



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

DETAILED SITE PLAN

DSP-04005

Application	General Data
Project Name: MITCHELLVILLE MONTESSORI SCHOOL Location: WEST SIDE OF HILLMEADE ROAD AT ITS INTERSECTION WITH QUADRILLE LANE Applicant/Address: GLORIA HARVEY 12805 WHITEHOLM DRIVE UPPER MARLBORO, MD 20774	Date Accepted: 8/23/2004
	Planning Board Action Limit: WAIVED
	Plan Acreage: 5.03
	Zone: R-R
	Dwelling Units: NA
	Square Footage: 14,870
	Planning Area: 70
	Tier: Developing
	Council District: 04
	Municipality: NA
200-Scale Base Map: 210NE10	

Purpose of Application	Notice Dates
PRIVATE SCHOOL FOR 132 STUDENTS	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed:
	5/22/2004
	3/01/05

Staff Recommendation		Staff Reviewer: WAGNER, GARY	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

March 21, 2005

MEMORANDUM

TO: Prince George's County Planning Board
VIA: Steve Adams, Urban Design Supervisor
FROM: Gary Wagner, Planner Coordinator
SUBJECT: Detailed Site Plan DSP-04005; Alternative Compliance AC-04021
Mitchellville Montessori 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.

EVALUATION

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

- a. Conformance to Preliminary Plan 4-03046.
- b. Conformance to Section 27-443 of the Zoning Ordinance regarding a private school in a residential zone.
- c. Conformance to the *Landscape Manual*.
- d. Conformance to the Woodland Conservation Ordinance.
- e. Referrals.

FINDINGS

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

- 1. **Request:** The purpose of the application is for the construction of a private school for 132 students (prekindergarten through sixth grade) on a 5.03-acre site in the R-R Zone.
- 2. **Location and Surroundings:** The site is located on the west side of Hillmeade Road, opposite the western terminus of Quadrille Lane and approximately 300 feet south of the intersection with Prospect Hill Road. The site is surrounded on three sides by property in the R-R Zone.

3. **Previous Approvals:** Preliminary Plan 4-03046 for this property was approved by the Prince George's County Planning Board (PGCPB No. 03-201) on October 16, 2003.
4. **Development Data Summary**

	EXISTING	PROPOSED
Zone(s)	R-R	R-R
Use(s)	Vacant	Private School
Acreage	5.03	5.03
Lots	0	0
Parcels	1	1
Square Footage	0	14,870
Dwelling Units:	0	N/A

Parking Required:

132 students (Pre-K-6, @ 1 space/6 students) 22 spaces

Parking Provided: 29 spaces

Loading Spaces Required and Provided: 1 space

Playground Area Required:

132 students x 100 square feet/student: 13,000 square feet

Playground Area Provided: 13,300 square feet

5. **Conformance with Preliminary Plan 4-03046:** The detailed site plan is in general conformance to the approved preliminary plan. For conformance to environmental conditions, see Finding 9 below. Condition 9 of the preliminary plan requires the following:

At the time of Detailed Site Plan, Transportation Planning Section and DPW&T staff shall review this site for adequate access and circulation.

In a memorandum dated March 16, 2005 (Jenkins to Wagner), the Transportation Section offered the following comments:

The revised DSP shows one commercial entrance along Hillmeade Road, which is acceptable. This lines up with Quadrille Lane on the opposite side of Hillmeade Road creating a standard four-leg intersection. The sidewalk shown along Hillmeade Road should have a minimum width of five feet. The sidewalk shown on the revised DSP is only four feet wide. It needs to be built according to the Prince George's County Department of Public Works and Transportation's current sidewalk standard and/or specifications.

Currently there is a southbound bypass lane on Hillmeade Road opposite Quadrille Lane. This bypass lane allows southbound motorists to bypass vehicles turning left onto Quadrille Lane. This lane may need to be modified or lengthened based on DPW&T road standards to accommodate the proposed school. It is assumed that the bypass lane

will be used by right-turning motorists to enter the site and also act as an acceleration/deceleration lane. This will have to be addressed by DPW&T during the review and approval of the site entrance point. A five-foot-wide concrete sidewalk should be added on the south side of the commercial entrance to Hillmeade Road to complete the sidewalk network; pedestrians entering the site from points south will be able to utilize it. A crosswalk may also be needed on Hillmeade Road to access the proposed school from south side of Quadrille Lane.

