



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

DETAILED SITE PLAN

DSP-04031

| Application | General Data |
|---|---|
| Project Name: Evangel Christian Academy Location: West side of Branch Avenue (MD 5), approximately 600 feet southeast of Linda Lane Applicant/Address: Evangel Assembly of God 5900 Old Branch Avenue Camp Springs, MD 20784 | Date Accepted: 7/1/2004 |
| | Planning Board Action Limit: 10/10/2004 |
| | Plan Acreage: 17.2527 |
| | Zone: C-2 |
| | Dwelling Units: NA |
| | Square Footage: NA |
| | Planning Area: 76B |
| | Tier: Developed |
| | Council District: 8 |
| | Municipality: NA |
| | 200-Scale Base Map: 208SE05 |

| Purpose of Application | Notice Dates |
|--|--|
| Private elementary school for 240 students and day care center for 50 children | Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003) 4/7/2004 |
| | Sign(s) Posted on Site: 8/9/04 |

| Staff Recommendation | | Staff Reviewer: David Greene | |
|----------------------|--------------------------|------------------------------|------------|
| APPROVAL | APPROVAL WITH CONDITIONS | DISAPPROVAL | DISCUSSION |
| X | | | |

September 9, 2004

MEMORANDUM

TO: Prince George's County Planning Board
VIA: Steve Adams, Urban Design Supervisor
FROM: David Greene, Senior Planner, Urban Design Section, Development Review Division
SUBJECT: Detailed Site Plan, DSP-04031, Evangel Christian Academy

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

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

- a. The requirements of the Zoning Ordinance in the C-2 Zone.
- b. The requirements of the *Landscape Manual*.
- c. The requirements of the Prince George's County *Woodland Conservation Manual*.
- d. Referral comments.

FINDINGS:

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

- 1. **Request:** The subject application is for approval of a private elementary school (240 students) and day care center (50 children) for an existing church building at 5900 Old Branch Avenue.
- 2. **Development Data Summary**

| | Existing | Proposed |
|-------------------|-----------------|--------------------------|
| Zone | C-2 | C-2 |
| Use | Church | Day Care/Private School |
| Acreage | 17.25 | 17.25 |
| Parking | 210 total | |
| Day Care | | 6 needed (use existing) |
| Elementary School | | 40 needed (use existing) |

3. **Location:** The site is in Planning Area 76B, Council District 8. More specifically, the property is located at 5900 Old Branch Avenue in Camp Springs, Maryland. The property extends between Old Branch Avenue and Branch Avenue (MD 5).
4. **Surroundings and Use:** The subject property is bounded by a nursery and garden center on the south, single-family housing and a small cemetery on the north, large lot single-family housing on the west across Old Branch Avenue, and MD 5 on the east.
5. **Previous Approvals:** The site has an existing church building constructed in 1986 and an addition constructed in 1988 that doubled the existing building.
6. **Design Features:** The property will add a day care center and a private school within the existing church building and create outdoor school and day care play areas. A proposed 24,075-square-foot school play area and a 2,025-square-foot day care play area, both enclosed with a fence, will fulfill the requirements for the school and day care.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the Zoning Ordinance.
 - a. The subject site is in compliance with the requirements of Section 27-463 for private school street access, maximum number of students, and size of playground.
 - b. The request is also in compliance with Section 27-464.02 for day care centers with regard to playgrounds, lighting, and shade.
 - c. The request is in compliance with the parking requirements for compact car spaces (Section 27-559), handicapped spaces (Section 27-566), and parking spaces (Section 27-568), for day care and private schools.
8. **Landscape Manual:** The applicant is not required to provide additional landscaping because the existing building is not enlarged more than 10 percent, no part of any new structure is closer to an adjacent property, and there is no need to increase parking spaces.
9. **Woodland Conservation Ordinance:** The proposal is exempt from the Prince George's County Woodland Conservation Ordinance because no trees will be removed and no conservation plan has been approved for this site.
10. **Referral Comments:** The subject was referred to the concerned agencies and divisions. The referral comments are as follows:
 - a. The Community Planning Division found no General Plan or master plan issues related to this proposal: "The master plan does not specifically address the location of private schools and day care centers."
 - b. The Transportation Planning Section found no issues with this application.
 - c. The Subdivision Section found no issues with this application.
 - d. The Permit Review Section found that:

- (1) The plan needs the location of buildings on adjoining lots per Section 27-464.02(a)(2)(B)(ii) of the Zoning Ordinance.
- (2) Parking Compound 1 requires 16 shade trees (add one).
- (3) Existing trees were removed along Branch Avenue. The “...prior agreement was to provide a ten-foot landscape strip along the **entire** street line.”
- (4) If religious education classes are held, additional parking is required if these classes are held concurrently with church services. If not, a note to this effect must be added to the plan.
- (5) A ramp or depressed curb must be provided on the site plan for parking for the handicapped.

The applicant’s consultant has complied with these requests and the church plan notes that classes for religious education are not held concurrently with church services.

- e. The Department of Environmental Resources, in a memorandum dated 7/14/04, stated, “...this office has no objections to this project.”
- f. The Fire Department reviewed the plan and provided its minimum requirements:
 - Private road of at least 20 feet in width.
 - No exterior part of building more than 500 feet from a fire hydrant.

The plan complies with these requirements.

- g. The Department of Public Works and Transportation provided comments on its standard requirements that will be enforced at the time of building permit.
- h. The application was referred to the Maryland Department of Human Resources, Child Licensing Office. No response has been received from this office.
- i. The Maryland State Highway Administration sent a reply saying, “...no objection to Detailed Site Plan DSP-04031 approval.”

RECOMMENDATION

Based on the evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-04031 for a private school and day care center.