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DETAILED SITE PLAN

DSP-03059

Application	General Data
Project Name: Reid Temple A.M.E. Church Location: At the intersection of Glenn Dale Road and Prospect Hill Road Applicant/Address: Reid Temple A.M.E. Church 6705 Good Luck Road Lanham, MD 20706	Date Accepted: 10/28/2003
	Planning Board Action Limit: 1/18/2003
	Plan Acreage: 32.16
	Zone: R-R
	Dwelling Units: NA
	Square Footage: 11,000
	Planning Area: 70
	Tier: Developing
	Council District: 4
	Municipality: NA
200-Scale Base Map: 209NE10	

Purpose of Application	Notice Dates
Adding a private school for 300 children in a church.	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003)
	8/27/2003
	Sign(s) Posted on Site: 12/23/2003

Staff Recommendation		Staff Reviewer: H. Zhang, AICP	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

January 5, 2004

MEMORANDUM

TO: Prince George's County Planning Board
VIA: Steve Adams, Urban Design Supervisor
FROM: Henry Zhang, Urban Design Section, Development Review Division
SUBJECT: Detailed Site Plan, DSP-03059, Reid Temple A.M.E Church

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 the Zoning Ordinance in the R-R Zone and Section 27-443, additional requirements for private schools.
- b. The conditions of approval attached to Preliminary Plan of Subdivision, 4-00071, and Final Plat REP 194@82.
- c. The requirements of the *Landscape Manual*.
- d. The requirements of the Prince George's County Woodland Conservation Ordinance.
- e. Referral comments.

FINDINGS

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

- 1. **Request:** The subject application is for approval of the addition of a private school for 300 children to the Reid Temple A.M.E Church, which is currently under construction, in the R-R Zone.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	R-R	R-R
Use(s)	Church	Church & Private School
Acreage	32.16	32.16
Square Footage/GFA	122, 500 (Church)	133,500 (Church & School)
Church Seating Capacity	3000 seats	3,000 seats
Private School Enrollment	N/A	300

OTHER DEVELOPMENT DATA

	REQUIRED	PROPOSED
Total Parking Spaces	800	1,022
Handicapped spaces	19	20
Spaces for Church	750	N/A
Spaces for Private School	50	N/A
Total Loading Space	1	1
Lot Coverage (Maximum % of Net Lot Area)	60 (Allowed)	42
Outdoor Play Area for Private School (Acres)	30,000	30,000

3. **Location:** The subject site is in Planning Area 70, Council District 4. It is located in the northwest quadrant of the intersection of Glenn Dale Boulevard and Prospect Hill Road.
4. **Surroundings and Use:** The subject property is bounded to the east by Prospect Hill Road, which provides direct access to the site and to the south by Glenn Dale Boulevard, which provides an indirect access to the site through Holladay Tyler Road. A triangularly shaped property in the R-R Zone, the Kagle property, which is located very close to the intersection, wedges into the subject site from Prospect Hill Road. To the west of the site is property in the I-1 Zone and to the north of the site is property in the R-R Zone.
5. **Previous Approvals:** The subject site has a Preliminary Plan of Subdivision, 4-00071, which was approved by the Planning Board (Resolution PGCPB No.01-36) on March 22, 2001, for one parcel and one outparcel, subject to 12 conditions. The plan was subsequently recorded as Final Plat REP 194@82 on August 7, 2002. Per the Final Plat, the development of the subject site is subject to the conditions of approval attached to Preliminary Plan of Subdivision, 4-00071. Other previous approvals for the site include TCPI/20/00, TCPII/124/01, and a Stormwater Management Concept Approval #8316162-2000-00.
6. **Design Features:** The church, which is currently under construction, is a large, one-building complex sitting in the middle of the site. The subject Detailed Site Plan application proposes the addition of an 11,000-square-foot private school that would serve up to 300 children in kindergarten to the eighth grade. The private school would be operated within classroom and meeting space in the portion of the church facility that is located to the north end of the complex. A 30,000-square-foot outdoor play area is located on the northwest side of the building across one 25-foot-wide driveway. The crossing of the driveway has been painted with the standard pedestrian crossing lines. The play area is enclosed with a five-foot-high, vinyl-clad, chain-link fence. The private school will be operated from 8:30 a.m. through 3:30 p.m. on weekdays. Extended day care services would be provided from 3:30 to 6:30 p.m.

