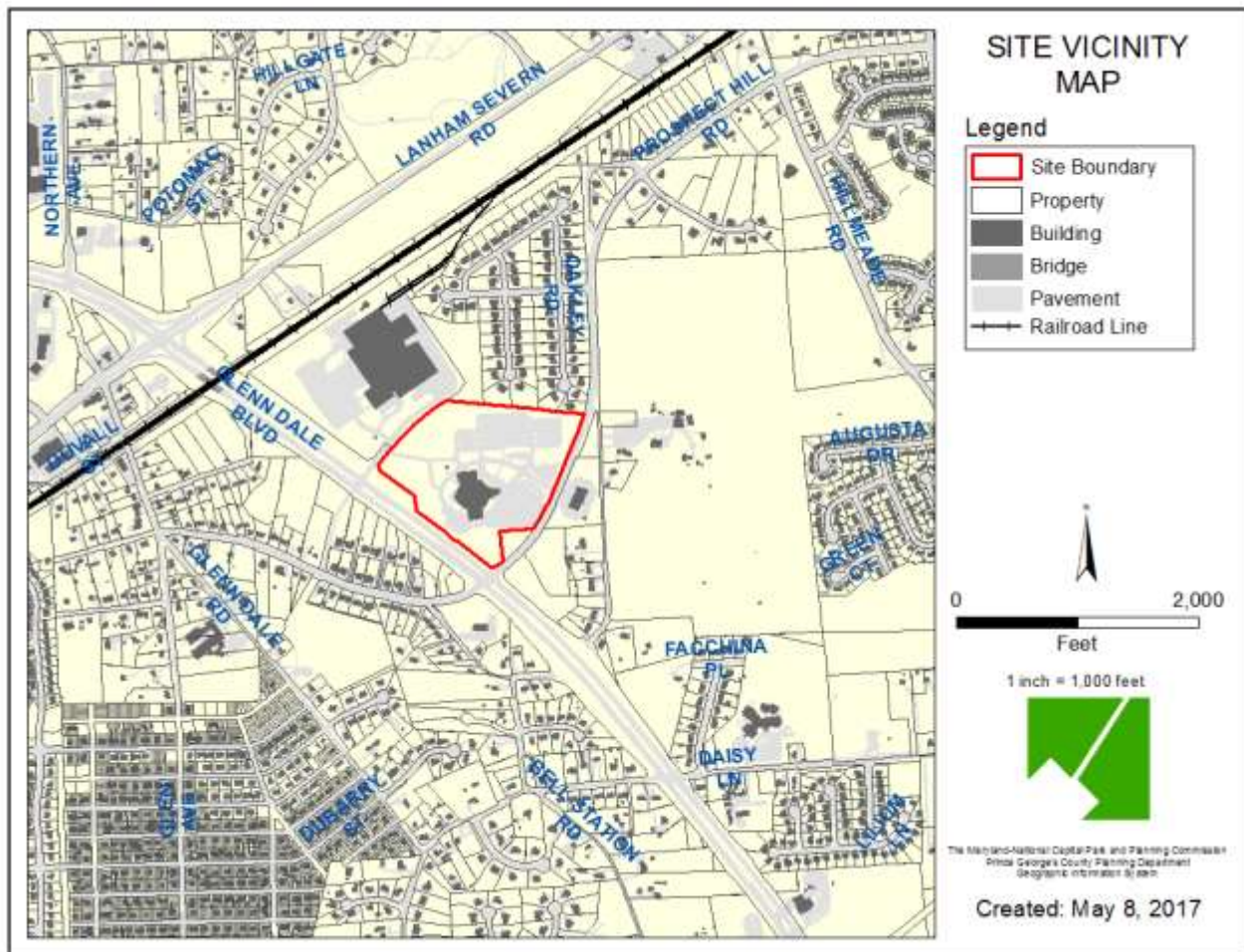
Detailed Site Plan

DSP-03059-01

Application	General Data	
Project Name: Reid Temple Christian Academy Location: In the northwest quadrant of the intersection of MD 193 (Glenn Dale Boulevard) and Prospect Hill Road. Applicant/Address: Reid Temple A.M.E. Church Inc. 6705 Good Luck Road Lanham, MD 20706	Planning Board Hearing Date:	11/16/17
	Staff Report Date:	11/01/17
	Date Accepted:	08/31/17
	Planning Board Action Limit:	11/16/17
	Mandatory Action Timeframe:	76 days
	Plan Acreage:	31.98
	Zone:	O-S
	Dwelling Units:	N/A
	Gross Floor Area:	133,500 sq. ft.
	Planning Area:	70
	Council District:	4
	Election District	14
	Municipality:	N/A
	200-Scale Base Map:	209NE10

