



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

Detailed Site Plan

DSP-07050

Application	General Data
Project Name: Henson Valley Montessori School Location: North side of Edgemoade Road, approximately 860 feet west of Molly Berry Road. Applicant/Address: Dr. Valadia Wise Henson Valley Montessori School 13400 Edgemoade Road Upper Marlboro, MD 20772	Date Accepted: 4/17/08
	Planning Board Action Limit: Waived
	Plan Acreage: 15.16
	Zone: O-S
	Dwelling Units: N/A
	Square Footage: 31,683.94
	Planning Area: 86A
	Tier: Rural
	Council District: 9
	Municipality: N/A
	200-Scale Base Map: 216 SE 12

Purpose of Application	Notice Dates
Private school for 260 students.	Adjoining Property Owners Previous Parties of Record Registered Associations: 4/18/08 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 7/1/08

Staff Recommendation	Staff Reviewer: Rashtian / Lindsay
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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-07050, and Type II Tree Conservation Plan TCPII/083/93-01
Henson Valley Montessori School

The Urban Design staff has completed the review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL of the detailed site plan and the Type II tree conservation plan with conditions 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 O-S Zone.
- b. The requirements of the *Prince George's County Landscape Manual*.
- c. The requirements of the Prince George's County Woodland Conservation and Tree Preservation Ordinance.
- d. Referral comments.

FINDINGS

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

1. **Request:** This application requests approval for a private school for 260 students, grades Pre-K–9th grades. The school will occupy an institutional site, converting the existing buildings to be used as classroom space. Minor additions are proposed to two of the existing buildings, along with paving and other site work.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	O-S	O-S
Use(s)	Group Home	Private school
Acreage	15.16	15.16
Parcel	1	1
Building Square Footage/GFA	30,313.94	31,683.94
Building A	3,853	4,661
Building B1	2,967	2,967
Building B2	2,967	2,967
Building B3	2,967	2,967
Building B4	2,967	2,967
Building C	8,415	8,415
Building D	2,437	2,999
Building E	967.68	967.68
Building F	912.18	912.18
Building G	647.21	647.21
Structure 1	261.88	261.88
Structure 2	164.77	164.77
Structure 4	360.18	360.18
Structure 5	259.21	259.21
Structure 6	167.83	167.83

Other Development Data:

	REQUIRED	PROPOSED
Total Parking Spaces	44	93
Standard parking (9.5' x 19')		87
Standard Handicap		4
Van-Accessible Handicap		2

Recreational Area Data:

	REQUIRED	PROPOSED
Recreational Area (Square feet)	26,000	46,827
Area 1		18,691
Area 2		10,613
Area 3		17,523

3. **Location:** The site is in Planning Area 86A, Council District 9. More specifically, it is located on the north side of Edgemoade Road, approximately 860 feet west of Molly Berry Road in Upper Marlboro, Maryland.
4. **Surrounding Uses:** The subject property is bounded to the north and east, by residential dwellings in the R-R Zone. To the south and west is property where horses are kept, also in the R-R Zone.
5. **Previous Approvals:** According to the records of the Planning Department, the property was used by the military as a control site for the Nike missile program. The property was sold as

surplus land and in 1963 it was converted to use by a nonprofit organization, the Edgemoor Center, as a therapeutic residential educational center for troubled youth. The property was originally developed prior to the existence of zoning controls for this use, and was thus considered a non-conforming use when later special exceptions were filed to expand the use. In 1971 the District Council adopted Special Exception SE-2506 for enlargement of the existing swimming pool in the R-R Zone. SE-3714 and two subsequent revisions were approved in 1986, 1988, and 1993, for the construction of dormitory buildings and for site work. The site has an approved Stormwater Management Concept Approval No. 48196-2007-00 which is valid until January 15, 2011.

6. **Design Features:** The school proposes the reuse of the existing site, including the existing buildings, access, and parking areas. Additions and architectural remodeling are proposed for two of the buildings, while the other buildings have been refurbished. Some new paving is proposed to replace existing gravel areas and in order to accommodate new parking areas and two-way driveways. The site has access from Molly Berry Road along Edgemoor Road, a private road cooperatively maintained by the adjoining properties. The main access driveway leads to a series of small parking lots located between the main buildings on the site, which are laid out on the south and western portion of the property. A branch of the driveway leads to a staff parking area for an administrative and maintenance building roughly in the center of the site, while the eastern area of the site is proposed for woodland conservation.

