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## DETAILED SITE PLAN

SP-82034/05

## DEPARTURE FROM PARKING AND LOADING STANDARDS DPLS 268

Application	General Data
<b>Project Name</b>  CLINTON CHRISTIAN SCHOOL  <b>Location</b>  Located northeast of the intersection of MD 223 and Dower House Road.  <b>Applicant/Address</b>  CLINTON CHRISTIAN SCHOOL 6707 WOODYARD ROAD UPPER MARLBORO, MD 20772	<b>Date Accepted</b> 04-14-00
	<b>Planning Board Action Limit</b> 06-23-00 (waived)
	<b>ZHE Hearing Date</b> N/A
	<b>Plan Acreage</b> 24.8521 ACRES
	<b>Zone</b> R-R
	<b>Dwelling Units</b> N/A
	<b>Square Footage</b> 11,310 SF
	<b>Planning Area</b> 77
	<b>Council District</b> 09
	<b>Municipality</b> N/A
	<b>200-Scale Base Map</b> 209 SE 09

Purpose of Application	Notice Dates
APPROVAL OF A REVISION TO A DETAILED SITE PLAN FOR AN ADDITION (11,310 SF) TO A PRIVATE SCHOOL, EXPANSION OF EXISTING PARKING, AND INSTALLATION OF A NEW ENTRANCE FROM MD 223.  APPROVAL OF A DEPARTURE FROM PARKING AND LOADING STANDARDS FOR 101 OF THE REQUIRED PARKING SPACES	<b>Adjoining Property Owners</b> 4/13/00 and 10/12/00 (CB-15-1998)
	<b>Previous Parties of Record</b> 4/18/00 and 1/11/00 (CB-13-1997)
	<b>Sign(s) Posted on Site</b> 04/27/01
	<b>Variance(s): Adjoining Property Owners</b> NA

Staff Recommendation			Staff Reviewer
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	SRINIVAS
	X		

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May 9, 2001

## MEMORANDUM

TO: Prince Georges County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Laxmi Srinivas, Senior Planner

SUBJECT: Detailed Site Plan SP-82034/05  
Departure from Parking and Loading Standards DPLS-268  
Clinton Christian School

The Urban Design staff has reviewed the site development plans for the subject proposal and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions.

### EVALUATION

This Detailed Site Plan was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of the following sections of the Zoning Ordinance:
  - Section 27-428 regarding the R-R (Rural Residential) Zone
  - Section 27-441 governing permitted uses in the R-R Zone
  - Section 27-443 regarding private schools
  - Section 27-568 regarding minimum parking requirements
  - Section 27-582 regarding minimum loading requirements
- b. The requirements of the *Landscape Manual*
- c. Referrals.

The Departure from Parking and Loading Standards was reviewed and evaluated for compliance with Section 27-588 regarding Departure from Parking and Loading Standards.

### FINDINGS

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

Detailed Site Plan

1. Revision to the Detailed Site Plan SP-82034/05 was submitted in accordance with the requirements of Section 27-443, Private Schools, of the Zoning Ordinance that requires a Detailed Site Plan for all private schools. A concurrent application for Departure from Parking and Loading Standards DPLS 268 was submitted for a Departure from the requirements of Section 27-568, Schedule of Spaces Required, of the Zoning Ordinance regarding number of parking spaces required. This item was continued from the January 25, 2001 Planning Board meeting to give the applicant additional time to file a Preliminary Plat application. The applicant has now filed a Preliminary Plat application. The Preliminary Plat was approved by the Planning Director on February 26, 2001.
2. The subject site, consisting of approximately 24.85 acres, is located on the north side of Woodyard Road (MD 223), east of the intersection of Dower House Road and Woodyard Road in the R-R Zone. The existing uses on the adjacent properties are as follows:

North-	zoned R-R, single-family dwellings and vacant lots
South-	Woodyard Road
East-	zoned R-R and R-A, single-family dwellings and vacant lot
West-	zoned R-R, vacant

The subject Revision to the Detailed Site Plan is for a 11,310 square foot expansion to the existing school, enlargement of the play area and the parking lot and the addition of a new entrance along Woodyard Road. The existing modular classrooms in temporary buildings will be removed. A stormwater management pond is proposed on the southwest portion of the building.

