



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 Annapolis Road (MD 450), approximately 600 feet west of High Bridge Road. Applicant/Address: Synthesis, Inc. 9175 Guilford Road, Suite 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 |
|-------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| A 9,980-square-foot addition to an existing school building and a 1,190-square-foot addition to an 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 | DISCUSSION |
| | X | | |

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

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

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, 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 for the R-R Zone;
- b. The requirements of previously approved DSP-81023 and revisions;
- c. The requirements of previously approved AC-90052;
- d. The requirements of the *Landscape Manual*;
- e. Referral comments.

FINDINGS

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

1. **Request:** This application proposes additions to an existing school building and an existing rectory building. The proposed addition to the school building has a gross floor area of 9,980 square feet. The proposed addition to the rectory has a gross floor area of 1,190 square feet, while 320 square feet of the existing rectory building is proposed for demolition, for a net increase of 870 square feet. The school does not propose to expand its enrollment which is currently 280 students.

2. **Development Data Summary**

| | EXISTING | PROPOSED |
|--------------------------|---------------------------------------|---------------------------------------|
| Zone(s) | R-R | R-R |
| Use(s) | Church, Rectory and Private School | Church, Rectory and Private School |
| Acreage | 14.15 | 14.15 |
| Dwelling units | 1 | 1 |
| School gross floor area | 20,690 square feet | 30,670 square feet |
| Rectory gross floor area | 2,980 square feet | 3,850 square feet |
| Church gross floor area | 2,800 square feet | 2,800 square feet |

Parking Data

| | REQUIRED | PROVIDED |
|--------------------|-----------------|-----------------|
| Standard spaces | 49 | 53 |
| Handicapped spaces | 2 | 3 |
| Loading spaces | 1 | 0 |

3. **Location:** The site is located on the north side of Annapolis Road (MD 450), approximately 600 feet west of High Bridge Road.
4. **Surroundings and Uses:** To the north, east, and west, the subject property borders single-family detached residential neighborhoods in the R-R Zone.
5. **Previous Approvals:** The church, rectory, and two cemeteries on the site are all considered historic resources, dating from the early 19th century. The original school building, much smaller than the current building, was built in 1961 as a parish hall for the church, and was then approved for use as a private school by SE-1610 in 1967. The earliest site plan approval in the Planning Department's records is DSP-81023, which was approved at staff level in 1981 for an addition to the school building. This was followed in 1988 by DSP-81023/01, a minor revision for the construction of a temporary classroom building, handicap access ramp, and parking lot restriping. In 1990, the Planning Board approved DSP-81023/02 for a larger addition to the school building. As the *Landscape Manual* came into effect in 1990, the Planning Board also approved AC-90052 in conjunction with DSP-81023/02. Finally, in 2002, DSP-81023/03 was approved by the Planning Director, as the designee of the Planning Board, to allow the expansion of the basketball court and construction of a retaining wall.
6. **Design Features:** The existing buildings are distributed across the central portion of the campus. All of the uses on the site are accessed by one driveway from Annapolis Road. This driveway splits into two and forms a loop through the center of the site. The school and rectory buildings are located within this loop, while the existing church is located on the west side of the site. The parking lot for the school is located to the north of the school. A historic cemetery is located in the northwestern portion of the site.

The existing church building is a one-story brick building located in the western part of the site. This application does not propose any changes to the church structure.

The existing school building is formed by three wings arranged in the shape of the letter C, wrapping around a central courtyard area that is currently open to the south. The school is a two-story brick building. This application proposes to construct a new addition across the south side

of the courtyard, which would then be enclosed on all four sides. Additionally, a new entrance to the school building would be constructed on the north side of the existing school facing the parking lot. The new wing is to be constructed with brick and roof shingles to match the existing parts of the building. The new entrance addition utilizes large glass windows on both stories which is not a feature of the rest of the building, but is not inconsistent with the overall architectural style.