The site is developed with ten existing buildings in a variety of styles that have been designated by letter. Building A is a flat-roofed cinderblock building located south of the main access driveway, which is proposed to be remodeled for classrooms and receive significant architectural remodeling, including a new gable roof, an addition that will cover the entire northern side of the building, and a new facade along the southern side. Buildings B1, B2, B3, and B4 are wood-sided buildings with brick bases formerly used as dormitories, located in the southwest corner of the property. These buildings are all proposed to be converted to use as classrooms. Building C is a larger wood-sided building on the north side of the main driveway from Building A that is also proposed for classroom use. Building D is another flat-roofed cinderblock building that will be remodeled, with a new gable roof and an addition that will alter the front facade. Building E is an administration building located on the west side of the staff parking lot. Building F is a trailer, proposed for storage on the west side of the staff parking lot. Building G is a small cinderblock shed north of the staff parking lot used for storage. There are also five smaller structures used for maintenance and storage purposes. These include a utility building near the entrance to the site (Structure 1), a chemical storage shed for the existing pool (Structure 2), two wood and landscape material storage sheds (Structures 4 and 5), and a shed housing the site's sewage treatment plant (Structure 6).

The applicant proposes three recreation areas on the site. One of these areas is an existing asphalt basketball court that will be surrounded by a new fence, while the other two are new playground areas, each of which will feature a large climbing structure.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the O-S Zone, the site plan design guidelines and the provisions regarding school establishments of the Zoning Ordinance.

The subject application is in conformance with the requirements of Section 27-441(b), which governs permitted uses in residential zones. The proposed private school is a permitted use in the

O-S Zone, subject to the specific requirements for that use under Section 27-443, which are as follows:

- (A) **The school shall be located on property of at least five acres, in size on which the maximum enrollment shall be four hundred students, unless the school is located on property which was previously used as a public school by the Board of Education, in which case, the minimum acreage requirement shall be four ½ acres. For each acre over five the total enrollment may be increased by 100 students. State and local health, education, or fire regulations may reduce the number of students permitted to be enrolled. The school may be located on a parcel of at least two ½ acres provided that:**
- (1) **The property had obtained an approved Special Exception use as an eleemosynary or philanthropic institution;**
 - (2) **The property abuts parkland owned by the Commission containing at least two ½ acres; and**
 - (3) **The maximum enrollment shall not exceed one hundred thirty students.**

(For the purposes of this Section, enrollment shall mean the total number of students enrolled in the institution at any one time. If there is separate morning, afternoon, and evening sessions, each of which is attended by different students, enrollment shall mean the number of students enrolled in the session having the largest number of students).

Comment: The school meets this requirement as the proposed enrollment is 260 students and the site is 15.16 acres in size.

- (B) **The property shall have frontage on, and direct vehicular access to, a street having a paved surface at least thirty-six feet wide. This width shall not apply where the property is located in sparsely settled or farm areas, or where the Planning Board determines that adequate passenger debarkation areas are provided.**

The school's property fronts on Edgemeade Road, which is a private road maintained by the adjoining lot owners. The zoning ordinance's definition of a street includes private roads along which development is authorized pursuant to Subtitle 24. According to Subtitle 24-128(b) (11) of the Subdivision Ordinance, the Planning Board may approve development on private rights-of-way in the O-S Zone provided that the following are met:

- (A) **The private roads shall have a minimum pavement width equal to the standard roadway width for secondary residential streets or primary residential streets, as appropriate, and shall be constructed pursuant to the Department of Public Works and Transportation specifications and standards;**

Edgemeade Road currently has a pavement width of approximately 18 feet. The applicant has proposed to widen this to 22 feet. As noted below in the referral from the Department of Public Works and Transportation (DPW&T), Edgemeade Road must be improved in accordance with

DPW&T's standards for a rural private secondary residential road. This standard (100.12) consists of two 11-foot-wide travel lanes with grass shoulders and a total right-of-way of 50 feet. As Edgemeade Road runs through a 100-foot-wide right-of-way, it will accommodate the required improvements.