The one-way driveway system that wraps around the proposed school works more efficiently than the previously submitted DSP circulation system. The driveway width varies from 11 to 14 feet, meeting minimum standards for lane widths.

The Urban Design staff notes that several of the parking spaces do not meet the requirements of Section 27-560 for interior driveway widths. The three 90-degree-angled parking spaces that are at the main entrance on the northeast side of the building require a driveway width of 22 feet. One of these spaces does not meet the criteria. Additionally, these spaces are within four feet of the main entrance to the building creating a potential conflict between parked cars and the front doors opening and closing. It is recommended that the two standard-sized parking spaces be converted to compact spaces so that there is a minimum of six feet between the building and the parking spaces and that the handicap parking space be provided in another location. There are also three 90-degree-angled parking spaces on the southwest side of the building that require a 22-foot-wide drive-aisle. Either the driveway should be widened to 22 feet or the parking spaces should be eliminated.

6. **Conformance with Section 27-443:** Section 27-443 of the Zoning Ordinance specifies the requirements for a private school in residential zones. Based on a site that is over five acres in size, a 132-student school meets the maximum enrollment requirements. The site has frontage on and direct vehicular access to Hillmeade Road, a street with a minimum pavement width of 36 feet. An adequate drop-off area has been provided on the site for the students. The school has an adequately sized play area for 132 students and appropriate fencing has been provided. The site plan meets all other Zoning Ordinance requirements for a private school in the R-R Zone.
7. **Landscape Manual:** The site is in general conformance to the requirements of the *Landscape Manual*. The applicant has submitted an application for Alternative Compliance (AC-04021) from Section 4.7 along the northern and western property lines, which is recommended for approval by the Planning Director. The details of the case are as follows:

BACKGROUND:

The subject property is zoned R-R and is located on the west side of Hillmeade Road, opposite the western terminus of Quadrille Lane. The applicant is proposing a private school for the site (Mitchellville Montessori School). The proposed use is a medium impact. Since the proposed use adjoins a single-family residence to the north and undeveloped residentially zoned land to the west and south, the site is subject to Section 4.7 of the *Landscape Manual*. The applicant is requesting alternative compliance along the northern and northwestern property line where a play area for the school is proposed, and along the western property line where a parking lot is proposed.

REQUIRED: Section 4.7, Buffering Incompatible Uses, along the northern property line

Length of bufferyard:	169 feet
Building setback:	40 feet
Landscape yard:	30 feet
	102 plant units (1/2 reduction for 6-foot sight-tight fence)

PROVIDED:

Building setback:	385 feet
Landscape yard:	15 feet
Plant materials:	160 plant units

REQUIRED: Section 4.7, Buffering Incompatible Uses, along the northwestern property line

Length of bufferyard:	45 feet
Building setback:	40 feet
Landscape yard:	30 feet
Plant materials:	54 plant units (1/2 reduction for 6-foot sight-tight fence)

PROVIDED:

Building setback:	330 feet
Landscape yard:	15 feet
Plant materials:	80 plant units

REQUIRED: Section 4.7, Buffering Incompatible Uses, along the western property line

Length of bufferyard:	220 feet
Building setback:	40 feet
Landscape yard:	30 feet
Plant materials:	174 plant units (1/2 reduction for 6-foot sight-tight fence)

PROVIDED:

Building setback:	53 feet
Landscape yard:	15 feet
Plant materials:	300 plant units

JUSTIFICATION OF RECOMMENDATION:

This site contains a substantial amount of sensitive areas (including wetlands, streams and 100-year floodplain) that have an impact on the layout of the proposed site plan, including landscape bufferyards. The plan exceeds all building setbacks, but landscape yards have been reduced to accommodate play areas and parking. However, the applicant is providing substantially more than the required amount of landscaping along the property line, as well as a six-foot-high, board-on-board fence. Most of the buffering for the site is provided through retention of the existing mature woodland. The committee is of the opinion that the alternative is equal to or better than normal compliance with the requirements of the *Landscape Manual*.

RECOMMENDATION:

The Alternative Compliance Committee recommends approval of alternative compliance pursuant to Section 4.7 of the *Landscape Manual*, along the northern, northwestern and western property lines.