Purpose of Application	Notice Dates	
To increase the enrollment of an existing private school from 300 to 400 students and add an additional playground.	Informational Mailing:	05/09/17
	Acceptance Mailing:	08/25/17
	Sign Posting Deadline:	10/17/17

Staff Recommendation		Staff Reviewer: H. Zhang, AICP, LEED AP Phone Number: 301-952-4151 E-mail: Henry.Zhang@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-103059-01
Type 2 Tree Conservation Plan TCP2-124-01-01
Reid Temple Christian Academy

The Development Review staff has completed its review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this report.

The purpose of this detailed site plan is to increase the existing private school enrollment from 300 to 400 students and add an additional playground.

EVALUATION

This detailed site plan was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of the Prince George's County Zoning Ordinance in the Open Space (O-S) Zone and the site design guidelines;
- b. The requirements of Preliminary Plan of Subdivision 4-17020;
- c. The requirements of Detailed Site Plan DSP-03059, and hereby incorporated by reference;
- d. The requirements of the 2010 *Prince George's County Landscape Manual*;
- e. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- f. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;
- g. Referral comments.

FINDINGS

Based upon the analysis of the subject application, the Development Review staff recommends the following findings:

1. **Request:** The subject detailed site plan (DSP) application is a request to increase the enrollment of the existing private school (Grades 1 through 8) affiliated with the existing church from the current 300 students to 400 students, and add an additional playground.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	O-S	O-S
Use(s)	Institutional/ Private School	Institutional/Private School
Acreage	31.98	31.98
Parcels	1	1
Enrollment number	300 students	400 students (total)
Gross Floor Area (GFA)	133,500 sq. ft.	133,500 sq. ft.

	REQUIRED	PROPOSED
Total Parking Spaces	817	1,022
Handicapped spaces	21	41
Spaces for Church	750	750
Spaces for Private School	67	67
Total Loading Space	2	1*
Lot Coverage (Maximum % of Net Lot Area)	50	42
Outdoor Play Area for Private School (sq. ft.)	40,000	41,000 (11,000 new)

Note: *A condition has been included in the Recommendation section of this report requiring the applicant to provide one additional loading space prior to certification of this DSP, in accordance with the requirements of Part 11 of the Zoning Ordinance.

3. **Location:** The subject site is located in the northwest quadrant of the intersection of MD 193 (Glenn Dale Boulevard) and Prospect Hill Road, in Planning Area 70 and Council District 4.
4. **Surrounding Uses:** The subject property is bounded to the east by Prospect Hill Road, which provides direct access to the site, and to the south by MD 193, which provides indirect access to the site through Holladay Tyler Road. A triangularly shaped property in the Rural Residential (R-R) Zone, owned by the Maryland-National Capital Park and Planning Commission (M-NCPPC), wedges into the subject property approximately 140 feet from the intersection from Prospect Hill Road. To the west of the site is an improved industrial warehouse property in the Light Industrial (I-1) Zone, and to the north of the site is property in the single-family detached residential Glendale Forest Subdivision in the R-R Zone.
5. **Previous Approvals:** The 2006 *Approved Sector Plan and Sectional Map Amendment for the East Glenn Dale Area for portions of Planning Area 70* (East Glenn Dale Area Sector Plan and SMA) rezoned the subject property from the R-R Zone to the current Open Space (O-S) Zone. The site has a previous Preliminary Plan of Subdivision 4-00071, which was approved by the Prince George's County Planning Board on March 22, 2001 (PGCPB Resolution No. 01-36) for one parcel and one outparcel, subject to 12 conditions, and was recorded as Final Plat REP 194@82 on August 7, 2002. A new Preliminary Plan of Subdivision, 4-17020, which is a minor subdivision, was submitted for this property and was approved on October 11, 2017 by the Planning Director, with seven conditions, for an increase in enrollment of the private school from 300 to 400 students.