- (B) Covenants shall be recorded among the Land Records of Prince George's County stating that a homeowners' association is responsible for the maintenance of the private roads and for accessibility of the private roads to emergency equipment; and**

There is an existing covenant governing the maintenance of Edgemeade Road. According to a note on the detailed site plan, the road is to be maintained by the properties adjacent to the road, which includes the school. However, staff has not reviewed the covenant itself and so cannot be certain that it adequately provides for the maintenance and access as required under (B) above. Prior to certificate approval of the detailed site plan, the applicant should demonstrate that a covenant exists that arranges for a private entity or association's responsibility for maintenance and accessibility of the road.

- (C) The accessibility of the private roads to emergency equipment shall be ensured by having the Fire Chief (or designee) approve the private roads.**

The detailed site plan was referred to the Prince George's County Fire Department but no response has been received as of this writing. Prior to certificate approval of the detailed site plan, the applicant should contact the Fire Department to review the plans and ensure that the road is accessible to emergency equipment.

Provided that the above conditions are fulfilled, Edgemeade Road meets the definition of a street. Staff believes that Section 27-443(a)(1)(B) of the Zoning Ordinance's requirement for street width should not apply to this case because the property is located in the Rural Tier and is surrounded by relatively sparsely-populated land, and Edgemeade Road will be improved in accordance with DPW&T specifications.

- (C) An outdoor playground or activity area shall be provided. It shall contain at least one hundred square feet of usable space per student. The area shall be located at least twenty-five feet from any dwelling on an adjoining lot and buffered from adjoining uses in accordance with the provisions of the *Landscape Manual*. The play area shall be enclosed by a substantial wall or fence at least three feet high for grades six and below, and at least five feet high for other grades, with the following exception:**

- 1. A private school which has been in continuous operation since January 1, 1970, may satisfy these fencing requirements by providing another type of barrier that is subject to approval by the State Department of Human Resources.**

Comment: The school has a proposed enrollment of 260 students, so that 26,000 square feet of usable play area is required. The applicant has proposed three play areas totaling 46,827 square feet, including an asphalt basketball court and two playgrounds. The play areas are all to be enclosed by fencing, the basketball court by a chain link fence nine and a half feet in height, and

the playgrounds by split rail wood fencing four feet in height. As the school is proposed to be for children up to and including ninth grade, the split rail fencing does not meet the required five foot height requirement. Prior to certificate approval, the applicant should revise the plans to remove the existing and proposed split rail fencing around the play areas and replace them with an attractive ornamental or split-rail fence at least five feet in height. If split rail fencing is employed around the play areas, it should utilize a mesh screen in order to present a barrier to small children.

The play areas are all set back at least twenty-five feet from all adjoining dwellings and are adequately buffered from the adjacent properties according to the requirements of the *Landscape Manual*.

8. ***Landscape Manual:*** As a medium-impact use, the proposed private school must be buffered from the adjoining single-family detached houses with a Type B bufferyard. This has been provided around most of the northern and eastern edges of the property by the preservation of existing woodland, supplemented where necessary with new plantings.
9. ***Signage:*** As an institutional use, the school is permitted to have a free-standing or building-mounted sign in accordance with the standards of Section 27-617(a):
 - (1) **Maximum area for each sign - 48 square feet.**
 - (2) **Maximum height - 8 feet above finished grade at base of sign.**
 - (3) **Minimum setback - 15 feet from adjoining land in any Residential Zone (or land proposed to be used for residential purposes in a Comprehensive Design, Mixed Use, or Planned Community Zone).**
 - (4) **Type allowed - freestanding or attached to a building.**
 - (5) **Maximum number - 1 per street the property fronts on (must face street frontage).**

The plan shows the location of two existing signs located on either side of the intersection of Edgemoade Road and Molly Berry Road. The signs are monument wall signs with a central display panel flanked by brick piers. The display panels are 9 feet wide by 5 feet tall, while the overall signs are 11.67 feet wide. They are shown located on the adjacent residential properties, but site visits have enabled both staff and the applicant to determine that the signs are actually located within the 100-foot-wide right-of-way of Edgemoade Road.

The legal status of these signs is questionable because the ownership of Edgemoade Road is not known. As discussed above, Edgemoade Road is a private road which is jointly maintained by all of the properties fronting on it. However, the owner of the underlying right-of-way has not yet been determined.

If the school is the owner of the right-of-way, then the existing signs are located on the school's property. In that case, the signs must be set back at least 15 feet from the residential properties to the north and south of Edgemoade Road. The property would have frontage on both Edgemoade Road and Molly Berry Road, so two signs would be permitted.

