

June 20, 2001

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Laxmi Srinivas, Senior Planner

SUBJECT: Detailed Site Plan SP-95039/01  
Grace Brethren Church and Lanham 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 27-429 regarding the R-80 (One-family Detached Residential) Zone
  - Section 27-441 governing permitted uses in the R-80 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

FINDINGS

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

- 1. Revision to the Detailed Site Plan SP-95039/01 was submitted in accordance with the requirements of Section 27-443, Private Schools, of the Zoning Ordinance which requires a Detailed Site Plan for all private schools.
- 2. The site includes an existing school and church. Grace Brethren Church and Lanham Christian School have been existing on the property since 1977. The existing church is a

permitted use in the R-80 Zone. A Detailed Site Plan, SP-95039, was approved for the private school by the Planning Board on October 12, 1995 (PGCPB No. 95-301), to validate the existing school. The Detailed Site Plan expired on October 12, 1998. This subject Revision to a Detailed Site Plan is also being submitted to fulfill the requirements of Section 27-287, Validity Period, which states (in part):

■An approved Detailed Site Plan shall remain valid for three (3) years, unless otherwise specified. . . . If, at the end of that time, physical development has not begun, approval of the Plan shall be considered as having lapsed and shall have no effect, unless the Plan is resubmitted and reapproved in accordance with the provisions of this Division.●

The applicant submitted an application for the subject revision on April 26, 2001. The subject Detailed Site Plan includes Lots 4 and 8 in addition to the site included in the previous site plan.

3. A Departure from Parking and Loading Standards DPLS-208 was approved by the Planning Board on October 12, 1995 (PGCPB No.95-302), for the existing parking. A total of 162 parking spaces are required for the subject use. A total of 93 parking spaces have been provided.
4. The subject lot, consisting of 5.14 acres, is located on the north side of Good Luck Road. The adjacent uses are as follows:

North - Magnolia Drive  
South - Good Luck Road  
East - Single-family residential  
West - Magnolia Drive, single-family residential and vacant lots

The site includes a 6,780-square-foot brick one-story school building, a 1,374-square-foot brick two-story parsonage building and a 7,833-square-foot brick one-story church building. A garage and a church storage building are also proposed as accessory structures.

A play area enclosed by a five-foot-high chain-link fence is proposed on the north side of the property.

The proposed enrollment is as follows:

Total number of students below the 10<sup>th</sup> grade - 276  
Total number of students above the 10<sup>th</sup> grade - 70

The church has a capacity of 360 seats.

5. 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 5.14 acres in size and total enrollment (including the existing and proposed enrollment) is 346 students. The above requirement allows a maximum of 400 students for 5 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 Good Luck Road, which has an existing and ultimate right-of-way of 80 feet.

- (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 play area, with a five-foot-high fence, is located in the northern portion of the property. The required play area for 346 students is 34,600 square feet. The applicant is proposing a play area consisting of 25,000 square feet. A condition of approval has been added to require the applicant to increase the area of the play area to 34,600 square feet. The play area will be setback 25 feet from the adjacent properties and will be set back more than 25 feet from any adjacent dwelling.

6. The proposal is subject to the requirements of Section 4.2 (Commercial and Industrial Landscape Strip), Section 4.3 (Parking Requirements) and Section 4.7 (Buffering incompatible uses) of the *Landscape Manual*. The proposal does not comply with the requirements of Section 4.2 and Section 4.7. The applicant has filed an Alternative Compliance application, AC-01007. The Planning Director has recommended approval of the Alternative Compliance application. The Planning Director's recommendation will be available at the Planning Board hearing.
7. 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 276 students below 10 <sup>th</sup> grade	1 for 6 students (46)	46
for 70 students above 10 <sup>th</sup> grade	1 for 3 students (24)	24
for the parsonage	2	0
Existing church with 360 seats 1 space per 4 seats	90	43
Total parking spaces required	162	93
REQUIRED LOADING SPACES		PROPOSED
One for institutions exceeding 10,000 sq.ft. and below 100,000 sq.ft.	0	0

The applicant has obtained a Departure from Parking and Loading Standards for 69 of the required parking spaces.

8. The Permits Review Section (Gallagher to Srinivas, May 1, 2001) has requested minor changes to the site/grading and landscape plans. A condition of approval has been added to require the changes.
9. The Subdivision Section (Del Balzo to Srinivas, May 31, 2001) has stated that the property is the subject of two record plats, VJ173@14 and BB7@86. Since no new construction is proposed, the proposal is not subject to the Subdivision Regulations.
10. The Environmental Review Section (Metzger to Srinivas, February 16, 2001) has stated that the proposal is exempt from the requirements of the Woodland Conservation Ordinance because it will result in a cumulative disturbance of less than 5,000 square feet of woodland during the next (5) years and does not have a previously approved Tree Conservation Plan. The section has issued a letter of exemption for the proposal.
11. The Department of Environmental Resources (Guzman to Srinivas, June 14, 2001) has stated that the proposal is consistent with the stormwater management concept approval #5013-2001.
12. The Transportation Planning Section (Masog to Srinivas, May 5, 2001) has no comments regarding the proposal.
13. With the proposed conditions, the Revision to the Detailed Site Plan SP-95039/01 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.

## 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 SP-95039/01 and AC-01007 subject to the following condition:

1. Prior to certificate approval the applicant shall revise the site/grading and landscape plans to show the following:
  - a. A 22-foot-wide access for the church storage
  - b. Required parking for the church storage
  - c. Play area calculations
  - d. Area of play area increased to 34,600 square feet
  - e. Lot coverage calculations including the accessory structures
  - f. A 12-foot-wide by 33-foot-long loading space
  - g. Screening for the loading space according to the requirements of Section 4.4 of the *Landscape Manual*
  - h. A note stating that the proposal complies with DPLS-208
  - i. Correct number of parking spaces
  - j. Design, location, materials and details of signs (if proposed)