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DETAILED SITE PLAN

DSP-91043/06

Application	General Data
Project Name: Metropolitan SDA Church and School— Gymnasium Addition Location: South side of Riggs Road between East West Highway and the District of Columbia Applicant/Address: Metropolitan SDA Church 6303 Riggs Road Hyattsville, MD 20783	Date Accepted: 1/4/2006
	Planning Board Action Limit: Waived
	Plan Acreage: 7.425
	Zone: R-55
	Dwelling Units: NA
	Square Footage: 16,735
	Planning Area: 65
	Tier: Developed
	Council District: 02
	Municipality: NA
	200-Scale Base Map: 207NE02

Purpose of Application	Notice Dates
ADDITION OF A GYMNASIUM TO EXISTING CHURCH AND SCHOOL	Adjoining Property Owners Previous Parties of Record Registered Associations: 10/25/2005 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 02/16/06

Staff Recommendation		Staff Reviewer: H. Zhang, AICP	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

February 24, 2006

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Henry Zhang, Urban Design Section, Development Review Division

SUBJECT: Detailed Site Plan DSP-91043/06, Metropolitan Seventh Day Adventist (SDA)
Church and School (formerly G.E. Peters SDA Church and School)
Type II Tree Conservation Plan TCP/39/91-02
Alternative Compliance AC-96043/01

The Urban Design staff has completed its review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions, as described in the recommendation section of this report.

EVALUATION

This detailed site plan was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of the Zoning Ordinance.
- b. The requirements of Preliminary Plat 4-96034.
- c. The requirements of Detailed Site Plan SP-91043 and five revisions.
- d. The requirements of the *Landscape Manual*.
- e. The requirements of the Prince George's County Woodland Conservation Ordinance.
- f. Referral comments

FINDINGS

Based upon the evaluation and analysis of the subject detailed site plan, the Urban Design Review staff recommends the following findings:

1. **Request:** The subject application is for approval of a gymnasium addition to an existing private school and church.

2. **Development Data Summary:**

	Existing	Proposed
Zone	R-55	R-55
Use	Church and Private School	Church and Private School
Gross tract area	7.43	7.43
Number of lots	1	1
Gross Floor Area (Square feet)	35,760	52,495
Of which existing school and church	35,760	-
Gymnasium	-	16,735

OTHER DEVELOPMENT DATA

	Required	Proposed
Total Parking Spaces	167	202
Of which Church of 500 seats (1 sp./ 4 seats)	125	-
School of 250 students (1 sp/6 students)	42	-
Handicapped parking spaces*	7	7
Loading spaces	1	2

Notes: *The handicapped parking information has been taken from the site plan. A condition of approval has been proposed in the recommendation section to require the applicant to provide such information in the parking tabulation on the site plan.

3. **Location:** The site is located along the east side of MD 212 (Riggs Road), to the south of its intersection with MD 211 (Sargent Road) and to the north of its intersection with MD 501 (Chillum Road), in Planning Area 65, Council District 2.
4. **Surroundings and Use:** The subject application is within Lot 1 of the Chillum Oaks Subdivision, which includes two lots with a gross tract area of 9.28 acres. To its south is Parcel "C," Riggs-Sargent Shopping Center, zoned C-S-C; to its north are Lot 2, SE 4179, Chillum Oaks Advent Apartments, and Parcel "A," the Carl Albert Heider single-family residence; to its east is M-NCPPC parkland, zoned O-S; and to its west is MD 212 (Riggs Road).
5. **Previous Approvals:** The subject site has a previously approved Preliminary Plat 4-96034 (Chillum Oaks), Special Exception SE-4179 (apartment housing for the elderly or physically handicapped families in the R-55 Zone), DPLS-133 (departure from parking and loading schedules) and Detailed Site Plan SP-91043 (G.E Peters SDA School). To date, five revisions have been made to the detailed site plan, i.e., SP-91043/01 (which included a playground relocation), SP-91043/02 (which added a summer day care center program), DSP-91043/03 (which added a gymnasium to the existing church and school), DSP-91043/04 (which added a telecommunication facility monopole 75 feet in height) and DSP-91043/05 (which co-located antennas on the existing monopole and added a cabinet to the existing compound). DSP-91043/03 was approved by the Planning Board on July 19, 2001 (Resolution PGCPB No. 01-151 was adopted on July 26, 2001) with two companying cases: AC-96043/01 and Departure From Design Standards DDS-523. The subject site also has an approved Type II Tree Conservation Plan (TCPII/39/91), which was approved on June 3, 1991, and subsequently revised. Both the original approval and revisions included the entire 9.28-acre parcel.