The site has a Detailed Site Plan, DSP-03059, which was approved by the Planning Board on February 19, 2004 (PGCPB Resolution No. 01-36) for the existing private school for 300 students. The Prince George's County District Council affirmed the Planning Board's approval on May 10, 2004 with four conditions. The private school was constructed in accordance with DSP-03059 as an addition to the existing church building.

The site also has an approved Stormwater Management Concept Plan, 42271-2014-00, which is valid through March 25, 2018, to ensure that development of this property does not result in any on-site or down-stream flooding.

6. **Design Features:** The existing private school, as part of the existing church building, was constructed in accordance with prior approvals. The church building is a large, one-building complex sitting in the middle of the site, and is surrounded on all sides by surfacing parking lots. The private school is operated within classroom and meeting space in the portion of the church facility that is located to the north end of the complex. The existing 30,000-square-foot outdoor play area is located on the north side of the building across one 25-foot-wide driveway. The crossing of the driveway has been painted with the standard pedestrian crossing lines. The existing play area is enclosed with a five-foot-high, vinyl-clad, chain-link fence. With the increase of enrollment from 300 to 400 students, an additional 10,000 square feet of outdoor play area is needed. The DSP shows an additional 11,000 square feet of outdoor play area to be located to the east of the existing 30,000-square-foot play area, which is further fenced for different age groups as required by the Zoning Ordinance. No other site improvements are included in this DSP, with the exception of the increase in loading spaces from one to two as required by Part 11 of the Zoning Ordinance.

CONFORMANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The application has been reviewed for compliance with the requirements in the O-S Zone and the additional requirements for private schools, 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 governs development in residential zones. The private school is a permitted use in the O-S Zone, subject to a DSP.
 - b. The subject application is in general conformance with the requirements of Section 27-443 (Private School) of the Zoning Ordinance, which sets additional requirements for private schools in residential zones. Prior findings of conformance with the requirements are still valid and are incorporated herein by reference to PGCPB Resolution No. 01-36, DSP-03059, attached. The only change to the prior findings is the addition of 100 students and the addition of an 11,000-square-foot outdoor play area. The DSP shows an additional 11,000 square feet of outdoor play area to be located to the east of the existing 30,000-square-foot play area. The proposed outdoor play areas measure 41,000 square feet in total and exceed the requirement of 100 square feet per student, as stated in Section 27-443(a)(1)(B). The play area is also enclosed with a three-foot-high fence for children in grade six and below, and with a five-foot-high fence for children in other grades. The proposed outdoor play area meets the requirements of the Zoning Ordinance.

- c. **Site Design Guidelines:** The DSP only proposes the expansion of the existing outdoor play area in response to the increase of enrollment of 100 students, for a total of 400. No other site improvements have been proposed with the exception of the addition of one loading space. Since the site is fully developed, the proposed new play area is in general conformance with the applicable site design guidelines contained in Section 27-274, and cross-referenced in Section 27-283 of the Zoning Ordinance.
- 8. **Preliminary Plan of Subdivision 4-17020:** A new Preliminary Plan of Subdivision, 4-17020, was filed for the increase of the private school enrollment by 100 students. The Planning Director approved PPS 4-17020 with seven conditions. The following conditions are applicable to the review of this DSP:
 - 2. **Total development shall be limited to uses that would generate no more than 318 AM, 154 PM, and 986 Sunday peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

In accordance with the review by the Transportation Planning Section (Masog to Kosack, October 24, 2017), the proposed increase of private school enrollment from 300 to 400 students is within the trip cap established in this condition.

- 3. **Prior to approval of a Detailed Site Plan, a PMA impact exhibit and letter of justification for existing impacts within the revised PMA shall be submitted.**

The Environmental Planning Section has reviewed the exhibit and letter of justification for the proposed impact, which has been discussed in Finding 13.e. of this technical staff report.