If the school is not the owner of the right-of-way, then the existing signs are located off of the school's property. In this case they would be considered illegal outdoor advertising signs and should be removed from the plans. The property would have frontage only on Edgemoade Road, which would allow the school to have only one sign, located on its property facing towards Edgemoade Road. Any signage at the intersection of Edgemoade Road and Molly Berry Road

would be outside of the scope of this site plan but would be limited to four square feet of directional signage in accordance with Section 27-620 of the Zoning Regulations.

Prior to certificate approval of the DSP, the applicant should determine and demonstrate the ownership of the Edgemoade Road right-of-way, and revise the plans to show signage in allowable locations in accordance with Section 27-617 of the Zoning Regulations.

10. **Urban Design Review:** The site includes a variety of different building styles in varying states of repair. The four wood-sided classroom buildings (B1, B2, B3, and C) have a unified appearance. Buildings A and D are proposed to be modified with additions and facade improvements that will match the wood-siding and brick utilized on the other classroom buildings. When these improvements are complete, all six of the buildings on the southwestern portion of the site will be consistent with each other. The remaining buildings on the site are all maintenance or storage structures. Some of these structures are in poor repair. The majority of these buildings are located near the staff parking lot, and are somewhat removed at a higher elevation from the rest of the site. However, they are still elements of the site and will be seen by employees and students on a daily basis. In the future, the school may wish to consider refurbishing these buildings or replacing them with more up-to-date facilities.

There are two structures located just north of the site's entrance. These two buildings are a maintenance shed for the swimming pool and a utility building including water treatment and electrical equipment. The pool itself is in disrepair, and is not proposed to be used for swimming at this time. People entering the site pass the rear of the utility building, which is connected to an above-ground water tank, fuel tank, and generator. The Urban Design Section recommends that these two buildings should be repainted to match the dark brown paint of the wood-sided classroom buildings. The applicant should also provide screening for the generator and tanks behind the utility building. The screening should consist of sight-tight fencing or evergreen plantings. The applicant should propose a screening solution that will allow for all necessary maintenance access to the equipment and not interfere with any buried utilities in the area.

11. **Referral Comments:** 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 April 28, 2008, the Historic Preservation Section stated the proposed development would have no effect on the historic resources.
 - b. **Archeology:** In a memorandum dated May 9, 2008, the Archeology Section offered the following:
 1. Phase I archeological survey is not recommended on the above-referenced 15.16-acre property located at 13400 Edgemoade Road and north of Keys Road. This plan proposes a private school with grades pre-K to 9th grade for 260 students. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. Development is occurring in areas that have previously been impacted by the construction of buildings and parking lots. However, the applicant should be aware that there is one County Historic Site and four Historic Resources located within a one-mile radius of the subject property. In addition, there are two known historic archeological sites within a one-mile radius of the subject property. The plan indicates that there is a grave (of John S. Collins, 1949-1964) in the northern part of the property.

Although the grave is not located within the limits of disturbance, the applicant should submit a photograph of the grave site and record the inscription on any stone that may be present.

Comment: The latest set of plans submitted by the applicant includes a note stating that there are no cemeteries on the site, which was added at the request of the Urban Design Section due to a misunderstanding of the archaeology reviewer's recommendation. Prior to certificate approval of the DSP, this note should be removed and the required documentation of the grave should be provided to staff.

- c. **Community Planning:** In a memorandum dated May 22, 2008, the Community Planning Division stated that the proposed application is not inconsistent with the 2002 General Plan Development Pattern Policies for the Rural Tier. The proposed application conforms to the land use recommendations for 1993 *Approved Master Plan and Sectional Map Amendment for Subregion VI Study Area (Planning Areas 79, 82A, 82B, 86A, 86B, 87A, 87B)* retained the subject property as a rural land use. Although the property is zoned O-S, it has had an approved Special Exception (SE-2506) on the property since 1971.

The Community Planning Division has been advised by several citizens in the Rural Tier about their concerns about light pollution and preference for "dark skies" consistent with rural character. It is unclear from the landscape and lighting plan – part of the DSP application - if additional lighting is proposed on the site, and if so, what the impact would be during evening hours on adjacent properties.

Comment: In response to the Community Planning Division's concern, the applicant has provided an inventory of the existing lighting on the site and has affirmed that no additional lighting is proposed on the site. The lighting existing on the site utilizes a variety of different fixtures, some of which are not designed to reduce light pollution. However, since there is no additional lighting proposed, there will be no new impact on the night sky from this proposal.