The subject detailed site plan was filed to seek reapproval of what was approved in DSP-91043/03 because the original approval expired. The proposed site layout including building footprint, access to the site, and on-site circulation remains the same as the original approval shown in DSP-91043/03. The only difference is that the proposed gymnasium contains a basement of approximately 1,101 square feet.

6. **Design Features:** The proposed gymnasium is a two-story, single mass building with decorative mansard roof of standing seam metal and brick exterior walls that will match the existing building in terms of color and pattern. The height of the building varies from 17 feet 3 inches to 36 feet 4 inches so as to fit into the topography and harmonize with the existing school building.

The proposed gymnasium is located inside the northeast portion of the site connected with the existing one-story school building. Because there is only one entrance leading from Riggs Road to the site, the addition of the gymnasium results in a 1,200-foot cul-de-sac that links six parking lots. The proposed gymnasium will require substantial earth work in order to create a buildable site and significant disturbance to the existing woodland conservation areas. The site plan proposes a 600-foot-long keystone retaining wall with varied height from 4.5 to 14.5 feet circling around the northeast boundary of the proposed building site.

This DSP does not include any signage.

COMPLIANCE WITH EVALUATION CRITERIA:

7. **Zoning Ordinance:** The subject application has been reviewed for conformance with the requirements in the R-55 Zone and the site plan design guidelines of the Zoning Ordinance.
 - a. The proposed use, the addition of a gymnasium to existing Detailed Site Plan SP-91043, Metropolitan SDA Church and School, is in conformance with the requirements of Section 27-443, which governs the development of a private school in a residential zone. The subject application is to increase the activity area of the existing school by adding a gymnasium, which will further strengthen the functioning of the school on its existing site. The proposed gymnasium will accommodate all indoor activity needs of the existing school.
 - b. The subject site plan shows an existing access to an existing loading space within 42 feet of a residentially zoned property line to the southwest of the subject site. Section 27-579(b) requires the access to the loading space be located a minimum 50 feet from a residentially zoned property. Departure from Design Standard DDS-523 was requested at time of DSP-91043/03 approval and was approved by the Planning Board as shown in Planning Board Resolution PGCPB No. 01-152. The proposed DSP retains the same access to the site and existing loading space. DDS-523 is still valid and approves the location of the access to the loading space on the subject site plan.
8. **Preliminary Plan of Subdivision 4-96043:** The subject site has a previously approved Preliminary Plan (4-96034 Chillum Oaks). This is a minor plat of subdivision in accordance with Section 24-117 of the Subdivision Regulations. Preliminary Plan of Subdivision 4-96034 was recorded as a final plat in 1996 as VJ176@70. Conditions attached to this approval require the following findings regarding the detailed site plan review.

“1. Development of this subdivision shall be in compliance with the approved Type II Tree Conservation Plan (TCP II/39/91)...

“2. Prior to the issuance of any grading or building permits, the limit of disturbance shown on TCP II/39/91 shall be revised to reflect the current layout (as shown on the Preliminary Plat) and approved by the Natural Resources Division.”