The existing rectory is a two-story historic house that faces north towards the school's courtyard. The main house is brick, while a later addition on the west side is constructed of white-painted wood. The application also proposes an addition to the rectory building. The existing wooden addition would be removed and replaced by a larger addition. The new addition is proposed to be constructed using white-painted cementitious siding, providing an appearance that is similar to the existing wood but with more durability. The new addition would also utilize large windows not present on the existing porch addition. As with the existing wood addition that it would replace, the materials of the proposed addition do not match the main brick building. However, the proposed work creates a similar combination of elements as the existing building, and presents an image of an evolving structure.

An existing play area is located just to the east of the school and rectory buildings. The construction of the new additions to these structures will require the boundary of the play area and some of the play equipment to be shifted to the east.

The plan also proposes a new stormwater discharge and bioretention facility at the northwest edge of the parking lot.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** In the R-R Zone, a church is a permitted use provided that the lot is at least one acre, a condition which is met by this property.

A private school is a permitted use subject to the requirements of Section 27-443. These include the following requirements that apply to the subject application:

- (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 and one-half (4½) acres. For each acre over five, the total enrollment may be increased by one hundred 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 and one-half (2½) acres provided that:**
- (i) **The property had obtained an approved Special Exception use as an eleemosynary or philanthropic institution;**
 - (ii) **The property abuts parkland owned by the Commission containing at least two and one-half (2½) acres; and**
 - (iii) **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 are 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.)

The site is 14.15 acres in area, and the enrollment of the school is 280 students.

- (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 property has frontage and direct vehicular access to Annapolis Road (MD 450).

- (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:**
- (i) 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.**

The proposed play area on the site is 28,628 square feet in size. This includes an existing playing field and a playground area with a swing set and other play equipment. There is an existing split-rail fence around the play area. Although the Holy Trinity Episcopal Day School does provide education through eighth grade, operations on the Annapolis Road campus are limited to sixth grade and below, with older students being instructed at the school's campus in Glenn Dale. Therefore, the existing fence will meet the requirement for the play area.

- (E) All perimeter setback areas on the site shall be buffered or screened in accordance with Landscape Manual requirements. The applicant shall demonstrate that the required buffer yards will provide reasonable sight and sound barriers.**
- (F) At least forty percent (40 percent) of the net tract area of the site, or as revised by the District Council, shall be devoted to open space.**

This requirement is met as the majority of the site consists of open space, including large areas of woodland preservation. The plans show the total lot coverage of the site as 73,691 square feet, which is less than 12 percent of the total site area.

The plan meets all of the standard requirements of the R-R Zone for building height, lot area, and setbacks.

8. **Prior Approvals:** The plan is in conformance with most of the previous detailed site plans approved for the property. Most of these plans were minor revisions reviewed by staff as the designee of the Planning Board; the only plan that had conditions of approval was DSP-81023/02, which required five revisions to be made to the plans prior to certificate approval. One of the

revisions required the provision of a loading space, which was shown on the approved plans located on the east side of the school building. The paving in this area still exists, but it was not shown as a loading space on DSP-81023/03, nor has it been shown as a loading space on the proposed plan. As it was a requirement of the previous approval and is required for an institutional use under the zoning ordinance, the loading space as previously approved should be shown on the plans.

9. **Landscape Manual:** The site is subject to Sections 4.2 and 4.7 of the *Landscape Manual*. Section 4.2 requires the property to provide a landscaped strip along its frontage on Annapolis Road. Since the buildings and parking are set back more than 300 feet from Annapolis Road and the intervening land area is mostly existing preserved woodland, the applicant applied for Alternative Compliance, AC-90052, to this requirement in 1990, which was approved along with DSP-81023/02. The proposed plan does not create any impacts in the front of the site.

The parking area north of the school building is exempt from the requirements of Section 4.3 because the parking lot predates the *Landscape Manual*, having been constructed around 1963. The parking lot follows the pre-1970 standards for parking space size, and no new paving area is proposed.