- 9. **Detailed Site Plan DSP-03059:** The District Council affirmed the Planning Board's approval of DSP-03059 with four conditions in **bold**, with staff comments following:
 - 1. **Prior to certificate approval of this detailed site plan, the applicant shall:**
 - a. **Revise the plan to provide an enlarged layout for the proposed outdoor play area. The layout shall show how the play area will serve the children in different age groups, for review and approval by the Urban Design Section as the designee of the Planning Board.**
 - b. **Secure approval of DPW&T for the provision of the needed acceleration and deceleration lanes along Prospect Hill Road at both entrances, along with an extension of the right-turn lane on the Prospect Hill Road approach to MD 193. In most cases, these types of modifications will be enforced by DPW&T as a part of the road code.**

This condition has been fulfilled.

2. **The applicant and the applicant's heirs, successors, and/or assignees shall provide a financial contribution of \$210 to the DPW&T for the placement of a bikeway sign on Prospect Hill Road. The payment shall be received prior to the issuance of the first building permit for the private school.**

This condition has been fulfilled.

3. **The proposed school shall accommodate a maximum of 300 students. The applicants, its heirs, successors and/or assignees shall incorporate trip reduction measures to include the use of church-owned buses that would ultimately accommodate approximately 30 percent of the students, and the implementation of a carpool/ridesharing program for students being transported by personal vehicles. These measures shall ensure that the proposed total development shall not generate more than 75 AM, 68 PM and 986 Sunday peak-hour vehicle trips as required by Condition 7 of Planning Board Resolution No. 01-36. Alternative measures having the equivalent effect will be considered as satisfying this condition.**

The increase of enrollment by 100 students exceeds the trip caps established in this condition. The applicant has filed a new Preliminary Plan of Subdivision, 4-17020, which was approved on October 11, 2017 to facilitate this increase. See Finding 8 above for a discussion on the new trip caps. This condition is not necessary to be carried forward with this approval because of the transportation analysis and the adequate public facility finding made at the time of PPS 4-17020.

4. **Each weekday morning and afternoon during traffic arrival and departure times, police or safety personnel shall be stationed at the entrance on Prospect Hill Road, to direct traffic in and out of the site and to ensure the safety of children entering and leaving the school.**

The applicant will continue to use the existing safety personnel to direct traffic in and out of the site to ensure the safety of children entering and leaving the school. This condition is carried forward with the DSP amendment.

10. **2010 Prince George's County Landscape Manual:** Per Section 1.1, Applicability, of the 2010 *Prince George's County Landscape Manual* (Landscape Manual), the subject property is exempt from the requirements of the Landscape Manual because the increase of the enrollment of an additional 100 students does not involve an increase of gross floor area of the existing building, nor a change of use from a lower to higher intensity. Therefore, the subject site is exempt from Sections 4.2, 4.3, 4.6, 4.7, 4.9, and 4.10 of the Landscape Manual. The addition of the 11,000-square-foot play area has no impact on the approved landscape plan.
11. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The subject project proposed minor changes to the previously approved tree conservation plan (TCP). The previously approved Type II tree conservation plan (TCP II) has been implemented on the site. A revision to the approved TCP is submitted with this DSP for limited impact on the primary management area (PMA). A natural resources inventory (NRI) equivalency letter has been issued for this site that will be valid through February 27, 2020.
12. **Prince George's County Tree Canopy Coverage Ordinance:** The subject DSP proposes an additional 11,000 square feet of outdoor play area, which exceeds the threshold of 5,000 square feet for an exemption from the Tree Canopy Coverage Ordinance (Section 25-127(a)(1)). The

applicant must provide a Tree Canopy Coverage schedule to demonstrate conformance with the 15 percent tree canopy coverage prior to certification of this DSP.

13. **Referrals:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

- a. **Historic Preservation**—In a memorandum dated November 1, 2016 (Berger to Kosack), the Historic Preservation Section indicated that most of the property has been extensively graded and extensively disturbed over time. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates that the probability of archeological sites within the subject property is low.
- b. **Transportation**—In a memorandum dated October 24, 2017 (Masog to Kosack), the Transportation Planning Section provided the following comments:

The subject property consists of 31.98 acres of land in the O-S Zone. The property is located in the north/northeast corner of the intersection of MD 193 (Glenn Dale Boulevard) and Prospect Hill Road. The site is developed, and is located on an existing parcel. The applicant is proposing to increase the enrollment for a private school on the site. No new gross floor area is proposed.