Comment: The proposed addition of a gymnasium to Detailed Site Plan SP-91043, Metropolitan SDA Church and School, as noted by the Environmental Planning Section (Metzger to Zhang, February 9, 2006), will have a significant impact on the existing woodland conservation areas. According to the Prince George’s County Woodland Conservation Ordinance, a revision to the previously approved TCP II/39/91 is required for the approval. The revised TCP II/31/91-02 was submitted with the subject detailed site plan application. The Environmental Planning Section has found that the revised TCP II has addressed the environmental issues associated with this application and recommended approval of TCP II/39/91-02.

“3. Development of this subdivision shall be in accordance with the approved Stormwater Management Concept Plan, Concept 968004080.”

Comment: Stormwater Management Concept Approval 28996-2002, which is a revision to the previous approved concept associated with this site, was submitted with the subject detailed site plan. The review by the Concept Section of the Department of Environmental Resources (DER) (Rea to Zhang, January 19, 2006) found that the subject Detailed Site Plan DSP-91043/06, is consistent with the approved stormwater management concept plan.

9. **Detailed Site Plan DSP-91043:** Detailed Site Plan SP-91043, Metropolitan SDA Church and School, and its subsequent five revisions (of which four revisions are staff-level cases and do not have any conditions of approval and only DSP-91043/03 is a Planning-Board case with a resolution) do not have any conditions regarding expansion of any kind of the subject property. The conditions of approval attached to DSP-91043/03 (as contained PGCPB Resolution No. 01-151), which expired, have been revisited during the review of the subject DSP. The relevant conditions have been incorporated into the recommendation section of this staff report.
10. **Landscape Manual:** The proposed addition of a gymnasium to the existing detailed site plan involves 16,735 square feet of building gross floor area, which is a 46.8 percent increase in the gross floor area of the existing church and school and proposes a significant disturbance to the existing woodland conservation areas. This addition is subject to the requirements of the *Landscape Manual*.
 - a. The subject application is subject to the requirements of Section 4.2, Commercial and Industrial Landscaped Strip Requirements for nonresidential uses in a residential zone; Section 4.3, Parking Lot Requirements, and Section 4.7, Buffering Incompatible Uses. The landscape treatments in the previous approvals meet the requirements of Section 4.2 and 4.3, but fail to comply completely with the requirements of Section 4.7.
 - b. At the time of Detailed Site Plan DSP-91043 approval, an Alternative Compliance (AC), AC-91043, from the requirements of Section 4.7 for its southern property line abutting Chillum Oaks Adventist Apartments was requested and approved. Instead of providing the required 20-foot-wide landscape buffer, the subject property was allowed to provide a 10-foot landscape buffer, while another 10-foot buffer was allowed to be provided on the Chillum Oaks Adventist Apartments property. This alternative compliance from the

Landscape Manual was approved and the bufferyard was installed. But the site plan does not provide any information regarding this AC, and no landscape schedule is shown. A condition of approval has been proposed in the recommendation section to require the applicant to provide a note and landscape schedule on the landscape plan to properly show the information regarding this bufferyard.

At the time of Detailed Site Plan DSP-91043/03 approval, an Alternative Compliance (AC-96043/01) request was submitted concerning the location of a retaining wall, which is part of the addition project as proposed on the detailed site plan in order to minimize the height of the proposed gymnasium site and make it a feasible building site. Due to the extreme topography of the site, a portion of the retaining wall is located within a type “B” bufferyard pursuant to Section 4.7 with only an eight-foot setback from the adjacent property line. The AC committee recommended the approval of this alternative compliance to the Planning Director because it was the AC committee’s opinion that the retaining wall will be equal to or better than normal compliance to the requirements of the *Landscape Manual*. The Planning Board approved AC-96043/01 along with DSP-91043/03. The applicant has proposed the same landscaping treatments as approved in AC-96043/01 in the subject detailed site plan. However, the site plan does not provide enough information regarding the bufferyard in AC-96043/01. A condition of approval has been proposed in the recommendation section to require the applicant to provide a note and landscape schedules that will differentiate between the existing woodland and landscaping on the landscape plan to properly show the information regarding this bufferyard. With this revision, Urban Design staff recommends reapproval of AC-96043/01 along with the subject detailed site plan.

