



*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

## DETAILED SITE PLAN

## DSP-97019/01

Application	General Data
<b>Project Name:</b> Beddow School (Gymnasium Addition)  <b>Location:</b> North side of Bryan Point Road, approximately 1,500 feet west of MD 210  <b>Applicant/Address:</b> Gertrude Beddow 2406 Rockwood Road Accokeek, MD 20607	Date Accepted: 08/07/2006
	Planning Board Action Limit: Waived
	Plan Acreage: 6.192
	Zone: R-E
	Dwelling Units: NA
	Square Footage: 8,900
	Planning Area: 83
	Tier: Developing
	Council District: 9
	Municipality: N/A
	200-Scale Base Map: 220SW01

Purpose of Application	Notice Dates
Gymnasium addition to private school.	Adjoining Property Owners Previous Parties of Record Registered Associations: 07/07/2006 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 10/02/2006

Staff Recommendation		Staff Reviewer: Ed Estes	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

December 4, 2006

## MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Edward Estes, Planner Coordinator, Urban Design Section,  
Development Review Division

SUBJECT: Detailed Site Plan DSP-97019/01 Beddow School

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 as described in the recommendation section of this report.

## EVALUATION

The detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of Sections 27-427 of the Zoning Ordinance in the R-E Zone.
- b. The requirements of Section 27-443 of the Zoning Ordinance for Private Schools.
- c. The requirements of Preliminary Plan of Subdivision 4-96092.
- d. The requirements of Sections 4.2, 4.3 and 4.7 of the *Landscape Manual*.
- e. The requirements of the Prince George's County Woodland Conservation and Tree Preservation Ordinance.
- f. Referral comments.

## FINDINGS

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

1. **Request:** The subject application requests approval of a gymnasium addition to a private school.
2. **Location**—The site is located in Planning Area 83, Council District 9. The subject property is located on the north side of Bryan Point Road, approximately 1/2 mile west of its intersection with MD 210 (Indian Head Highway).

3. **Surroundings and Use:** The subject property is bounded to the north, east and west by residential use in the R-E Zone (Residential-Estate); and to the south across Bryan Point Road by residential use in the R-R Zone (Rural Residential).

4. **Development Data Summary**

Zone(s) Use(s)	<b>EXISTING</b>	<b>PROPOSED</b>
	R-E Private Junior High School	R-E Private Junior High School with Gymnasium
Acreage	6.192	6.192
Lots	1	1
Parcels	1	1
Square Footage/GFA		
Private School	7,400	7,400
Gymnasium	0	8,900
Total Square Footage	7,400	16,300
Proposed Student Enrollment	110	110

**OTHER DEVELOPMENT DATA**

	<b>REQUIRED</b>	<b>PROPOSED</b>
Total parking spaces	17	40
Of which handicapped spaces	2	2
Loading Spaces	0	0

5. **Previous Approval:** Preliminary Plan 4-96092 and TCPI/51/96 were approved by PGCPB. No. 97-1. A Detailed Site Plan, DSP-97019, a variance, VD-97019/1, and a Type II Tree Conservation Plan, TCPII/42/98 were approved by PGCPB. No. 98-173.
6. **Design Features:** The intent of the existing private school and gymnasium addition is to create a recognizable image as a distinct place, to vary massing to provide visual interest, as applicable, to ensure compatibility with the surrounding neighborhood, and to use building height and massing to emphasize important corners and designated points of entry.

The six-acre site is accessed from two entry drives that lead into the property from Bryan Point Road to the site, which includes an academic building and gymnasium. The school is provided with both visitor and employee parking.

The private school and gymnasium integrate existing natural features and open space into the overall design and layout of the site. Existing natural features and common open spaces are sufficiently used to create site amenities and to provide physical separators and buffers from adjacent development. The location and design of the academic building and gymnasium addition reinforce the identity and function of the private school development. The primary facade of the gymnasium addition, particularly the facade containing the primary gymnasium entrance, is oriented toward the primary drive and parking areas to define the entries.

The primary architectural character of the existing academic building is the modern shed style. The gymnasium complements the commercial interpretation of this style and is evident in the

building design through the multidirectional shed roof, accompanied by additional gable roof forms. The effect is of colliding geometric shapes. The roof-wall junctions are smooth and simple with little overhang. The entrances are recessed and obscured. The windows are relatively small and are symmetrically placed on each facade. The facade is a mixture of siding and brick veneer walls.

The landscaping is designed to visually tie the entire development together, to define major entryways, circulation (both vehicular and pedestrian), and parking patterns, and to create buffers at less intensive adjacent land uses.

#### COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the R-E Zone, additional specific uses, and the site plan design guidelines of the Zoning Ordinance.

The subject application is in general conformance with the requirements of Section 27-430 of the Zoning Ordinance, which governs development in the residential zones. The private school is a permitted use in accordance with Section 27-443.

The subject application is in general conformance with the requirements of Section 27-443 of the Zoning Ordinance, which governs additional requirements for private schools. The proposed private school conforms to the requirements of Section 27-443.

8. **Preliminary Plan of Subdivision, 4-96092:** The Preliminary Plan was approved by the Planning Board on January 9, 1997, with six conditions (PGCPB No. 97-1).

The following is an analysis of the applicability of the pertinent preliminary plan conditions as is appropriate to this detailed site plan:

1. **Prior to the approval of a Detailed Site Plan for the school to be located on Parcel A, the Stormwater Management Concept Plan, Concept #978001390, shall be approved by the Department of Environmental Resources.**

**Urban Design Comment:** Concept 978001390 was approved on February 24, 1998. DSP-97019 was approved on June 11, 1998. The required stormwater management pond has been constructed.

