

May 29, 2012

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor, Development Review Division

FROM: Meika Fields, Senior Planner, Urban Design Section, Development Review Division

SUBJECT: **Revisions to Staff Report dated May 16, 2012**
Detailed Site Plan DSP-04070-03
Friends Community School

There are necessary amendments to the technical staff report dated May 16, 2012 for Detailed Site Plan DSP-04070-03, Friends Community School.

Preliminary Plan of Subdivision 4-11017—Additional information has been received with the completion of the technical staff report for Preliminary Plan of Subdivision 4-11017. The following revisions are recommended to Finding 8:

8. **Preliminary Plan of Subdivision 4-11017:** The following conditions of the preliminary plan approval relate to the review of the subject detailed site plan.
 7. **Total development within the subject property shall be limited to equivalent development which generates no more than 219 AM and 41 PM weekday peak-hour vehicle trips. Any development generating a traffic 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.**

Comment: The subject proposal does not exceed the trip cap established with approval of Preliminary Plan of Subdivision 4-11017. The number of existing and proposed trips is as follows:

Trip Generation Summary, 4-11017, Friends Community School								
Land Use	Use Quantity	Metric	AM Peak Hour			PM Peak Hour		
			In	Out	Tot	In	Out	Tot
Private School (existing)	200	students	101	82	183	15	19	34
Private School (proposed)	240	students	120	99	219	18	23	41
Net New Trips (excluding trips from existing use)			19	17	36	3	4	7

Tree Canopy Coverage Ordinance—Staff recommends the following revision to Finding 11:

11. **Tree Canopy Coverage Ordinance:** The provided tree canopy coverage (TCC) schedule indicates that the TCC requirement is met entirely through the use of on-site woodland conservation shown on the Type 2 tree conservation plan and existing trees to remain on the site. The acreage of on-site woodland conservation shown on the TCP2 is inconsistent with that provided on the TCC schedule. The TCC schedule should be revised to more accurately reflect the acreage of on-site woodland conservation shown on TCP2-161-04-03.

Recommended Additional Condition 2.b.

- b. **The tree canopy coverage schedule shall be revised to more accurately reflect the acreage of on-site woodland conservation shown on TCP2-161-04-03.**