11. **Woodland Conservation Ordinance:** The property is subject to the provisions of the Prince George’s County Woodland Conservation Ordinance because the lot is over 40,000 square feet of gross tract area, there are more than 10,000 square feet of existing woodland, there will be more than 5,000 square feet of woodland clearing, and there is a previously approved Tree Conservation Plan (TCP/II/39/91).

The subject site is only 7.42 acres out of the original 9.28 acres as the result of Preliminary Plat of Subdivision 4-96034. The proposed expansion will significantly change the extent and location of the woodland conservation areas and will cause the alteration of the existing non-tidal wetland. The approval of the revised Type II Tree Conservation Plan (TCP II/39/91) is mandated by the Prince George’s County Woodland Conservation Ordinance in this case.

- a. A forest stand delineation (FSD) plan was previously approved for this property. No additional information is required with regard to the FSD.
- b. A revised Type II Tree Conservation Plan (TCP/II/39/91-02) has been submitted and reviewed by the Environmental Planning Section. The Environmental Planning Section found that the revised TCP/II satisfies the requirements of the Prince George’s County Woodland Conservation Ordinance.
- c. This application also proposes disturbances of the 50-foot stream buffer, nontidal wetland and the 25-foot wetland buffer. These areas have been identified by Prince George’s County as priority protection areas in which disturbances are to be avoided or minimized. The mitigation method proposed by the applicant is to build a retaining wall so as to minimize the impact. The proposed wetlands and wetland buffer disturbance application was approved by Water Management Administration, Department of the Environment,

State of Maryland, on September 13, 2001, with the authorization number of 00-NT-0148/200063749. The Environmental Planning Section concluded that the above-mentioned permit was previously submitted, reviewed and determined to be adequate.

12. **Referral Comments:** The subject application was referred to all concerned agencies and divisions. Major referral comments are summarized as followings:

- a. The Community Planning Division in a memorandum dated January 24, 2006, noted that the application is consistent with the 2002 General Plan Development Pattern policies for the Developed Tier and is in conformance with the 1989 approved master plan for Langley Park-College Park-Greenbelt and Vicinity.
- b. The Transportation Planning Section in a memorandum dated January 2, 2006, provided that the access and circulation to and around the proposed addition is acceptable. In conclusion, the staff indicated that the addition would not be deemed to have a traffic impact due to no increase in enrollment number of the existing private school.

In a separate memorandum from the Transportation Planning Section dated February 3, 2006, on detailed site plan review for master plan trail compliance, the trails planner noted that there are no master plan trail issues in the adopted and approved Langley Park-College Park-Greenbelt Master Plan that impact the subject site. The staff recommends approval of this DSP subject to two conditions regarding sidewalks and trails. Since the site plan has shown sidewalks along both sides of all internal streets, only the conditions regarding the trails have been incorporated into the recommendation section of this report.

- c. The Subdivision Section in a memorandum dated February 10, 2006, identified one note on the final plat that is applicable to the subject application. The conditions of approval attached to Preliminary Plan of Subdivision 4-96034 are discussed in Finding 8 of this staff report.
- d. The Environmental Planning Section in a memorandum dated February 9, 2006, found that the Type II Tree Conservation Plan, TCPIL/39/91-02, has addressed the environmental constraints for this site. The Environmental Planning Section recommends approval of the site plan subject to one condition that has been incorporated into the recommendation section of this report.
- e. The Permit Review Section in a memorandum dated January 5, 2006, provided 15 questions concerning compliance with the applicable sections of both the Zoning Ordinance and the *Landscape Manual*. The review staff also noted that an alternative compliance and a departure are needed for this site. The questions have either been addressed in the review process or included in the recommendation section of this staff report as conditions.

Comment: The Planning Board approved DSP-91043/03 on July 26, 2001, with a companion Alternative Compliance AC-96043/01 and a companion Departure from Design Standard (DDS-523) for the departure identified by the permit review staff. See the above Findings 7 and 10 for a detailed discussion.

