

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-97033/01
Fairhaven 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.

EVALUATION

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

- a. Conformance to the requirements of the Zoning Ordinance in the O-S Zone and the requirements of the *Landscape Manual*.
2. Conformance to the requirements of Section 27-443 for a Private School.
- c. Conformance to the requirements of the Woodland Conservation Ordinance.
- d. Site Design Guidelines.
- e. 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 north side of Queen Anne Road, approximately 1.5 miles northeast of the intersection of MD 301 and Queen Anne

Road. The subject property is bounded to the north, east, and west by vacant and occupied residential properties, zoned O-S; and to the south by the Queen Anne Road right-of-way.

2. The Proposed Development: The purpose of the subject application is for approval of a revision to increase enrollment and the total site area by the addition of an adjacent lot, add a new building, additional parking, and a multi-purpose ball field/play area for an existing private school. The current enrollment is 27 students below the 10th grade, and the application provides for an increase in enrollment to 130 students below the 10th grade, and 22 students at 10th grade and above. The existing school is located in a single-story building, 2,400 square feet in size, and the development proposal provides for an additional building approximately 5,380 square feet in size.

The subject plan also provides for future parking, a 2,400 square foot paved multi-purpose court, and an additional building of approximately 5,380 square feet to be provided at a later date. All future improvements are designated as Phase II.

3. Background: The subject property was included as part of the (1991) Approved *Master Plan and SMA for Bowie-Collington-Mitchelleville and Vicinity*. The master plan and SMA retained the O-S Zone designation, and recommend rural living area development for the subject property and the vicinity. The proposed plan incorporates the recommendations of the master plan and poses no issues.
4. The site development data are as follows:

Zone	O-S
Site Area	12.84 acres
Building Area (two structures)	7,780 square feet
Use	Private School
Enrollment	125 students
Playground Area Required	15,200 square feet
Playground Area Provided	20,000 square feet
Parking Required	
Below 10 th Grade, 103 students (1 space per 6 students)	18 spaces
10 th Grade and Above, 22 students (1 space per 3 students)	8 spaces

Total	26 spaces
Parking Provided	29 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 O-S Zone.

Sections 4.2, Commercial and Industrial Landscape Strips; and 4.7, Buffering Incompatible Uses, are applicable to the subject application. The proposed plan is in full conformance with all 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 meets all requirements of the Woodland Conservation Ordinance. The Environmental Planning Section recommends approval of the proposed plan.
7. Urban Design : The existing school building is a single-story wood frame structure with exposed wood siding as the finished exterior material, and gable roofs over the building and main entrance porch. The architectural character of the existing structure is appropriate within the low density, heavily wooded, natural setting in which the subject property exists. The proposed architecture is complementary with respect to scale, mass, proportion, material, and articulation.
The new school buildings will employ gable roofs and wood siding as the finished exterior material, with window articulation that will emphasize natural light from the south by providing multiple windows in a group that act as a design element which will reinforce the proposed roof slopes. The proposed architecture will be compatible with, and an appropriate addition to, the existing school facilities.
8. 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.

- 9 . 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-97033/01 for Fairhaven School.