

July 30, 2009

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Elizabeth Whitmore, Urban Design Planner

SUBJECT: Detailed Site Plan, SP-88062/05
New Life Assembly of God Private School

The Urban Design Section has reviewed the Detailed Site Plan for the New Life Assembly of God Private School. Based on that review and the findings in this report, the Development Review Division recommends APPROVAL with conditions as stated in the Recommendation section of this report.

EVALUATION CRITERIA

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

1. Conformance with the Zoning Ordinance and *Landscape Manual* for a private school in the R-80 Zone.
2. Conformance with the site design guidelines as outlined in Part 3, Division 9, Subdivision 3, of the Prince George's County Zoning Ordinance.
3. Referrals.

FINDINGS

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

1. The Detailed Site Plan is proposing a private school for 12 students. The site is located northwest of the intersection of MD 214 and Hill Road. The site consists of 20.23 acres in the R-80 Zone. The New Life Assembly of God occupies an existing building on the site. A day care for 40 children was previously approved for this site by DSP-88062-04. The private school use will be conducted in the church building. An outdoor play area is proposed in the northwest corner of the site. The Washington Metropolitan Transit Authority (WMATA) has an easement, varying from 75 feet wide to 85 feet wide, that bisects the subject property.

The following is the site development data for this site:

Zone	R-80 Zone
Gross site Area	20.23 Acres
Use	Private School
Proposed Enrollment	12 students
Existing Uses	Church and Day Care Center
Day Care Enrollment	40 children
Playground Area Required Private School (minimum)	1,200 sq. ft.
Playground Area Required Day Care Center (minimum)	1,500 sq. ft.
Playground Area Provided	5,940 sq. ft.
Parking Required (private school only) (1 space per 6 children)	2 spaces
Parking Required (day care only) (1 space per 8 children)	5 spaces
Parking Required (Church)	75 spaces
Parking Provided (total)	82 spaces

2. There is no proposed increase in gross floor area, the new school is the same intensity as the existing church, and two (2) new parking spaces are proposed. The proposed parking spaces are being located in existing pavement; therefore, the subject plan is exempt from the *Landscape Manual*.
3. In a previous approval it was found that the Washington Metropolitan Area Transit Authority (WMATA) is proposing to extend the subway line through the subject property. At the time of approval for that detailed site plan it was determined that the day care and the proposed private school could continue to operate if an appropriate alternative play area was provided. The applicant has found an alternative play area and staff has determined the proposed location is acceptable.
4. The Environmental Planning Section previously provided the applicant with an exemption letter (E-22-99) from the Tree Conservation Ordinance, which was issued on April 21, 1999. The applicant should contact the Environmental Planning Section to ensure this letter is still valid.
5. The Transportation Planning Section found the subject application acceptable as submitted.
6. No Master Plan issues are raised with this application.
7. The Permit Review Section's referral had numerous concerns; the majority of them have been addressed except for the following: The heights of all structures must be provided. The acreage of the lot must be provided as well as lot coverage calculations.
8. The Town of Capital Heights had not responded to the referral request at the time of the writing of the staff report.
9. The plan will, if revised in accordance with the conditions of approval, 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 from its intended use.

RECOMMENDATION

Based upon the foregoing analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE SP-88062/05, New Life Assembly of God private school, subject to the following conditions:

1. Prior to signature approval, the following revisions shall be made or information supplied:
 - a. The dimensions and heights of all structures shall be added to the plans as well as the acreage of the lot.
 - b. The lot coverage calculations shall be provided on the detailed site plans.
 - c. The note on the detailed site plan that states that 3,000 square feet of play area is required shall be changed to 1,500 square feet.