The following existing facilities have been approved as of this date:

Total area of existing buildings 6,341 sq.ft.  
Total number of seats for the church 605  
Total number of students in the Sunday school 92  
Private School (weekdays only) 230 students below 10<sup>th</sup> grade  
Private School (weekdays only) 36 students above 10<sup>th</sup> grade

Previously there was a Sunday school on the property. The Sunday school has not been operating for a while. The applicant has indicated that at present there is no Sunday school. There is no change in the number of seats in the church. The enrollment of the private school has increased and the additional students are accommodated in temporary buildings. The proposed addition will help accommodate all the students in permanent structures.

The existing enrollment is as follows:  
Total number of students below the 10<sup>th</sup> grade 642  
Total number of students above the 10<sup>th</sup> grade 40

The proposed enrollment is as follows:  
Total number of students below the 10<sup>th</sup> grade 670  
Total number of students above the 10<sup>th</sup> grade 41

The location, design, and brick and glass facade of the proposed addition will be compatible with the brick and glass and the overall design and materials of the existing church and school.

3. A Detailed Site Plan SP-82034 was approved for a church and school on the subject property in 1982. A Revision to the Detailed Site Plan SP-82034/01 was approved by staff on November 15, 1988, for adding a trailer for the security guard. A Revision to the Detailed Site Plan SP-82034/02 was approved by staff on October 14, 1994, for a 991 square foot addition. A Revision to the Detailed Site Plan SP-82034/03 was approved by the Planning Board for the addition of two modular classrooms for the existing school on September 26, 1996 (PGCPB No. 96-269). A Revision to the Detailed Site Plan SP-82034/04 was approved by staff on July 8, 1997, for a fence for decorative and security purposes.
4. Section 27-443, Private Schools, establishes the following parameters for private schools:

*(1) Requirements*

- (A) *The school shall be located on property of at least five (5) acres in size on which the maximum enrollment shall be four hundred (400) students. For each acre over five (5), the total enrollment may be increased by one hundred (100) students.*

The property is approximately 24.85 acres in size and total enrollment (including the existing and proposed enrollment) is 711 students. The above requirement allows a maximum of 2,800 students for 24.85 acres.

- (B) *The property shall have frontage on, and direct vehicular access to, a street having a paved surface of at least thirty-six (36) feet wide.*

The subject property has direct vehicular access onto Woodyard Road, which has an existing 60-foot right-of-way and an ultimate 150-foot right-of-way.

- (C) *An outdoor playground or activity area shall be provided. It shall contain at least one hundred (100) square feet of usable space per student. The area shall be located at least twenty-five (25) 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 (3) feet high for grades six (6) and below, and at least five (5) feet high for other grades.*

The proposed playground expansion is located on the northwest side of the existing buildings and on the north side of the proposed stormwater management pond. The required play area for 711 students is 71,100 square feet or 1.7 acres. The applicant has provided a play area consisting of 3.4 acres. The play area is enclosed by a six-foot- high chain-link fence. The play area will be set back 25 feet from the adjacent properties and will be set back more than 25 feet from any adjacent dwelling. The proposal is subject to the requirements of Section 4.3 (Parking Requirements) and Section 4.7 (Buffering incompatible uses) of the *Landscape Manual*. The proposal complies with these requirements.

5. Section 27-568 Parking Requirements, and Section 27-582 Loading Requirements, of the Zoning Ordinance require the following:

REQUIRED PARKING SPACES		EXISTING AND PROVIDED
For 670 students below 10 <sup>th</sup> grade	1 for 6 students (112)	112
for 41 students above 10 <sup>th</sup> grade	1 for 3 students (14)	14
Existing church with 605 seats 1 space per 4 seats	152	54
Total parking spaces required	278	177
REQUIRED LOADING SPACES		PROPOSED
One for institutions exceeding 10,000 sq.ft. and below 100,000 sq.ft.	1	1

The applicant has applied for a Departure from Parking and Loading Standards for 101 of the required parking spaces.