The applicant is proposing to expand the school use on the site. The site already contains uses approved pursuant to PPS 4-00071. The site includes a 133,500-square-foot building housing a church and a 300-student private school. The proposal would increase the private school enrollment from 300 to 400 students. A revised trip cap has been established by PPS 4-17020. The table below summarizes the trip generation for the site during the week:

Trip Generation Summary, DSP-03059/01, Reid Temple Christian Academy								
Land Use	Use Quantity	Metric	AM Peak Hour			PM Peak Hour		
			In	Out	Tot	In	Out	Tot
Existing Church	122,500 sq. ft.							
Existing Private School	300							
Driveway Trips Generated by Existing Uses			238	160	398	119	116	235
Less Pass-By (35 percent AM and PM)			-83	-56	-139	-42	-41	-83
Total Existing Trips			155	104	259	77	75	134
Proposed Private School (additional students)	100	400 total students	50	41	91	16	16	32
Less Pass-By (35 percent AM and PM)			-18	-14	-32	-6	-6	-12
Total New Trips Utilized in Analysis			32	27	59	10	10	20
Total Site Trips					318			154
Trip Cap, 4-17020					318			154

Note: Sunday peak-hour vehicle trips are unaffected by the proposed increase in the student enrollment, and the approved PPS 4-17020 retains the cap at 986 Sunday peak-hour vehicle trips.

As determined above, all uses, existing and proposed, can be accommodated under the trip cap established by PPS 4-17020.

There are no other outstanding transportation-related conditions on either the recent PPS or the previous underlying one.

Given that the school expansion involves minimal construction on the site, access and circulation will remain the same, and are acceptable.

From the standpoint of transportation, it is determined that this plan is acceptable and meets the finding required for a DSP, as described in the Zoning Ordinance.

- c. **Subdivision**—In a memorandum dated October 24, 2017 (Cannady to Kosack), the Subdivision Section provided the following comments:

The subject property is located on Tax Map 36 in Grids C2, C3, D2, and D3, is 31.98 acres, and is zoned O-S. The site includes Parcel A, recorded in the Prince George's County Land Records in REP 194-82, a record plat for Reid Temple A.M.E.

The property is subject to the East Glenn Dale Area Sector Plan and SMA. The applicant proposes to increase the student enrollment of this private school from 300 to 400 students. This DSP has been submitted to reflect the increased enrollment and the increase in the size of the outdoor play area. The increase in enrollment required the approval of a new PPS. Preliminary Plan of Subdivision 4-17020 was submitted and processed concurrently with this DSP application to provide a new determination of adequacy.

Preliminary Plan of Subdivision 4-17020 is a minor subdivision, approved by the Planning Director on October 11, 2017, subject to seven conditions. The PPS is valid until October 11, 2019. A final plat must be approved prior to expiration of the PPS, in order to vest the development approved. Of the seven conditions of the PPS, the following condition is applicable to the review of this DSP:

2. **Total development shall be limited to uses that would generate no more than 318 AM, 154 PM, and 986 Sunday peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

The development proposed conforms to Condition 2.

The Subdivision Section concluded that there are no other subdivision issues. See Finding 8 above for a discussion on conformance with the above applicable condition.

- d. **Trails**—In a memorandum dated October 24, 2017 (Shaffer to Zhang), the trails planner provided the following comments:

The Transportation Planning Section has reviewed the DSP application referenced above for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and/or the appropriate area master/sector plan in order to implement planned trails, bikeways, and pedestrian improvements.

The subject application is located along the north side MD 193, just west of the intersection with Prospect Hill Road. The site is covered by the MPOT and the East Glenn Dale Area Sector Plan and SMA. The subject application proposes to increase the capacity of an existing private school from 300 to 400 students. No additional building square footage is proposed, although an additional outdoor play area, landscaping, and loading space will be added.

