

July 30, 2009

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: James Jordan, Senior Planner

SUBJECT: Detailed Site Plan, SP-92062/01  
Cresthill Baptist Christian Academy

The 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.

EVALUATION

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

- a. Special Exception, SE-2260.
- b. Conformance to the requirements of the Zoning Ordinance in the R-E Zone and the requirements of the *Landscape Manual*.
3. Conformance to the requirements of Section 27-443 for a Private School.
- d. Conformance to the requirements of the Woodland Conservation Ordinance.
- e. Site Design Guidelines.
- f. Referrals.

FINDINGS

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

1. Location: The subject property is located on the west side of Laurel-Bowie Road (MD 197), southwest of the intersection of MD 197 and Lancaster Lane. The subject property is bounded to the north by Trinity Lutheran Church and a vacant residential property, both zoned R-E; to the west and south by both occupied and vacant residential properties zoned R-R; and to the east by the MD 197 right-of-way.
2. The Proposed Development: The purpose of the subject application is for approval of a private school with an enrollment of 32 students to be located in an existing two-story building, 15,552 square feet in size, on a property in the R-E Zone with a current dual usage as church and day care center. The existing day care currently has an enrollment of 200 children and the church has a maximum capacity of 234 parishioners.
3. The Approved Special Exception: The District Council approved Special Exception No.2260 on April 24, 1970, per Zoning Resolution No. 192-1970. The requirement of a Special Exception is per Section 27-441 of the Zoning Ordinance for the provision of a day care facility in the R-E Zone. The approved Special Exception included no conditions of approval or considerations. Detailed Site Plan, SP-92062, was approved by the Planning Board on March 18, 1993. The Detailed Site Plan was for review of the day care center use and further validated the use by providing specific information with respect to building area, proposed enrollment, outdoor play area, parking, and hours of operation. Thus, SP-92062 superseded SE-2260, and the subject application is in full conformance with the approved Detailed Site Plan, SP-92062.
4. The site development data are as follows:

|               |                    |
|---------------|--------------------|
| Zone          | R-E                |
| Site Area     | 7.0 acres          |
| Building Area | 15,552 square feet |

Private School

|   |                     |
|---|---------------------|
| Use   | Private School      |
| Enrollment  | 32 students         |
| Playground Area Required                                | 3,200 square feet   |
| Playground Area Provided                                | 17,360 square feet* |
| *Total combined play area provided<br>school & day care |                     |

Parking Required

|  |           |
|--|-----------|
| Church : 270 seats (1 space per 4 seats)             | 68 spaces |
| Day Care : 200 children (1 space per 8 children)     | 25 spaces |
| Private School: 32 students (1 space per 6 students) | 6 spaces  |
| Total  | 99 spaces |

Parking Provided

114 spaces

5. Conformance to the Requirements of the Zoning Ordinance and *Landscape Manual*:  
Section 27-443 of the Zoning Ordinance sets forth the requirements for Private Schools in residential zones. The subject Detailed Site Plan is in general conformance with the requirements of the Zoning Ordinance for development of a private school in the R-E Zone.

The proposed use of private school is categorized as a medium impact to the subject and adjoining properties, as designated by the *Landscape Manual*. The development proposal does not require any increase in parking or building area, nor does it intensify the use of the property. Thus, the subject Detailed Site Plan is exempt from the requirements of the *Landscape Manual*.

6. Conformance to the Requirements of the Woodland Conservation Ordinance: The application was referred to the Environmental Planning Section, and it was found that the subject property is exempt from the Woodland Conservation Ordinance because it has less than 10,000 square feet of woodland.
7. Permit Review: The subject application was referred to the Permit Review Section and in a memorandum dated September 6, 2000 (Gallagher to Jordan), the following comments were provided:

■A loading space is required for Institutional uses over 10,000 square feet. A loading space must be demonstrated on the site plan at 12 feet by 33 feet in size. Section 27-579(b) of the Prince George's County Zoning Ordinance requires that loading spaces as well as the access to the loading spaces to be located 50 feet from residential zoned land. A Departure may be required. If the church existed prior to 1970, Section 27-579(b) did not exist; however, a loading space at 15 feet wide by 25 feet in length must still be provided.●

The church filed the application for Special Exception, SE-2260, on January 24, 1970. The respective special exception file contains a letter (Finucane to Sharp) dated January 21, 1970 from the Prince George's County Health Department which demonstrates that the church was established and in operation prior to 1970. Therefore, a departure for a loading space access drive within 50 feet of residentially zoned land is not required for the subject property. It is recommended that a 15' x 25' loading space be provided on the site plan.

8. The subject application was referred to all applicable agencies and divisions; no significant issues were identified. The Permit Review Division reviewed the subject application and provided comments regarding revisions and the provision of additional information on the plans. The Subdivision Section reviewed the subject application, and in a memorandum

dated August 25, 2000 (Del Balzo to Jordan) also provided comments regarding revisions and the provision of additional information on the plans. The applicant had not revised the plans to address all of the comments of either the Permit Review or Subdivision Sections prior to the writing of this staff report. Conditions 1a - 1e of the Recommendation Section of this report address the Permit Review and Subdivision concerns.

1. The subject application was referred to the City of Bowie. No written response was received as of the date of the writing of this staff report. Staff from the City of Bowie has verbally conveyed that no issues were raised by the subject application.
10. The Detailed Site Plan represents 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.

#### RECOMMENDATION

Based upon the foregoing evaluation, analysis and findings of this report, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan, SP-92062/01Cresthill Baptist Christian Academy with the following conditions:

1. Prior to certificate approval, the following revisions shall be made to the Detailed Site Plan or the specified information shall be supplied:
  1. Provide a 15-foot x 25-foot loading space.
  2. Provide dimensions and heights for all structures.
  - c. Provide the height of the fence around the outdoor play area.
  - d. Provide an accessible route to the building for the physically handicapped. The site plan shall demonstrate a ramp or depressed curb.
  5. Provide bearings and distances at property boundaries, and/or provide deeds for the property to demonstrate bearings and distances. Subdivision Plat may be required prior to the issuance of any permits.
2. Prior to issuance of permits an exemption letter from the Natural Resources Division shall be obtained.