The proposed private school building is designed as an extension of the church building at its northernmost end. The elevations of the school building have been conceived as a portion of the elevations of the church finished with a combination of brick and exterior insulated finishing system (EIFS). Both elevations have been blended harmoniously into each other.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The application has been reviewed for compliance with the requirements in the R-R Zone and the additional requirements for private schools as well as the Site Design Guidelines of the Zoning Ordinance.
 - a. The subject application is in accordance with the requirements of Section 27-441(b) of the Zoning Ordinance, which governs development in the residential zones. The private school is a permitted use in the R-R Zone.
 - b. The subject application is in general conformance with the requirements of Section 27-443, which sets additional requirements for private schools in residential zones. The subject property is 32.16 acres in size, which is larger than the minimum five acres. The proposed enrollment number for the private school is 300 children, which is well below the maximum allowable enrollment number of 400 students. The property also has a direct vehicular access to Prospect Hill Road, a collector road. The site plan provides an outdoor play area of 30,000 square feet, which is located far away from the residential land use to the south of the site. A five-foot-high, vinyl-clad, chain-link fence encloses the play area.

The Urban Design Section has some concerns about the proposed outdoor play area. The plans do not show enough layout information on how an outdoor play area of 30,000 square feet will serve up to 300 children from kindergarten to the eighth grade. An enlarged layout should be provided to differentiate the play area for the younger children in kindergarten from the play area for the older children in grades up to the eighth. The layout plan should also provide the information regarding play-area amenities such as drinking fountain, sitting area, landscaping and shade structure, if any. A condition of approval has been proposed in the Recommendation section of this report.

8. **Preliminary Plan of Subdivision, 4-00071, and Final Plat REP 194@82:** Preliminary Plan of Subdivision 4-00071 was approved by the Planning Board on March 22, 2001, subject to 12 conditions. The preliminary plan was recorded as Final Plat REP 194@82 and carried over the conditions of approval of Preliminary Plan of Subdivision 4-00071. Two conditions of approval that are related to the review of the subject detailed site plan warrant the following discussion. All other permit-related conditions will be enforced at the time of permit issuance.

3. Development of this subdivision shall be in accordance with the approved Stormwater Management Concept Plan #8316162-2000-00.

Comment: The approved Stormwater Management Concept Plan #8316162-2000-00 is still valid through January 16, 2004. A review by DER (Guzman to Zhang, November 18, 2003) indicates that the site plan for Reid Temple AME Church is consistent with the approved plan.

7. **Total development on Parcel C shall be limited to a 104,000-square-foot church with approximately 3,000 seats, or equivalent development which generates no more than 75 AM, 68 PM, and 986 Sunday peak-hour vehicle trips. Development of up to**

5,000 additional square feet shall not constitute a significant change in trip generation. Any development in excess of that identified herein shall require the approval of a new Preliminary Plat of Subdivision with a new determination of the adequacy of transportation facilities.

Comment: The subject application proposed a private school of approximately 11,000 square feet for 300 children in addition to the planned church of 122,500 square feet on the site. The total development adds up to 133,500 square feet, which is above the approved 104,000 square feet. A traffic study submitted by the applicant in support of this DSP indicates that the private school would generate an additional 10 AM and 4 PM peak-hour trips. The Transportation Section recommends approval of this DSP with two conditions.

9. **Landscape Manual:** The proposed development is subject to the requirements of Section 4.2, Commercial and Industrial Landscaped Strip Requirements, because the proposed church and private school is a nonresidential use in a residential zone; subject to the requirements of 4.3 (a)(c), Parking Lot Requirements, and Section 4.7, Buffering Incompatible Uses, of the *Landscape Manual*.
 - g. The site has frontage on both Glenn Dale Boulevard and Prospect Hill Road. Section 4.2 requires that a minimum ten-foot-wide landscaped strip be provided between the site and the roadways to be planted with a minimum of one shade tree and 10 shrubs per 35 linear feet of frontage, excluding driveway openings. The Landscape Plan shows that for most of the frontage, the requirement has been fulfilled by utilizing existing woodland. Only approximately 460 linear feet of the site frontage along Prospect Hill Road has been treated by using new landscaping. The plan is in general compliance with Section 4.2.
 - b. The Landscape Plan shows one building complex surrounded by surface parking spaces, which are subject to Section 4.3(a), Landscaped Strip Requirements and 4.3(c), Interior Planting. The Landscape Plan provides 455 linear feet of landscaped strip and ten percent of internal green area for the parking lot and, therefore, complies with Section 4.3.
 - c. The subject site abuts one single-family residence to the south and one residential property to the north. Since the church and private school are both defined as a medium impact use per Section 4.7 of the *Landscape Manual*, a Type “C” bufferyard of 30 feet wide is required to be planted with 120 plant units per 100 linear feet of property line. The Landscape Plan has provided the required landscape bufferyard and the plant units.
10. **Woodland Conservation Ordinance:** The site is subject to the provisions of the Prince George’s County Woodland Conservation Ordinance because the entire site is more than 40,000 square feet in area, contains more than 10,000 square feet of woodland, and there is a previously approved Tree Conservation Plan. A Type I Tree Conservation Plan, TCPI/20/00, was approved with Preliminary Plan of Subdivision, 4-00071.