- f. The Department of Environmental Resources (DER) in a memorandum dated January 19, 2006, noted that the site plan for the Metropolitan SDA School, DSP-91043/06 is consistent with approved Stormwater Management Concept Plan 2896-2002.
- g. The State Highway Administration had not responded to the referral request at the time the staff report was written. But SHA had no objection to the approval of the addition of a gymnasium at the time of DSP-91043/03.
- h. The Prince George's Fire/EMS Department had not responded to the referral request at the time the staff report was written.

But at time of DSP-91043/03 approval, the application was referred to the Special Hazards Section, Bureau of Fire Prevention, Prince George's County Fire Department, because the proposed addition of the gymnasium is located far inside the property away from the street. Since the subject application is a reapproval of DSP-91043/03, the staff believes the previous comments from the Fire/EMS Department are still valid in reviewing this application.

In a memorandum dated May 4, 2001, the Fire Department staff listed the applicable regulations concerning the fire prevention on the site. The staff also stated that:

“Please note and direct the owner to comply with aforementioned Subtitle. (Subtitles 11-276,277) I have highlighted on the submitted drawings all areas which may contribute to the loss of emergency vehicle access due to its configuration. These locations shall be marked with painted yellow curbs and the posted ‘No Parking Fire Lane by order of the Prince George’s County Fire Department’ signs. The developer should contact Fire Department’s Bureau of Fire Prevention and Investigations to assist in designating the fire lanes.

“In addition, please be advised Subtitle 4-186. Section 1015.2, titled ‘Location and Performance of Fire Hydrant’ which states, ‘every building shall be provided with sufficient fire hydrants located such that no exterior portion of the building is located more than five hundred (500) feet from a fire hydrant. The distance shall be measured as a hose line would be laid along paved street, through parking lot entrances, around obstructions, etc., in accordance with the determination of authority having jurisdiction.’

“Also areas may be highlighted on the drawing in noted colors to show areas that do not accommodate the turning radius of a 43-foot wheel base vehicle or other comments. These areas need to be widened to allow emergency apparatus to turn.

“Any courts or dead ends created should provide a 43-foot turning radius within 200 feet of the end of the road.”

Staff Comment: Except for the only existing entrance from Riggs Road, there is no alternative emergency fire access to the subject site because of its unique site configuration. There is a fire hydrant on the existing parking lot in front of the school building. The presence of this fire hydrant makes all the exterior portions of the buildings well within the 500-foot required fire prevention limit.

- i. The City of Hyattsville had not responded to the referral request at the time the staff report was written.
13. 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, 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, analysis and findings, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-91043/06 for Metropolitan SDA School, and Type II Tree Conservation Plan TCPII/39/91-02 and REAPPROVE Alternative Compliance AC-96043/01 subject to the following conditions:

- 1. Prior to certificate approval of the subject detailed site plan, the applicant shall make the following revisions:
 - a. Provide a note regarding AC-96042 and corresponding landscape schedule on the site plan and landscape plan.
 - b. Provide a note regarding AC-96042/01 and corresponding landscape schedules regarding this landscape bufferyard on the site plan and landscape plan.
 - c. Provide the type of material to be used for the proposed parking lot.
 - d. Revise TCPII to provide a new signature block.
 - e. Provide a handicap-accessible route from the playground to the building on the site plan.
 - f. Provide light fixture information on the detailed sheet for review and approval by the Urban Design Section.
 - g. Provide handicapped parking information in the parking tabulation on the site plan.
 - h. Identify on the site plan the turning radius of the proposed driveway leading to the parking lot of the gymnasium.
 - i. Relocate the proposed accessible route to the existing sidewalk on the south side of the church and provide a sidewalk extension to Riggs Road.
- 2. Prior to issuance of any permits, the applicant shall identify the location of the off-site woodland mitigation and record an easement in the Land Records of Prince George's County.