2. **A Type II Tree Conservation Plan shall be approved for this site at the time of Detailed Site Plan.**

**Urban Design Comment:** A Type II Tree Conservation Plan, TCPII/42/98, was approved with the Detailed Site Plan, DSP-97019. A revised Type II TCP has been submitted with this application and is discussed in detail in the Environmental Review Section below.

3. **The Detailed Site Plan for the proposed school shall address the scenic road designation of Bryan Point Road by:**

- a. **To the extent possible, preserving and enhancing the significant visual elements of the site.**

- b. **Including all road improvements within the right-of-way which have been agreed to with the Department of Public Works and Transportation.**
- c. **The location of utilities, and their method of placement shall be reviewed by the Natural Resources Division and the utility companies to minimize disturbance along the scenic right-of-way.**

**Urban Design Comment:** All of these issues were resolved during the review and approval of DSP-97019. The revisions proposed in this application have no changes that impact these issues.

- 6. **Total development within Parcel A of the subject property shall be limited to a 14,000-square foot school serving approximately 100 students; or different uses generating no more than the number of peak hour trips (93 AM peak hour trips and 13 PM peak hour trips) generated by the above development. Development within a Parcel A beyond the limits set by this condition shall require a new Preliminary Plat of subdivision and a new finding of adequate transportation facilities.**

**Urban Design Comment:** Parcel A has been developed within the prescribed limits. Transportation Planning Section review of this case determined that Condition 6 of 4-96092 is not violated.

- 9. ***Landscape Manual:*** The proposed development is subject to the requirements of Section 4.3a, Landscape Strip Requirements, Section 4.3.c, Parking Lot Interior Planting Requirements, and Section 4.7, Buffering Incompatible Uses. Urban Design staff have reviewed the proposed landscape plan and found that the plans are in general compliance with the applicable sections of the *Landscape Manual*.
- 10. **Woodland Conservation Ordinance:** In a memorandum dated November 27, 2006, the Environmental Planning Section stated that the property is in conformance with the approved TCP II/42/98-01.
- 11. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
  - a. **Community Planning**—In a memorandum dated October 12, 2006, the Community Planning Division stated that:
    - (1) This application is not inconsistent with the 2002 General Plan Development Pattern policies for the Rural Tier.
    - (2). This application conforms to the land use recommendation for a Low Rural Living Area contained in the 1993 Approved Subregion V Master Plan.
    - (3) This application is in the Accokeek Development Review District. Pursuant to Section 27-687 of the Zoning Ordinance, the Accokeek Development Review District Commission should be listed as a party of record.

**Urban Design Comment:** A referral was forwarded to the Accokeek Development Review District Commission. At the time of this report, ADRDC has not offered comment on the subject property.

Additional comments regarding the site plan have either been addressed in the review process or included as conditions in the recommendation section of this staff report.

- b. **Transportation**—In a memorandum dated August 31, 2006, the Transportation Planning Section stated that the gymnasium is, for trip purposes, an accessory to the private school. Since no expansion of the private school beyond 100 students is proposed, Condition 6 of 4-96092 is not violated. Otherwise, the detailed site plan is acceptable. .
- c. **Subdivision Section**—In a memorandum dated October 16, 2006, the Subdivision Section stated that the property is the subject of Preliminary Plan 4-96092, approved by the Planning Board on January 9, 1997, for two lots and one parcel pursuant to PGCPB Resolution No. 97-01. Development of the property is subject to the conditions contained in the resolution of approval. That resolution contains several conditions that impact the review of the detailed site plan.

**Urban Design Comment:** The conditions contained in the resolution have been addressed.

- d. **Permits**—In a memorandum dated September 11, 2006, the Permit Review Section has offered numerous comments that have either been addressed by revisions to the plans or in the recommended conditions below.
  - e. **Environmental Planning**—In a referral reply comment dated November 27, 2006, the Environmental Planning Section indicated that the staff recommends approval of DSP-97019/01 and TCPH/42/98-01 subject to the conditions below in the recommendations section of this report.
  - f. **Department of Environmental Resources (DER)**—At the time of this writing, DER has not offered comment on the subject project.
  - g. **Historic Preservation**—In a memorandum dated September 28, 2006, the Historic Preservation staff indicated that there are no effects on historic resources.
  - h. **Department of Public Works & Transportation (DPW&T)**—In a memorandum dated August 31, 2006, DPW&T stated that Bryan Point Road is a county-maintained rural primary residential road. Necessary roadway improvements, right-of-way dedication and a fee-in-lieu toward future roadway improvements were provided in 1997 during construction of the school. No additional roadway improvements are required with this application.
  - i. **Fire Department**—In a memorandum dated September 10, 2006, the Specials Operation Command Bureau of Fire Prevention, Special Hazards Section, provided comments that require incorporation into the final plat and a condition of release of the use and occupancy permit.
12. As required by Section 27-285(b) of the Zoning Ordinance, 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 and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE DSP-97019/01, and TCPII/42/98-01 subject to the conditions below.

1. Prior to certification of the detailed site plan, all sheets shall be correctly numbered and the Type II TCP shall be revised to label the 40-foot landscape easement and show the metes and bounds of the easement.
2. Prior to certification of the detailed site plan, the applicant shall provide proof that the 40-foot landscape easement on Lot 36 has been recorded in the Land Records.
3. Prior to certification of the detailed site plan, a materials sample board for the gymnasium addition shall be submitted as follows:
  - a. Material samples shall be securely mounted on one or more lightweight boards not to exceed 8.5"x14" and shall include:
    - Color Chips
    - Manufacturers cut sheets
    - Photographs or samples for roof material, siding, masonry, paint chips, and exterior surface mounted lights fixtures.