Review Comments (Master Plan Compliance and Prior Approvals)

The MPOT recommends two master plan trails/bikeways that impact the subject property. Designated bicycle lanes are recommended along MD 193, and continuous sidewalks and designated bicycle lanes are recommended along Prospect Hill Road. The MPOT text regarding Prospect Hill Road is copied below:

Prospect Hill Road Sidewalk and On-Road Bicycle Facilities: Provide continuous pedestrian and bicycle facilities along Prospect Hill Road with either a wide sidewalk or side path for pedestrians and recreational cyclists, and wide curb lanes, bike lanes, or shoulders for on-road bicyclists if practical and feasible. These facilities will accommodate nonmotorized access to Northridge Community Park, Glenn Dale Elementary School, and Glenn Dale Neighborhood Park. (page 22)

This facility is being implemented by the Prince George's County Department of Public Works and Transportation (DPW&T) with standard sidewalks along both sides of the roads. On-road bicycle accommodations have been provided along some segments, as well. At the time of road resurfacing, more comprehensive bicycle facilities can be considered by DPW&T for the entire road. A standard sidewalk and street trees have already been provided along the site's frontage of Prospect Hill Road at the time of construction of Reid Temple. Furthermore, bicycle signage was already required along Prospect Hill Road during the previously approved Detailed Site Plan (DSP-03059) by Condition 2 (PGCPB Resolution No. 04-10).

The MPOT text for MD 193 is copied below:

MD 193 Shared-Use Side path and Designated Bike Lanes: Provide continuous pedestrian and bicycle accommodations along MD 193 with either a wide sidewalk or side path for pedestrians and recreational cyclists, and wide curb lanes, bike lanes, or shoulders for on-road bicyclists. MD 193 is a major east/west corridor in northern Prince George's County and provides access to many schools, parks, and commercial areas. Pedestrian safety along the corridor is a concern and the provision of facilities to safely accommodate pedestrians and bicyclists is a priority. (page 26)

The stretch of MD 193 that abuts the subject site is open section with paved shoulders. No curb and gutter or sidewalks exist along MD 193 from MD 564 (Lanham-Severn Road) to MD 450 (Annapolis Road). The Maryland State Highway Administration (SHA) has implemented bicycle improvements along the road as part of the Upper

Marlboro to College Park bicycle route. Bicycles are accommodated by a combination of designated bicycle lanes, paved shoulders, pavement markings, and signage. The frontage of the subject site includes a wide paved shoulder and pavement markings for bicycles. No additional bicycle improvements are necessary along this segment of MD 193.

The Complete Streets element of the MPOT reinforces the need for these recommendations and includes the following policies regarding sidewalk construction and the accommodation of pedestrians.

POLICY 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.

POLICY 2: All road frontage improvements and road capital improvement projects within the developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

An extensive network of internal sidewalks and walkways were constructed as part of the prior approvals. These sidewalks extend around the perimeter of the building, provide access from the public right-of-way to the church, and extend into the adjoining parking lots that serve the facility. Sidewalk and crosswalks are provided from the existing building to the plan area. As noted above, the master plan bikeway has been provided along MD 193 by SHA, and the subject site's frontage of Prospect Hill Road has been improved with a standard sidewalk. No additional sidewalk needs are needed as part of this DSP revision.

There are no master plan trail recommendations or additional internal sidewalk connections recommended for the subject site. The Americans with Disabilities Act (ADA) accessible route labeled on the plans provides safe pedestrian access to the outdoor play area. A small amount of bicycle parking is recommended to serve the school.

The trails planner recommends an additional bicycle rack to accommodate ten bicycles at the entrance area to serve the school. A condition has been included in the Recommendation section of this report requiring the information be provided at the time of DSP.

- e. **Environmental Planning**—In a memorandum dated October 24, 2017 (Juba to Zhang), the Environmental Planning Section recommended approval of this DSP, along with TCP2-124-01-01, with no conditions. The Environmental Planning Section's comments are as follows:

The Environmental Planning Section previously reviewed the following applications and associated plans for the subject site:

Development Review Case	Associated Tree Conservation Plan	Authority	Status	Action Date	Resolution Number
4-00071	TCPI-020-00	Planning Board	Approved	02/22/2001	PGCPB No. 01-36
DSP-03059	TCPII-124-01	District Council	Approved	05/10/2004	PGCPB No. 04-10
4-17020	TCPI-020-00-01	Planning Director	Approved	10/11/2017	Certified

A Natural Resources Inventory (NRI-031-2015) equivalency letter was issued on February 27, 2015. No other previous environmental reviews have occurred on this site.

Grandfathering

The site is subject to the current environmental regulations of Subtitle 27 (Zoning Ordinance) that came into effect on September 1, 2010 because the site has a recently approved new Preliminary Plan of Subdivision, 4-17020.