6. Section 27-570, Multiple Uses of the Zoning Ordinance, states that where two (2) or more uses are located in the same building or same lot, the total number of spaces for each use shall be provided. Therefore, according to these regulations, the total number of parking spaces required by the church and the school must be provided even though the school operates only on weekdays and the church operates only on the weekends.

The proposed parking is deficient according to the Parking and Loading requirements of the Zoning Ordinance. The parking was deficient when the Revision to the Detailed Site Plan SP-82034/03 was approved by the Planning Board in 1996. According to the current regulations, a Departure from Parking and Loading Standards was required for the deficient parking at that time. However, the existing parking spaces were grandfathered based on a 1993 written interpretation by the Chief of the Information and Permit Review Division. The interpretation (attached) clarified and reinterpreted the provisions of Section 27-584 regarding parking lots and loading areas serving uses that pre-existed current requirements. Previously, permits were issued for private schools in connection with churches without requiring parking or loading facilities for the schools. A permit for the existing school was issued without requiring parking or loading facilities for the school. Later, the District Council determined that when two or more uses occupy the same land, the parking required for each use must be provided. This created a deficiency in the required number of parking spaces on the subject site. The rationale for the grandfathering was that no public purpose would be served by requiring these schools to obtain Departures. At present, since the applicant is proposing an increase in enrollment and the proposed parking is deficient, an

application for a Departure from Parking and Loading Standards is required. The applicant has filed a Departure from Parking and Loading Standards application. Findings for approval of the DPLS application are addressed in Findings #19 and 20.

7. The Permits Review Section (Gallagher to Srinivas, April 24, 2000) has requested minor changes to the site/grading and landscape plans. The applicant has made the required changes to the drawings.
8. The Subdivision Section (Chellis to Srinivas, May 1, 2000) requested information needed to determine if the property is exempt from the requirements of the Subdivision Regulations. The subject property has never been the subject of a record plat. The Subdivision regulations exempt properties with existing building prior to 1991 from requiring a Preliminary Plat. The Regulations also exempt parcels divided by deed prior to 1982 from requiring a Preliminary Plat. The applicant has submitted the required information. Based on the information submitted by the applicant, the Subdivision Section determined that a Preliminary Plat must be filed for the subject property. The applicant filed an application for a Preliminary Plat. The Preliminary Plat 4-01009 was approved by the Planning Director on February 26, 2001. The subject proposal is consistent with the Preliminary Plat and conditions.
9. The State Highway Administration (McDonald to Srinivas, April 20, 2000) has requested minor revisions to the proposed entrance. A deceleration lane and an acceleration lane are also requested along Woodyard Road (MD 223). A permit issued by the State Highway Administration is required for improvements along MD 223.
10. The Environmental Review Section (Markovich to Srinivas, April 17, 2000) has stated that a Type II Tree Conservation Plan TCPII/128/99 was approved for this property in conjunction with an application for a grading permit issued in December 1999. The subject Revision to the Detailed Site Plan is consistent with TCPII/128/99. Although this property is located near Andrews Air Force Base, it is not located within any of the Accident Potential Zones or noise impact zones as identified in the 1998 Air Installation Compatible Use Zone Study (AICUZ) prepared for the United States Air Force. Therefore, no noise impacts are identified for this property.
11. The Department of Environmental Resources (Guzman to Srinivas, May 11, 2000) has stated that the proposal is in compliance with the stormwater management concept approval #008003260.
12. The Community Planning Division (Irminger to Srinivas, April 26, 2000) has stated that the proposal is consistent with the land use recommendations in the Master Plan. There are no community planning or master plan issues presented by this proposal at this time.
13. The Washington Suburban Sanitary Commission (Maholtz to Srinivas, April 21, 2000) has stated that the proposal will not have any impacts on existing facilities.
14. The Fire Prevention and Investigation Department (Oladeinde to Srinivas, May 22, 2000) has required adequate turning radius for 43-foot wheel base vehicles.