Section 4.7 requires that the site, as a medium-impact use, should be buffered from the adjoining single-family house lots to the east, north, and west sides with a type C bufferyard. This requires a 40-foot building setback and a 30-foot-wide landscaped yard. Although the buildings meet the required setback, the parking area and the graveyard intrude into the northern required landscaped yard. This situation was reviewed in 1990 with AC-90052, and the applicant received approval for alternative compliance. At that time, the Alternative Compliance Review Committee's report stated the following:

The applicant is required to provide a 30-foot landscape buffer along the eastern, western, and northern boundaries. Along the east, there are existing woods that exceed the required buffer requirement. To the north, there is a parking area that has been in existence for 27 years. There are existing trees along a portion of the property [line] and a fence along 50 percent of the parking lot length. The Alternative Compliance Review Committee recommended that the fence be extended along the entire length for equal compliance. There is an existing cemetery which is separated from the western property line by a 20-foot strip of trees. Since the cemetery has been in existence for well over 100 years and will be certified as a non-conforming use, we feel this will provide equal or better compliance.

The proposed site plan revision does not propose expansion of buildings in the vicinity of the northern property line, and by retaining the current number of students, the school will not create a more intense usage of the site that would require greater buffering. Therefore, staff believes that the landscaping solution approved under AC-90052 adequately addresses the requirements of the *Landscape Manual*.

Based on a site visit conducted on July 29, 2008, staff believes that the site is not currently in conformance with approved AC-90052. As stated above, the Committee recommended that the existing fence be extended along the property line adjacent to the parking lot. However, the existing board-on-board fence currently in place along the northern property line does not extend along the entire length adjacent to the parking lot. Furthermore, a tall chain-link fence has been constructed along the edge of the parking lot. Since this fence is taller than six feet, it is required to meet the R-R Zone's rear yard setback of 20 feet, which it does not. Staff recommends that the

applicant remove the chain-link fence and extend the board-on-board fence along the entire length of the property line adjacent to the parking lot in order to be in conformance with AC-90052.

10. **Stormwater Outfall:** The plan proposes a bioretention facility and stormwater outfall in the northwest corner of the site. The stormwater outfall extends onto the adjacent property of the Collington Cluster Homeowners Association (HOA). The applicant has submitted a letter, co-signed by the president of the association, that the HOA is willing to grant an easement to the applicant for the construction and maintenance of this facility. Staff recommends that, prior to the issuance of a permit for the construction of the stormwater facility, the applicant should demonstrate that the necessary easement has been granted by the HOA and filed in the Land Records Office.

REFERRALS

11. **Historic Preservation Section:** In a memorandum dated August 18, 2008 (Berger to Lindsay), the Historic Preservation Section offered the following:

The subject detailed site plan application includes property designated as a Prince George's County Historic Site, Holy Trinity Church and Rectory, 13104 and 13106 Annapolis Road, Bowie. The site designation in the County *Historic Sites and Districts Plan* is No. 71A-009a and b. The historic site's environmental setting is composed of Parcel 106 (Tax Map 46, Grid B1) that consists of 14.1416 acres which includes the church (Historic Site No. 71A-009a), a graveyard, the education building, related parking areas, and the rectory (Historic Site No. 71A-009b). The subject property is subject to conditions established through the review and approval of an underlying Detailed Site Plan Application, DSP-81023.

Findings

- a. Built in 1836 with later additions—Holy Trinity is a four-bay, front-gabled brick church with Gothic stained-glass windows and bracketed wooden cornice. The chancel was added in 1858, and a later addition in 1964. Holy Trinity was built on the site of the early 18th century Henderson's Chapel, which was the chapel-of-ease for northern Queen Anne Parish. In 1844, it became the Parish Church of the newly created Holy Trinity Parish. The church is surrounded by an ancient graveyard, and has long associations with prominent families of this area.
- b. Built in 1829, with a wing added in the 1890s—The Holy Trinity rectory is a 2½-story, gable-roof brick dwelling of side-hall-and-double-parlor plan. The main block was built in 1829 to serve as the home of the parish priest. It is a fine example of an early Greek Revival-style brick dwelling and one of only three surviving examples of its type built of brick in Prince George's County. It has an early 20th century porch with Tuscan columns and a later kitchen wing. A small frame porch was added to the wing (c. 1921) and later enclosed.