- d. **Transportation:** In a memorandum dated April 18, 2008, the Transportation Planning Section stated the site is not within or adjacent to any master plan transportation facilities. No prior applications have transportation-related conditions that require enforcement at this time. Also, the use is changing from a residential school to a day school; new construction is mostly limited to recreation facilities. Therefore, from the standpoint of transportation, the plan is found to be acceptable.

- e. **Subdivision:** In a memorandum dated June 22, 2008, the Subdivision Section offered the following:

The property consists of 15.16 acres of land known as parcel 48, The Maryland Center for Youth and Family Development, Inc. located on Tax Map 137, in Grid C-3. Pursuant to the Subdivision Regulations, Section 24-107(c)(7)(D), a preliminary plan of subdivision is not required for the development of more than five thousand square feet of gross floor area, which constitutes at least ten percent of the total area of the site which has been constructed pursuant to a building permit issued on or before December 31, 1991.

The applicant must vest the existing development prior to razing any existing structures in order to remain exempt under this statute. The applicant has provided data on the detailed site plan indicating the gross floor area of all of the existing structures at the

proposed site meets or exceeds the ten percent requirement of the total acreage of the site. This development is exempt from the requirement of filing a preliminary plan of subdivision because the proposed development square footage is in conformance with the aforementioned Subdivision Regulation.

- f. **Trails:** At the time of writing of this report no comment was received from the Trails Coordinator.
- g. **Parks:** In a memorandum dated April 21, 2008, the Department of Parks and Recreation offered no comments.
- h. **Permits:** In a memorandum dated May 2, 2008, the Permit Review Section offered six comments that either have been addressed through the submittal of revised plans or included in the recommendation section of this report.
- i. **Environmental Planning:** In a memorandum dated July 10, 2008, the Environmental Planning Section recommended approval of DSP-07050 and revised Tree Conservation Plan TCPII/083/93-01 subject to conditions.

Background

The Environmental Planning Section has previously reviewed the subject property as Type II Tree Conservation Plan TCPII/83/93 for the Maryland Center for Youth and Family Development (Edgemeade) which was approved on August 4, 1993. The site is developed as a residential youth facility. The current application is a detailed site plan required for a private school under Section 27-396 of the Zoning Ordinance.

Site Description

This 15.16-acre property in the O-S Zone is located on the west side of Molly Berry Road, on Edgemeade Road. A review of the available information indicates that no 100-year floodplain or nontidal wetlands occur on the site. The headwaters of a stream is located in the northeast corner of the site, and a limited amount of severe slopes and areas of steep slopes with highly erodible soils are found to occur on the property. There are no identified transportation-related noise impacts. The soils found to occur according to the *Prince George's County Soil Survey* include Christiana, Croom, Donlonton, Howell, and Westphalia none of which have limitations that would affect the redevelopment of this property. According to available information, Marlboro clay does not occur in the vicinity of this property. According to information obtained from the Maryland Department of Natural Resources Natural Heritage Program, there are no rare, threatened, or endangered species found to occur in the vicinity of this property. No designated historic or scenic roads abut this property. This property is located in the Mataponi Creek watershed of the Patuxent River basin and in the Rural Tier as reflected in the General Plan. According to the *Approved Countywide Green Infrastructure Plan*, no regulated areas, evaluation areas, or network gaps are located on this site.

Master Plan Conformance

In the Approved Master Plan and Sectional Map Amendment for Subregion IV (September 1993), the Environmental Envelope Section contains guidelines for future development. The following guidelines have been determined to be applicable to the

current project. The text in **[BOLD]** is the text from the master plan and the plain text provides comments on plan conformance.

1. **An open space and conservation network, based on existing soil conditions, slopes, watercourses, vegetation, natural ecological features, and estimated future population needs, should be established and maintained.**

Comment: The renovation of the existing development as a private school requires limited new development and no additional clearing of the site. All proposed facility improvements occur within the existing development envelope.

2. **Developers shall be encouraged to utilize the Comprehensive Design Ordinance, the cluster provisions and site plan review provisions of the subdivision regulations and other innovative techniques that ensure responsible environmental consideration.**

Comment: The redevelopment of this site as a private school is a responsible and appropriate reuse of an existing resource.