15. The Transportation Planning Section (Masog to Srinivas, May 4, 2000) has no comments regarding the proposal.
16. With the proposed conditions, the Revision to the Detailed Site Plan SP-82034/05 is found to represent a reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

Departure from Parking and Loading Standards

17. Section 27-570, Multiple Uses, of the Zoning Ordinance states that where two (2) or more uses are located in the same building or same lot, the total number of spaces for each use shall be provided. Therefore, according to these regulations, the total number of parking spaces required by the church and the school must be provided even though the school operates only on weekdays and the church operates only on weekends.

The proposed parking is deficient according to the Parking and Loading requirements of the Zoning Ordinance. The parking was deficient when the Revision to the Detailed Site Plan SP-82034/03 was approved by the Planning Board in 1996. According to the current regulations, a Departure from Parking and Loading Standards was required for the deficient parking at that time. However, the existing parking spaces were ■grandfathered■ based on a 1993 written interpretation by the Chief of the Information and Permit Review Division. The interpretation (attached) clarified and reinterpreted the provisions of Section 27-584 regarding parking lots and loading areas serving uses that preexisted current requirements. Previously, permits were issued for private schools in connection with churches without requiring parking or loading facilities for the schools. A permit for the existing school was issued without requiring parking or loading facilities for the school. Later, the District Council determined that when two or more uses occupy the same land, the parking required for each use must be provided. This created a deficiency in the required number of parking spaces on the subject site and, therefore, the existing parking spaces were ■grandfathered■. The rationale for the ■grandfathering■ was that no public purpose would be served by requiring these schools to obtain Departures. At present, since the applicant is proposing an increase in enrollment and the proposed parking is deficient, an application for a Departure from Parking and Loading Standards is required.

18. Section 27-588, Required Findings, of the Zoning Ordinance states that:

*In order for the Planning Board to grant the Departure, it shall make the following findings:*

*The purposes of this Part (Section 27-550) will be served by the applicant's request;*

The applicant is seeking a waiver of 101 parking spaces from the requirements of the Zoning Ordinance to accommodate the uses on the property. There are two uses on the site (church and school). The private school is used on weekdays only and the church is used on weekends only. As a result of the differing hours of operation for each use on the site, more than adequate parking exists to service each use as it is operated. Therefore, if a waiver of

101 parking spaces is granted, there will still be more than adequate parking spaces available on the property to service the uses thereon.

The following purposes of this section will be served by the applicant's request:

- (1) To require (in connection with each building constructed and each new use established) off-street automobile parking lots and loading areas sufficient to serve the parking and loading needs of all persons associated with the buildings and uses;
- (2) To aid in relieving traffic congestion on streets by reducing the use of public streets for parking and loading and reducing the number of access points;
- (3) To protect the residential character of residential areas; and
- (4) To provide parking and loading areas that are convenient and increase the amenities in the Regional District.

The proposed parking spaces will be adequate to serve the parking needs of the uses on the property. All parking provided will be convenient to its intended users and granting of the Departure will have no effect on surrounding residential properties and will not impact the existing or proposed amenities in the Regional District.

*The Departure is the minimum necessary given the specific circumstances of the request;*

The church and the private school do not operate at the same time. This request is the minimum necessary because even if the Departure is granted, sufficient parking will be available for each use on the property at any given time. The maximum use of the church is on weekends and the use of the school is on weekdays. The total number of parking spaces required for the existing and proposed school is 126. The total number of parking spaces required for the church is 152. The total number of parking spaces provided is 177. Therefore, at a given time, the required number of parking spaces for each use is available.

*The Departure is necessary in order to alleviate circumstances which are special to the subject use, given its nature at this location, or to alleviate circumstances which are prevalent in older areas of the county which were predominantly developed prior to November 29, 1949;*

The applicant has operated its uses on the property for over a decade without a negative impact on the surrounding neighborhood. The existing parking spaces were previously ■grandfathered■ because at that time permits granted for schools in conjunction with churches did not require separate parking to be provided for the school use. Therefore, the ■special■ circumstances were created by the previous grandfathering of the deficient parking. Although the proposed parking is technically deficient, it is adequate to serve each use on the property, given the varying hours of operation for each use. The Departure is necessary to alleviate circumstances that are special to the subject use.