The applicant filed a Historic Area Work Permit application (HAWP No. 47-07) requesting approval *in concept* for one limited demolition and an addition to the rectory, and an addition to the adjacent education building within the environmental setting of the Holy Trinity Episcopal Church property. The application was filed on December 18, 2007, and accepted as complete on that date. A public appearance was scheduled to be held by the Historic Preservation Commission (HPC) on

January 15, 2008. At the public meeting the applicant received comments on the proposed concept and agreed to return to the HPC when those comments were addressed.

c. The project involved:

- (1) The demolition of the framed two-story enclosed sun porch (c. 1921) on the east side of the rectory.
- (2) Construction of a two-story addition to accommodate meeting spaces, a handicap-accessible (elevator) entrance to the building, and a two-story rear wood porch on the north side of the proposed addition. The new addition will have a brick foundation and the new porch will rest on brick piers.
- (3) For the addition to the rectory, the applicant proposes to use the following materials:

Brick: Size, color and joint work to match existing masonry

Horizontal Siding: 5 inch exposure cement fiber planks

Windows: Simulated divided-light with integral mounting and spacer bar, double-hung insulated clear glass wood units with aluminum-clad exteriors

Roofing: Slate-colored asphalt fiberglass roofing shingles

Gutters: Half-round copper gutters and downspouts

General trim: Painted cement fiber

d. After the meeting, the applicant worked closely with staff to address issues highlighted by the Historic Preservation Commission in its concept review. The applicant returned to the HPC with a revised application on April 15, 2008. At that time, staff recommended and the HPC found that the design of the addition to the education building was compatible with the character of the historic site. The HPC also found that the revised design and detailing of the proposed addition to the rectory responded to the comments and direction provided by the HPC in January, and was found to be compatible with the historic character of the property *in concept*. The applicant's proposed demolition of selected elements of the rectory; the plans for the rectory addition, and the addition to the education building were approved *in concept* on April 21, 2008, with the following conditions:

- (1) The applicant shall work with staff to determine the final selections of exterior materials for the rectory addition including, but not limited to roofing, siding, windows, doors, exterior trim, decking, and masonry.
- (2) The applicant shall submit a landscape plan that addresses and defines the ultimate proposed relationship between the rectory and the education building, and provides for necessary hardscape improvements and associated plantings to mitigate the proximity of the two buildings. The approval of the landscape plan shall be delegated to staff as part of the final approval of the subject application which includes additions to both the rectory and the education building.

- e. The April 21, 2008, concept approval of HAWP No. 47-07 also states that “Once the approved conditions have been met, HAWP application No. 47-07 must be resubmitted to HPC staff for final approval, according to the Historic Preservation Commission’s approved Rules of Procedure and Policies and Guidelines as established by the Prince George’s County Historic Preservation Ordinance (Subtitle 29).

Conclusions

- a. Because the Holy Trinity Day School property is subject to the conditions of an underlying approved detailed site plan, modifications to the property are reviewed by the Planning Board or its designee as well as by the Historic Preservation Commission through its Historic Area Work Permit application process. The applicant has worked closely with the HPC and staff to develop the plans for proposed alterations and additions to the property, and resolved many but not all design-related details. As a result, the concept approval of HAWP No. 47-07 will enable the applicant to revise and finalize design and materials over a period of 24 months from the date of approval of April 21, 2008.
- b. The subject detailed site plan revision addresses many of the same concerns addressed through the Historic Preservation Commission’s Historic Area Work Permit application process. The site plan, landscape plan and architectural plans submitted with the subject detailed site plan application reflect the project as reviewed by the Historic Preservation Commission. Nevertheless, these plans have been developed and approved only *in concept*, rather than final detail. As a result, the applicant will be required to return to the Historic Preservation Commission for final approval of HAWP No. 47-07. To the extent that the final HAWP drawings and plans diverge from any submittals approved through the subject detailed site application, the approved detailed site plan will have to be revised for consistency.