3. **Land dedicated in accordance with the Subdivision Regulations for the provision of needed recreational facilities should not consist solely of floodplains or other parts of the Natural Reserve Area.**

Comment: No dedication of recreational land is required for this proposal, and sufficient outdoor recreational facilities to satisfy the requirements for a private school are proposed.

4. **The responsibility for environmentally-sound development practices should apply equally to private and public interests; decisions concerning the selection and use of properties should be based on environmental considerations.**

Comment: Redevelopment of the site as a private school represents an environmentally sound development practice.

5. **Developers shall be encouraged to capitalize on natural assets through the retention and protection of trees, streams and other ecological features.**

Comment: The environmentally-sensitive areas of the site have been retained in the prior development of the site, and will be respected in the current renovation.

6. **Woodlands associated with floodplains, wetlands, stream corridors and steep slopes shall be given priority for preservation.**

Comment: This guideline is a standard practice for all tree conservation plans, which has been applied in the previously approved TCPIL.

7. **To the extent practicable, large contiguous tracts of woodland should be conserved in both upland and bottomland situations in order to reduce forest fragmentation, maximize woodland interiors, and reduce the edge/area ratio.**

Comment: This guideline is a standard practice for all tree conservation plans. The Type II Tree Conservation Plan maintains a contiguous block of priority woodlands in a sensitive area of the site.

8. **The Natural Reserve Areas, containing floodplain and other areas unsuitable for development should be restricted from development except for agricultural, recreational and similar uses. Land grading should be discouraged. When disturbance is permitted, all necessary conditions should be imposed.**

Comment: No impacts to sensitive site areas are proposed.

9. **All development proposals should provide effective means for the preservation and protection of Natural Reserve Areas, the development plans for lands containing open space and conservation areas should specify how and by whom these areas will be maintained.**

Comment: The TCPII will provide for the protection of sensitive areas of the site. The entire site will be owned and maintained by the private school.

10. **Limited development should be permitted in Conditional Reserve Areas, based on the significant physiographic constraints and natural processes of the land.**

Comment: The Subregion 5 Master Plan does not identify any areas of Conditional Reserve on the subject property.

11. **In the Perceptual Liability Areas, land uses such as schools, residences, nursing homes, and libraries that are sensitive to noise intrusion, air pollution and other characteristics of excessive vehicular traffic should be protected by suitable construction techniques and by the enforcement of legally mandated standards.**

Comment: No specific Perceptual Liability Areas were identified by the master plan in this area.

12. **Developers shall be encouraged to include careful site planning and construction techniques which are designed to reduce the adverse impact of point and nonpoint source noise that exceeds the State's current maximum allowable levels for receiving land uses.**

Comment: No adverse point or nonpoint source noise has been identified with this proposal.

13. **Farming conservation measures such as diversions, terraces, and grassed waterways in conjunction with contour strip cropping and crop rotations should be implemented.**

Comment: No farming is proposed with this application.

14. **Citizens, developers and others should be encouraged to seek current information on the area's sensitive environmental condition, and on all aspects of related regulatory systems and functional programs from the appropriate local, state and federal agencies.**

Comment: Information available at PGATLAS.com provides generalized information regarding sensitive environmental features of the site which are readily available on line.

Environmental Review

This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because there is a previously approved Type II Tree Conservation Plan, TCPII/83/93.

The Woodland Conservation Threshold for this site based on a gross tract area of 15.16 acres, is 7.58 acres (50 percent of the net tract). The previously approved TCPII reduced the woodland conservation threshold to 4.94 acres based on the limited amount of existing woodlands located on the site, and proposed to meet the entire requirement with on-site preservation.

In the last fifteen years, natural regeneration has occurred, resulting in an increase in on-site woodland to 6.20 acres, which is still below 50 percent of the net tract area. The current application proposes no revisions to the development envelop of that plan. The woodland conservation requirement for the site has therefore been raised to the 6.20 acres of existing woodlands on-site. No clearing is proposed.

The TCPII is missing some technical information and requires clarification. The TCPII shows a double "tree line" in some areas, as well as indecipherable use of tree lines on inappropriate parts of the site. The legend includes a term "tree line (left)" which should be revised to "existing tree line." The locations of woodland conservation signage have not been shown. No detail has been provided for woodland protection signage or with regard to what the sign is attached to, how the sign is attached; the depth of the post in the ground, the overall height of the post, the height of the signage from ground level, and the material the sign is made of. The legend should be revised to include all graphic symbols and lines used on the plan. The approval block should include the original approval date and reviewer.