Site Description

The subject property is located on the northeastern corner of the intersection of MD 193 (Glenn Dale Boulevard) and Prospect Hill Road. The site is currently developed with a large building being used as a church and private school, parking lot, a network of walkways, associated circulation, and stormwater management facilities. Existing woodland conservation areas and reforestation areas exist on-site. The site is located within the Folley Branch subwatershed that drains into the Western Branch watershed, before draining into the Patuxent River. According to the Sensitive Species Project Review Area (SSSPRA) map prepared by the Maryland Department of Natural Resources, Natural Heritage Program, there are no rare, threatened, or endangered species found to occur on the property. Environmental regulated features such as streams, stream buffers, and PMA, exist on-site. The site is not identified as containing forest interior dwelling species (FIDS) or FIDS buffer. This site does not share frontage with any roads designated as a scenic or historic roadway. The site is located within the Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map, as designated by the *Plan Prince George's 2035 Approved General Plan* (Plan Prince George's 2035). The site is also located within the East Glenn Dale Area Sector Plan and SMA. According to the approved 2017 *Countywide Green Infrastructure Plan*, the site contains evaluation areas and regulated areas within the designated network of the plan.

Review of Previously Approved Conditions

Preliminary Plan of Subdivision 4-17020

The site has a recently approved minor PPS. The following text addresses a previously approved environmental condition on the certificate of approval related to the subject application.

- 3. Prior to approval of a Detailed Site Plan, a PMA impact exhibit and letter of justification for existing impacts within the revised PMA shall be submitted.**

This information has been submitted and has been evaluated by the Environmental Planning Section. The regulated environmental features have been preserved to the extent possible.

Environmental Review

As revisions are made to the plans submitted, the revision boxes on each plan sheet shall be used to describe what revisions were made, when, and by whom.

Natural Resources Inventory/Existing Conditions

An approved Natural Resources Inventory Equivalency Letter, NRI-031-2015, was submitted with the application which expires on February 27, 2020.

The PMA is comprised of 2.32 acres of floodplain, streams, and stream buffer that extends across the western boundary of the site. According to the previously approved and implemented TCPII, 28.72 acres of woodlands previously existed on-site. Currently, 7.47 acres of woodlands exist on-site that are a combination of 5.33 acres of area of woodlands not previously cleared on-site and 2.14 acres of reforestation. The reduction in woodland is a result of previously approved development on the site.

No additional information is required regarding the NRI.

Woodland Conservation

The subject application has a previously approved TCPII that was approved prior to September 1, 2010. A revised Type 2 Tree Conservation Plan (TCP2-124-01-01) was submitted with this DSP application.

The site has a woodland conservation threshold of 20 percent or 5.91 acres. According to the proposed worksheet, the cumulative woodland conservation requirement, based on the total clearing of 23.39 acres outside of the 100-year floodplain and 0.13 acre of clearing inside the 100-year floodplain for this project, is 12.42 acres. The TCP2 proposes to meet this requirement with 5.29 acres of woodland preservation, 2.14 acres of reforestation, and 4.99 acres of off-site mitigation on another property. No revisions are required to the TCP2 worksheet. The proposed development is consistent with the previously approved and implemented TCP2, as no additional woodland clearing is proposed with this application.

No additional information is required concerning woodland conservation.

Regulated Environmental Features/Primary Management Area

The site contains regulated environmental features comprised of floodplain, streams, and stream buffer. Impacts to the PMA were previously approved as part of PPS 4-00071, which was subsequently implemented in accordance with an approved site plan and TCP2. Because the site is no longer grandfathered, the previous buffers, which were 50 feet wide, are now 75 feet wide, resulting in an expansion of the PMA. It also results in existing development, also previously approved, being in the PMA.

A statement of justification, including a PMA impact exhibit, has been submitted. The statement requests the approval of 3,404 square feet of existing impacts consisting of a parking lot drive aisle, due to the expanded PMA. No new impacts are proposed with the current application. The drive aisle supports the current use of the property.

Based on the level of design information, the regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible based on the limits of disturbance shown on the PMA exhibit, DSP, and TCP2. Staff recommends **approval** of the impact.

