



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

Detailed Site Plan

DSP-81023/04

Application	General Data
Project Name: Holy Trinity Episcopal Day School Location: North side of MD 450 (Annapolis Road) approximately 600 feet west of High Bridge Road. Applicant/Address: Synthesis, Inc. 9175 Guilford Road, Ste. 214 Columbia, MD 21046	Date Accepted: 4/25/08
	Planning Board Action Limit: Waived
	Plan Acreage: 14.15
	Zone: R-R
	Dwelling Units: 1
	Gross Floor Area (additions): 11,170
	Planning Area: 71A
	Tier: Developing
	Council District: 4
	Municipality: None
	200-Scale Base Map: 208NE12

Purpose of Application	Notice Dates
9,980-square-foot addition to existing school building and 1,190-square-foot addition to existing rectory building.	Adjoining Property Owners Previous Parties of Record Registered Associations: 1/29/08 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 6/10/08

Staff Recommendation		Staff Reviewer: Chris Lindsay	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	CONTINUANCE
			X

June 27, 2008

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Chris Lindsay, Urban Design Section

SUBJECT: Detailed Site Plan DSP-81023/04
Holy Trinity Episcopal Day School (Annapolis Road)

As of June 25, 2008, staff is unable to recommend approval of this application because of unresolved issues relating to the Type II Tree Conservation Plan (TCPII/063/98). On May 28, 2008, staff of the Environmental Planning Section and the Urban Design Section met with the applicant to review the TCPII and identified necessary revisions to be made to the plan in order for the environmental review to proceed. The nature of the information missing from the TCPII is such that it would be impossible to draft meaningful conditions without having clarifications provided on a revised plan. As of this writing, however, a revised TCPII has not been received, and therefore the Environmental Planning Section has not been able to complete their review of the project.

The public hearing notice sign for this application was posted on June 10, 2008.

RECOMMENDATION

The Urban Design Staff recommends that DSP-81023/04 should be continued indefinitely to allow for the submission and review of a revised TCPII.