Recommendations

Staff recommends that any approval of the subject detailed site plan application (DSP-810123/04) include the following condition:

The subject detailed site plan (DSP 810123/04) shall be revised to reflect any changes made to the site plan, landscape plan or architectural plans approved herein, or changes to the site plan, landscape plan or architectural plans associated with final approval of any required Historic Area Work Permit (HAWP) application for modifications within the environmental setting of the Holy Trinity Church and Rectory Historic Site (No. 71A-009a and b)

- 12. **Environmental Planning Section:** In a referral dated August 15, 2008 (Reiser to Lindsay), the Environmental Planning Section offered the following comments:

The Environmental Planning Section recommends approval of DSP-81023-04 and TCPH/068/98-02 subject to the conditions listed. The Environmental Planning Section previously reviewed DSP-81023 and the associated Type II Tree Conservation Plan, TCPH/068/98. The current application proposes an addition to the rectory and additional classroom space for the existing school building.

Site Description

This 14.31-acre property, in the R-R Zone, is located northwest of the intersection of High Bridge Road and Annapolis Road (MD 450). The site is approximately 50 percent wooded and is developed with an existing church, rectory, graveyard, school and auxiliary buildings. There are no streams, wetlands, or 100-year floodplain located on-site. The site is located within the Horsepen Branch drainage area, in the Patuxent River watershed. Areas of steep and severe slopes do not occur on-site. According to the *Prince George's County Soil Survey*, the soils found to occur on the site are in the Adelphia and Collington soils series. Marlboro clays do not occur in the vicinity of the site. Noise is not an issue on-site because the proposed expansion of the existing school and rectory is not a use regulated for noise. The property is not expected to be a noise generator. Church Road is located to the east of the site and is designated as a scenic and historic road for 0.9 miles south of its intersection with Annapolis Road. The on-site rectory and cemetery are designated historic sites. 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 on this property. According to the *Approved Countywide Green Infrastructure Plan*, no network features are located on-site. The site is located in the Developing Tier as reflected in the *Prince George's County Approved General Plan*.

Master Plan Conformance

The site is in the Bowie and vicinity planning area. The *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, 74B* does not indicate any environmental issues associated with this property. The environmental requirements for woodland preservation are addressed in the Environmental Review section below.

Comment: No additional information is needed with regard to master plan conformance.

Green Infrastructure Plan Conformance

The subject site contains no elements within the designated network of the Countywide Green Infrastructure Plan.

Comment: No additional information is needed with regard to Countywide Green Infrastructure Plan conformance.

Environmental Review

Note: as revisions are made to the submitted plans the revision box on each sheet shall be used to describe in detail the revisions made, when and by whom. In the case of tree conservation plans, the sheet(s) shall also be signed and dated by the qualified professional preparing the plans.

The site is subject to the Prince George's County Woodland Conservation and Tree Preservation Ordinance because the site has an approved Type II Tree Conservation Plan (TCPII/063/98). A revised Type II tree conservation plan has been submitted and reviewed.

The woodland conservation threshold for this R-R zoned site is 2.86 acres, or 20 percent of the net tract. The total requirement based on 0.17 acre of clearing that has taken place due to the MD 450 road widening is 2.90 acres. The TCPII proposes to meet the requirement with 2.90 acres of preservation.

