

September 6, 2000

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Elizabeth Whitmore, Senior Planner

SUBJECT: Word of Life Christian Academy
Detailed Site Plan, SP-99042

The Urban Design staff has reviewed the Detailed Site Plan for the Word of Life Christian Academy. Based on that review and the findings in this report, the Development Review Division recommends Approval with conditions.

EVALUATION CRITERIA

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

1. Conformance with the *Landscape Manual* for a private school in the R-E Zone.
2. Conformance with the site design guidelines as outlined in Part 3, Division 9, Subdivision 3, of the Prince George's County Zoning Ordinance.
4. Conformance with Section 27-443(a)(1) of the Zoning Ordinance for private schools and Section 27-445.03 for day care centers.
5. Conformance with Section 24-111 of the Subdivision Regulations.
6. Referrals

FINDINGS

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

1. Detailed Site Plan SP-99042 is for the addition of a private school to an existing church and

day care center, located on the east side of MD 210 at its intersection with Fort Washington Road. The subject application has a previously approved Special Exception, S. E. #701 (for a cooperative kindergarten, approved on October 20, 1961). At the time of the above-referenced approval, the site plan indicated that the kindergarten would be located in the church building as the ■School Building. Since the private school is currently located in a different building than was approved by Special Exception #701, the Special Exception is no longer valid.

2. The site development data for SP-99042 is as follows:

Word of Life Christian Academy
SP-99042

Zone	R-E
Area	33.49 acres
Use	Church/Day Care
Proposed Use	Church/Day Care/Private School
Proposed Enrollment	88 children
Private School	38 children
Day Care	50 children
Playground area required (minimum)	5,675 square feet
Playground area provided	20,250 square feet
Parking required	
Day Care (1 space per 8 children)	6.25 spaces
Private School (1 space per 6 students)	6.33 spaces
Church (1 space per 4 seats)	75 spaces
Parsonage (2 spaces per residence)	2 spaces
Parking required (for all uses)	89.58 spaces
Parking provided (for all uses)	90 spaces

3. The subject application is not subject to the Prince George's County *Landscape Manual* because there is no increase in gross floor area, and no new parking is proposed.
4. The subject application does not indicate that play equipment is to be installed for use by either the day care or private school. Should the applicant decide in the future to install play equipment, it should be done in accordance with the Consumer Product Safety

Commission's Handbook for Public Playground Safety (pub. #325). Special attention should be given to the required fall zones which vary depending on the equipment, but are generally six feet wide and follow the contours of the piece of play equipment. No piece of equipment may intrude into another piece of equipment's fall zone. The applicant should provide the proper fall zones and resilient surface material for areas where play equipment is installed.

5. Usually a private school, day care and church of this size require a dumpster. The plan should be revised to include a dumpster. A detail of the dumpster enclosure should be provided.

6. Section 27-445.03(a)(1)(A)(v) states:

Sufficient lighting shall be provided on the play area if it is to be used before or after daylight hours to insure safe operation of the area;

Lighting has not been provided for the play area to be operated safely before or after daylight hours. A note should be added to the plan stating that the play area will only be used during daylight hours.

7. The Subdivision Section in a memorandum dated May 24, 2000 (Chellis to Whitmore) had the following comments to offer:

■The applicant must demonstrate when the buildings on site were constructed. Section 24-107(c)(7)(C) establishes an exemption in which the applicant must demonstrate that no more than 5,000 square feet of gross floor area has been constructed since December 31, 1991.●

The applicant has provided the Subdivision Section with the proper documentation ensuring that no more than 5,000 square feet of gross floor area has been constructed since December 31, 1991. Therefore, the subject site is exempt from resubdivision.

8. The site plan indicates an existing dog pen that encroaches on the adjacent property to the south. A dog pen in the R-E Zone must be set back a minimum of 10 feet from the side lot line and 25 feet from any dwelling on an adjoining lot. The plans should be revised to relocate the dog pen to be in conformance with the setback requirements for dog pens in the R-E Zone. Should the applicant not wish to relocate the dog pen they should file for a variance to allow for the reduction in the setback.
9. The plan should be revised to indicate a ramp, depressed curb or other means of access from the parking spaces to the building for the physically handicapped.
10. The subject application has an approved Type II Tree Conservation Plan (TCP/II/104/94) which remains in effect.

11. The Transportation Planning Section in a memorandum dated May 30, 2000 (Masog to Whitmore) had the following comments to offer:

■The Master Plan interchange with Fort Washington Road is to the north of this property. The driveway would have to be moved south when the interchange is built...•

At the time of construction of the above referenced interchange the applicant should submit a revision to the Detailed Site Plan for the relocation of the driveway of the subject property.

12. At the time of the writing of the staff report the Office of Child Care Licensing had not responded to the referral request.
13. The plan will be in compliance with the Zoning Ordinance and the *Landscape Manual* for a private school and day care center in the R-E Zone after the recommended revisions are made to the Detailed Site Plan.
14. The plan will, if revised in accordance with the proposed conditions of approval, represent a reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the proposed development for its intended use.

RECOMMENDATION

Based upon the foregoing analysis the Urban Design staff recommends that the Planning Board adopt the findings of the report and APPROVE SP-99042, Word of Life Christian Academy, subject to the following conditions:

1. Prior to certificate approval, the following revisions and/or notes shall be made or added to the Detailed Site Plan:
 - a. The plan shall be revised so that the existing dog pen is set back a minimum of 10 feet from the side lot line and 25 feet from any dwelling on an adjoining lot. This revision shall be approved by the Urban Design Section as designee of the Planning Board.
 - b. The plan shall be revised to indicate a ramp, depressed curb or other means of access from the parking spaces to the building for the physically handicapped.
 - c. A note shall be placed on the plan stating that the applicant shall apply for a revision to the Detailed Site Plan (by the Planning Board or its designee) at the time of the construction of the Fort Washington interchange should the construction of that interchange impact the location of their access drive.

- d. The plan shall be revised to show at least one dumpster (unless appropriate alternative trash collection and disposal methods can be demonstrated). A detail of the dumpster shall be provided. The location of the dumpster and enclosure details shall be approved by the Urban Design Section.
- e. A note stating that the play area will only be used during daylight hours shall be placed on the plan.