- j. **Health Department:** In a memorandum dated May 8, 2008, the Prince George's County Health Department Division of Environmental Health stated the subject facility has an approved well and an approved sewage treatment plant on site. The facility has approved Water Appropriation Permit and Discharge Permit issued from the Maryland Department of the Environment (MDE).
- k. **Department of Public Works & Transportation (DPW&T):** In a memorandum dated June 6, 2008, DPW&T offered the following:
 - A. The property is located on the north side of North Keys Road, approximately 860 feet west of Molly Berry Road in Upper Marlboro.
 - B. Access to the property is provided from the existing Edgemeade Road which connects to Molly Berry Road. Edgemeade Road is a private road and several

properties have access from this road. Roadway improvements for Edgemeade Road in accordance with the DPW&T Standard No. 100.12 for rural private secondary residential road will be required.

- C. All roadway cross culverts shall be designed to carry 100-year frequency storm runoff from its watershed.
 - D. All storm drainage systems and facilities shown in the proposed detailed site plan are consistent with the approved DPW&T Stormwater Management Concept Plan No. 43666-2007.
 - E. 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 American with Disabilities Act (ADA).
 - F. Conformance with DPW&T street tree and street lighting Specifications and Standards is required.
 - G. Compliance with DPW&T utility policy is required. Proper temporary and final patching and the related mill and overlay in accordance with the established "DPW&T Policy and Specification for Utility Installation and Maintenance Permits" are required. Existing utilities may require relocation and/or adjustments. Coordination with the various utility companies is required.
 - l. **Prince George's County Fire Department:** At the time of writing of this report no comments were received from the Fire Department.
 - m. **Washington Suburban Sanitary Commission (WSSC):** In a memorandum dated May 23, 2008, the WSSC stated the subject property is in water and sewer category 6. There are no water and sewer mains in the vicinity of the site to serve this property.
 - n. **Maryland State Highway Administration (SHA):** In a memorandum dated April 23, 2008, the SHA offered no comment.
 - o. **Verizon:** In a memorandum dated May 1, 2008, Verizon stated a ten-foot PUE across the property's frontage of Edgemeade Road is required.
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-07050, Henson Valley Montessori School, subject to the following conditions:

- 1. Prior to certificate approval, the following revisions shall be made:
 - a. Label all materials on the proposed elevations.

- b. Remove the proposed four-foot-tall split-rail fence surrounding Recreation Areas One and Two and replace it with a fence between five and six feet in height. Add a detail of the proposed fencing to the plans.
 - c. Indicate that the chemical storage shed and the utility building near the site's entrance from Edgemoade Road will be repainted to match the classroom buildings.
 - d. Provide a sight-tight fence or evergreen plantings to screen views of the generator, fuel tank, and water tank from Edgemoade Road.
- 2. Prior to certificate approval of the DSP, the Type II Tree Conservation Plan shall be revised as follows:
 - a. Provide details concerning the design of the permanent tree protection signage, how and where it will be mounted, and proposed locations shall be shown on the plan.
 - b. A single line shall be used to identify the existing tree line, and inappropriate lines shall be removed from the plan.
 - c. All graphic elements shall be added to the legend with appropriate labels.
 - d. The approval block should include the original approval date and reviewer.
 - e. Have the plan signed and dated by the qualified professional who prepared it.
- 3. Prior to certification of the DSP, the applicant shall demonstrate that a covenant exists in the Land Records of Prince George's County assigning to a private entity or association the responsibility for the maintenance and accessibility of Edgemoade Road.
- 4. Prior to certification of the DSP, the applicant shall have the plan for Edgemoade Road evaluated by the Prince George's County Fire Department for emergency vehicle accessibility needs. The applicant shall provide evidence that the Fire Department has approved Edgemoade Road as providing adequate accessibility for emergency vehicles.
- 5. Prior to certificate approval, the applicant shall demonstrate whether or not the school legally owns the right-of-way of Edgemoade Road and revise the plans as follows:
 - a. If the school is the owner of Edgemoade Road, then the plans shall be revised to show that the entrance signs are located on the school's property, and that they are set back at least 15 feet from the adjacent residential properties.
 - b. If the applicant cannot demonstrate that the school is the owner of Edgemoade Road, then the two existing signs shall be labeled to be removed. The applicant may show the location of one sign along the property's frontage on Edgemoade Road, complying with Section 27-617 of the Zoning Regulations.