Previous TCPII approvals for this site have provided off-site mitigation to meet the requirements of other properties. The off-site mitigation provided on this property includes 0.67 acre for the benefit of Daisy Fields, SP-98007 and TCPII/013/98, recorded in L. 12267 F. 468, and 1.85 acres for the benefit of Holy Trinity, Daisy Lane Campus, DSP-98006 and TCPII/14/98,

originally recorded in L. 12267 F. 474 as 2.15 acres and later modified by a revision to TCPII/063/98-01 for this site, to the current 1.85 acres. The 0.67 and 1.85 acre requirements were previously approved to be met at a 1:1 ratio and were labeled as regeneration areas on the plan. It is important that these off-site mitigation areas, previously approved to be met on-site, totaling 2.52 acres continue to be accounted for on the plan.

The worksheet shows 3.94 acres of mitigation being provided on this property; a result of 2.52 acres of regeneration counted at a 1:1 ratio and 1.42 acres of preservation counted at a 2:1 ratio. Because this site is being established as a tree mitigation bank, the mitigation banking worksheet needs to be shown on the plan to account for the credit ratio.

A table has been provided on the TCPII to document the woodland conservation provided for on-site requirements as well as the requirements of other properties being met on-site. This table includes the hatching symbol used on the plan for each woodland conservation area, the name of the project the woodland conservation is being used for, the TCPII number of the project the woodland conservation is being used for, an area identification number for the woodland conservation area, the type of woodland conservation (regeneration versus preservation), the ratio used for the calculation of woodland conservation (1:1 versus 2:1), and the acreage of each woodland conservation area. The table requires several revisions to account for the woodland conservation requirement. A column has been added to account for the TCP number for each area represented; however, it should be made clear that the plan numbers represent Type II TCPs. The TCP column heading needs to be revised to "TCPII No." and "TCPII/13/98" needs to be added to the column for Daisy Fields. While the acreage column accurately indicates the area of woodland conservation, for the purpose of clarity and because several of the areas are counted at a 2:1 ratio, a column needs to be added with the heading "Credits met on-site." For the Daisy Fields areas I and IV, the type of conservation, needs to be revised to "natural regeneration" in the table and on the plan.

Some additional revisions are needed to the plans. Based on a deed of donation (L. 15780 F. 412), the revertible slope easement has ceased to exist and needs to be removed from the plan. The labels in the legend need to be revised to remove reference to preservation and/or regeneration and replace with "woodland conservation" because the breakdown of the type of woodland conservation is accurately reflected in the woodland conservation table. All revisions made to the plan need to be shown in the revision box along with a brief description of the revision, the date, and the initials of the person making the revision.

This site is an existing mitigation bank and the acreages on the TCPII do not reflect those recorded in the land records.

13. **Permit Review:** In a memorandum dated May 7, 2008 (Gallagher to Lindsay), the Permit Review Section noted sixteen issues, some of which have been addressed already. The following issues are currently unresolved:
 - a. Dimensions and height of all structures must be clearly delineated on the site plan.
 - b. The site plan submitted deleted the required loading space. A loading space of 12 feet by 33 feet in size must be provided on the site plan.
 - c. Lot coverage calculation must be provided on the site plan, required and provided.