Stormwater Management

The site has an approved Stormwater Management Concept Letter (42271-2014-00) and plan that is in conformance with the current code. The DSP is consistent with that approval.

Soils

The predominant soils found to occur according to the U.S. Department of Agriculture (USDA), Natural Resource Conservation Service (NRCS), Web Soil Survey, are Christiana-Downer complex (5–10 percent slopes), Christiana-Downer complex (10–15 percent slopes), Elkton silt loam (0–2 percent slopes), Russett-Christiana complex (2–5 percent slopes), Udorthents highway (0–65 percent slopes), and Urban land Russett-Christiana complex (0–5 percent slopes). According to available information, soils containing Christiana complexes are identified on the property, while soils containing Marlboro clay are not.

The Environmental Planning Section recommends approval of DSP-03059-01 and TCP2-124-01-01, subject to no conditions.

- f. **Permit Review**—In a memorandum dated September 18, 2017 (Hughes to Kosack), the Permit Review Section provided six comments on this DSP. The relevant comments have been addressed in the review process.
- g. **Prince George’s County Fire/EMS Department**—In a memorandum dated September 10, 2017 (Oladeinde to Masog), the Fire/EMS Department provided a standard memorandum and listed applicable regulations regarding access for fire apparatus, fire lane and location, and performance of fire hydrants. The Fire Department’s comments will be enforced through the DPIE’s permitting process.
- h. **Prince George’s County Health Department**—In a memorandum dated September 15, 2017 (Dawodu to Kosack), the Health Department provided comments, followed by staff comment:
 - (1) The site plan proposes an extension of the present outdoor play area to accommodate the increase in academic enrollment. The public health value of access to active recreational facilities has been well documented. The outdoor play area will provide additional outdoor green space that will promote physical activity amongst the youth.

This comment has been transmitted to the applicant.

 - (2) During the demolition/construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

A site plan note is recommended to be provided prior to certification.
- i. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of the writing of this report, DPIE did not provide any comments.
- j. **Prince George’s County Police Department**—At the time of the writing of this report, the Police Department did not provide any comments.

- k. **City of Bowie**—In a memorandum dated September 15, 2017 (Meinert to Kosack), the City of Bowie has no comments, as the project is located outside the city limits and does not impact the city.
- 14. Based on the foregoing analysis and as required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP, if approved with the recommended conditions, 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.
- 15. Section 27-285(b)(4) of the Zoning Ordinance requires that a DSP demonstrate that regulated environmental features have been preserved and/or restored to the fullest extent possible if environmental features exist. In this case, additional but limited impact to PMA has been identified and evaluated, and the Environmental Planning Section concluded that the environmental features have been preserved to the fullest extent possible.

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-03059-01 and Type 2 Tree Conservation Plan TCP2-124-01-01 for Reid Temple Christian Academy, subject to the following conditions:

- 1. Prior to certification, the applicant shall make revisions to the plans and submit the documentation, as follows:
 - a. Correct the project name on the approval block to be consistent with the name on the application form.
 - b. Revise the detailed site plan notes to remove all references to the Rural Residential (R-R) Zone and provide information related to the Open Space (O-S) Zone.
 - c. Revise the landscape plan to reflect the outdoor play area.
 - d. Revise the plan to include a bicycle rack(s) accommodating a minimum of 10 bicycle parking spaces convenient to the private school entrance. A detail for the rack shall also be included with the plan sheets.
 - e. Provide the following site plan note:

“During the demolition and construction phases, this project will conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.”
 - f. Revise the general note numbers to be consecutive.
 - g. Revise General Note 25 (new) to clarify that the “maximum” lot coverage is 50 percent.
 - h. Add the number of proposed students (400) to General Note 29.

- i. Correct the private school notes on Sheet 1 of 6 to reflect 40,000 square feet of usable play area required.
 - j. Revise the general notes to include the acreage of floodplain.
 - k. Add the lot coverage based on net lot area.
 - l. Provide a Tree Canopy Coverage schedule to demonstrate the site's conformance with the tree canopy coverage requirements.
 - m. Provide an additional loading space on the site plan.
2. Each weekday morning and afternoon, during traffic arrival and departure times, police or safety personnel shall be stationed at the entrance on Prospect Hill Road to direct traffic in and out of the site and to ensure the safety of children entering and leaving the school.