*All methods for calculating the number of spaces required (Division 2, Subdivision 3, and Division 3, Subdivision 3, of this part) have either been used or found to be impractical;*

The applicant has applied all the methods of calculation required by the Zoning Ordinance. The existing and proposed parking is adequate to serve each use on the property.

*Parking and loading needs of adjacent residential areas will not be infringed upon if the Departure is granted.*

The requested Departure will not infringe upon the parking needs of the residential area, since there is adequate parking on the property to service the existing and proposed uses. The parking needs of the adjacent residential uses are being met by private driveways, garages and on-street parking on neighborhood residential streets. Section 27-588, Required Findings, of the Zoning Ordinance also requires the Planning Board to consider the following:

- (i) The parking and loading conditions within the general vicinity of the subject property, including the number and locations of available on and off-street parking spaces within 500 feet of the subject property;*
- (ii) The recommendations of an Area Master Plan, or county or local revitalization plan, regarding the subject property and its general vicinity;*
- (iii) The recommendations of a municipality (within which the property lies) regarding the Departure;*
- (iv) Public parking facilities which are proposed in the county's Capital Improvement Program within the general vicinity of the property*

The parking and loading conditions within the general vicinity of the subject property are adequate to serve the surrounding residential areas. There are no specific recommendations of an Area Master Plan or municipality for this area that have an impact on parking. There are no public parking facilities in the county's Capital Improvement Program within the general vicinity of the property.

Section 27-588, Required Findings, of the Zoning Ordinance also states that the Planning Board may give consideration to the following:

- (i) Public transportation available in the area;*
- (ii) any alternative design solutions to off-street facilities which might yield additional spaces*
- (iii) the specific nature of the use and the nature and hours of operation of other uses within 500 feet of the subject property.*

Although there is a technical deficiency in the number of spaces, the total number of parking spaces provided is sufficient to serve the uses on the property. Therefore, the above issues have not been considered to provide additional spaces or justify the Departure.

19. The Transportation Planning Section (Burton to Srinivas, November 9, 2000) has stated that the parking requirements for each use do not appear to be conflicting if the Departure is granted.
20. The Department of Public Works and Transportation (Hizazi to Jones, December 28, 2000) has required coordination with the State Highway Administration.

21. The Permits Review Section (Gallagher to Srinivas, October 13, 2000) has requested minor changes to the site/grading and landscape plans. The applicant has made the required changes to the drawings.
22. The Community Planning Division (Irminger to Srinivas, November 15, 2000) has stated that the proposal is consistent with the guidelines for shared parking in the Master Plan. The western portion of the site is within the 65-70 LDN noise contours of Andrews Air Force Base based on the most recent Air Installation Compatible Use Zone Study (AICUZ). The land use compatibility table identifies educational services as a land use that is generally compatible in the 65-70 LDN contour with noise level reduction measures. The existing and proposed structures on this property are on the eastern portion of the property. The Environmental Planning Section has therefore determined that there are no noise impacts on this property.
23. The Environmental Planning Section (Markovich to Stouten, October 23, 2000) has stated that there is a previously approved Type II Tree Conservation Plan TCP/128/99 for this property. The subject DPLS application does not impact the previously approved Tree Conservation Plan. This Section also states that there is an environmental benefit to reducing the required number of parking spaces because of the reduction in the amount of impervious surface and reduction of the stormwater management measures necessary for the site.

#### RECOMMENDATION

##### Detailed Site Plan

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE SP-82034/04 and TCP/128/99 subject to the following condition:

1. Prior to issuance of building permits, the applicant shall obtain a permit from the State Highway Administration for all improvements along the property fronting Woodyard Road (MD 223).

##### Departure from Parking and Loading Standards

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE DPLS 268.