- d. A van space for the physically handicapped must be provided on the site plan at 16 feet by 19 feet in size.
 - e. A note must be placed on the site plan providing the date the church was originally constructed to validate the 18-foot drive aisle.
 - f. The right-of-way and centerline of Annapolis Road must be provided.
 - g. No parking is required for the existing church since the buildings date back to 1851. A note should be placed on the site plan.
 - h. The height of the existing wood fence must be placed on the site plan.
14. **Subdivision Section:** In a memorandum dated August 20, 2008 (Thompson to Lindsay), the Subdivision Section stated that the site does not require a preliminary plan of subdivision. Section 24-107(c)(7)(E) of the Subdivision Regulations states that a proposal for an addition to an existing school facility which does not propose to increase enrollment is exempt from preliminary plan.
15. **Community Planning Division:** In a memorandum dated May 20, 2008 (D'Ambrosi to Lindsay), the Community Planning Division found that the application is not inconsistent with the 2002 General Plan policies for the Developing Tier, and that it conforms to the 2006 Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment recommendation for residential low density. The memorandum also noted that the Master Plan calls for close cooperation between property owners and Prince George's County Historic Preservation staff during the permitting process to ensure protection of historic resources.
16. **Transportation Planning Section:** In a referral dated May 29, 2008, the Transportation Planning Section found that no prior subdivision conditions cap development on the site. The existing right-of-way of MD 450 is consistent with ultimate needs, and the on-site access and circulation are acceptable.
17. **Department of Public Works and Transportation (DPW&T):** In a referral dated May 19, 2008 (Abraham to Lindsay), DPW&T noted that the project will have no impact on any county-maintained roadway. The proposed plan is consistent with Stormwater Management Concept Approval No. 46015-2007, dated January 3, 2008.
18. **Washington Suburban Sanitary Commission (WSSC):** In a referral dated May 23, 2008 (Black to Lindsay), WSSC noted that on-site plan review would only be required if a fire hydrant was to be added to the site. A fire hydrant is not currently proposed.
19. **Verizon:** The reviewer for Verizon requested that if a new record plat were to be recorded in conjunction with the plan, it should show a public utilities easement. No new record plat is currently foreseen for the property.
20. **City of Bowie:** The Bowie Planning and Economic Development Department affirmed that the plan would have no impact on the city.
21. As required by Section 27-285(b), the detailed site plan represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, and 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-81023/04 and TCPII/063/98-02 with the following conditions:

1. Prior to certification, the detailed site plan shall be revised as follows:
 - a. Show the dimensions and height of all structures on the plan.
 - b. Show the required loading space in the location approved on DSP-81023/02.
 - c. Show a van parking space for the physically handicapped.
 - d. Show the right-of-way width and centerline of Annapolis Road.
 - e. Add a note giving the date of original construction for the church and rectory buildings.
 - f. Update the parking notes to show that no parking is required for the church due to its age.
 - g. Label the height of all fences on the plan.
 - h. Show the required lot coverage maximum of the site.
 - i. Update the parking and loading schedules as necessary to account for the above revisions.
 - j. Add a note stating that enrollment on this campus is limited to students in sixth grade or lower.
 - k. Remove the existing chain-link fence along the north side of the parking lot.
 - l. Add a six-foot tall board-on-board fence along the length of the northern property line adjacent to Lots 31 and 32.
2. Prior to certification of the detailed site plan, the TCPII shall be revised as follows:
 - a. Replace the worksheet shown on the plan with the mitigation banking worksheet.
 - b. Revise the table as follows:
 - (1) Revise the TCP column heading to "TCPII No."
 - (2) Add "TCPII/13/98" to the TCPII column for Daisey Fields.
 - (3) Add a column for "Credits met on-site" to reflect the use of 2:1 and 1:1 credit ratios.
 - (4) Revise the type of conservation for Daisey Fields areas I and IV to "natural regeneration" in the table and on the plan.
 - c. Remove the revertible slope easement from the plan.
 - d. Revise the labels in the legend to remove reference to preservation and/or regeneration and replace with "woodland conservation."
 - e. Update the revision box to include a description of the most recent revisions.
 - f. After all these revisions have been made, have the qualified professional who prepared the plan sign and date it, and update the revision box with a summary of the revisions.
3. Prior to issuance of any permits, the two existing off-site mitigation easements shall be released and a new declaration shall be recorded for all woodland conservation (on-site and off-site mitigation) on the site.
4. Prior to issuance of a permit for the stormwater management outfall onto the adjacent Homeowner's Association property, the applicant shall demonstrate that an easement has been

established and filed in the Land Records Office to allow the construction and maintenance of the outfall on the adjacent property.

5. Prior to issuance of a building permit for the renovation to the rectory, the applicant shall obtain final approval of a Historic Area Work Permit. If the review and approval process of the Prince George's County Historic Area Work Permit results in modifications to the site plan, landscape plan, or architectural plans, the applicant shall file for a revision to DSP-81023, to be approved by the Planning Board or its designee, prior to the issuance of the building permit in order to incorporate those changes into the approved plans.