The site also has a previously approved Type II Tree Conservation Plan, TCPII/124/01. According to the review of the Environmental Planning Section (Shirley to Zhang, November 25, 2003), the subject DSP does not require a revision to the approved Type II Tree Conservation Plan. The approved TCPII/124/01 is still valid.
11. **Referral Comments:** The subject application was referred to all concerned agencies and divisions. Major referral comments are summarized as follows:

- a. In a memorandum dated November 14, 2003, the Community Planning Division found that the application is not inconsistent with the 2002 General Plan Development Pattern policies for the Developing Tier and conforms to the land use recommendation in the master plan. Master plan issues were addressed during the subdivision review process.
- b. The Environmental Planning Section, in a memorandum dated November 25, 2003, noted that construction of the proposed private school is in conformance with the approved Type II Tree Conservation Plan TCPII/124/01. This application does not require a revision to the TCPII.
- c. The State Highway Administration (SHA) has no objection to this application. In a memorandum dated October 30, 2003, SHA noted that after a careful review of the proposed site stormwater management facility, SHA issued a permit to the builder.
- d. The Transportation Planning Section, in a memorandum dated January 6, 2004, noted that the Detailed Site Plan DSP-03059 for Reid Temple AME Church will be adequately served within a reasonable period of time with transportation facilities which are existing, programmed, or which will be provided as a part of the development if the development is approved with two conditions. These two conditions have been incorporated into the Recommendation section of this report.

In a separate memorandum from the Transportation Planning Section dated November 24, 2003, the trails planner stated that the adopted and approved Glenn Dale-Seabrook-Lanham and vicinity master plan identified two master plan trails in the vicinity of the subject site. Glenn Dale Boulevard (MD 193) and Prospect Hill Road are designated as Class III bikeways. The existing asphalt shoulders along MD 193 currently serve to accommodate bicycle traffic. The retention of these shoulders is recommended. The provision of bikeway signage is recommended along Prospect Hill Road, along with the provision of wide asphalt shoulders or wide outside curb lanes, per the concurrence of the Department of Public Works and Transportation (DPW&T). The trails planner made two recommendations that have been incorporated into the recommendation section of this report as the conditions of approval.

- e. The subject application was also referred to the Department of Environmental Resources, Prince George's County. In a memorandum dated November 18, 2003, the staff found that the site plan for Reid Temple AME Church, DSP-03059, is consistent with the approved stormwater management concept # 8316162-2000-01.
- f. In a memorandum dated November 18, 2003, the Subdivision Section staff noted that the proposed site plan is subject to resolution PGCPB #01-36 (4-00071). The Subdivision staff further identified four conditions of approval of 4-00071 that are applicable to this review. See Finding 8 for discussion.
- g. The Permit Review Section, in a memorandum dated November 4, 2002, provided no comments on this application.
- h. The Department of Public Works and Transportation (DPW&T), in a memorandum dated November 19, 2003, identified several road improvements that are required for this application. The applicant should fulfill the requirement prior to the permit.

12. 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 Detailed Site Plan DSP-03059 for Reid Temple A.M.E Church, subject to the following conditions:

1. Prior to certificate approval of the Detailed Site Plan, the applicant shall:
 - a. Revise the plan to provide an enlarged layout for the proposed outdoor play area. The layout shall show how the play area will serve the children in different age groups, for review and approval by the Urban Design Section as the designee of the Planning Board;
 - b. Reduce the total development within the subject property or identify trip reduction measures such that it can be demonstrated that the proposed total development would not generate more than 75 AM, 68 PM, and 986 Sunday peak-hour vehicle trips, as required by the condition 7 of the Planning Board Resolution PGCPB No. 01-36;
 - c. Secure approval of DPW&T for the provision of the needed acceleration and deceleration lanes along Prospect Hill Road at both entrances, along with an extension of the right-turn lane on the Prospect Hill Road approach to MD 193. In most cases, these types of modifications will be enforced by DPW&T as a part of the road code.
2. The applicant and the applicant's heirs, successors, and/or assignees shall provide a financial contribution of \$210 to the Department of Public Works and Transportation (DPW&T) for the placement of a bikeway sign on Prospect Hill Road. The payment shall be received prior to the issuance of the first building permit for the private school.