8. **Required Finding:** 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.

Referrals:

9. In a memorandum dated February 14, 2005 (Shirley to Wagner), the Environmental Planning Section offered the following comments:

Background

The site was previously reviewed in conjunction with a pre-preliminary plan and two preliminary plans of subdivision, 4-02027 and 4-03046. The applicant withdrew the first preliminary plan (4-02027) in August 2002. The Planning Board approved the second preliminary plan (4-03046) on September 25, 2003. The Planning Board's action and conditions of approval for 4-03046 are found in Resolution 03-201. A Type I Tree Conservation Plan (TCPI/29/03) was also approved based on the Planning Board's action regarding the preliminary plan.

The scope of this review is for a proposed school building, architecture, landscaping and site design features including an 8,100-square-foot play area north of the wetlands and fulfillment of conditions in Planning Board Resolution 03-201.

Site Description

The 5.03-acre property is located on the west side of Hillmeade Road, opposite the intersection with Quadrille Lane, and is south of Prospect Hill Road. Based on 2000 air photos the site is currently entirely wooded and undeveloped. There are streams, wetlands, and 100-year floodplain present at the site. The soils information in the "Prince George's County Soils Survey" indicates that there are three principal soils on the site. These include Christiana, Keyport, and the Woodstown soil series. Each of these soils has constraints associated with development. The Christiana soil has high shrink/swell potential; the Keyport soil is seasonally wet; and the Woodstown soil has a seasonally high water table and slow permeability. According to available information, Marlboro clay does not occur in this area of the county. Information available from the Maryland Department of Natural Resources, Natural Heritage Program as to the presence of rare, threatened and endangered species has been requested. There are no scenic or historic road issues or noise impacts associated with the site. The site drains to the Horsepen Branch watershed and the Patuxent River basin. The site is in the Glenn Dale, Seabrook, Lanham and Vicinity Planning Area and the Developing Tier according to the 2002 adopted General Plan.

SUMMARY OF PRIOR ENVIRONMENTAL CONDITIONS OF APPROVAL

The approval of the preliminary plan of subdivision included nine conditions, three of which dealt with environmental issues that were to be addressed during subsequent reviews. Two environmental

conditions to be addressed during the review of the detailed site plan are provided below. The respective conditions are in **bold** type, the associated comments are in standard type, and additional information, plan revisions and recommended conditions are in italics.

Preliminary Plan of Subdivision, 4-03046 conditions to be addressed at DSP

2. Prior to approval of a DSP, a Type II Tree Conservation Plan shall be approved.

Submittal of the subject DSP included a Type II Tree Conservation Plan, TCPII/118/04, which addresses this condition. The TCPII has been reviewed and requires revisions. See detailed comments in the Environmental Review section of this memorandum.

3. Development of this property shall be in conformance with the approved Stormwater Management Concept Plan 5940-2003-00.

A copy of the stormwater management concept plan and concept plan approval letter have not been provided to the Environmental Planning Section. See further comments in the Environmental Review section of this memorandum.

Environmental Review

As revisions are made to the plans submitted, the revision boxes on each plan sheet shall be used to describe what revisions were made, when, and by whom.

1. A revised simplified forest stand delineation (FSD) was submitted with Preliminary Plan 4-03046 and TCPI/29/03 on July 8, 2003, and was found to generally address the requirements of the Woodland Conservation Ordinance.

Discussion: No further information is required regarding the simplified forest stand delineation.

2. This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the site has a previously approved Tree Conservation Plan.

The TCPII as submitted has been reviewed and requires revisions. The site contains 4.82 acres of existing woodland, of which 2.23 acres are within the 100-year floodplain. The site has a woodland conservation threshold of 20 percent or 0.56 acre. The woodland conservation requirement of 0.97 acre is based on 1.63 acres of proposed clearing. The TCPII proposes to meet the woodland conservation requirement through the preservation of 0.97 acre of woodland preservation on-site. There is a conflict on the worksheet in the amount of acreage of existing woodland within the 100-year floodplain. The current TCPII worksheet shows 2.23 acres of woodland within the floodplain and the TCPI shows 2.21 acres of woodland within the floodplain. Revise the worksheet to reflect the accurate amount of existing woodland within the floodplain to the closest 100th of an acre.

Some general information required on a TCPII is missing. The missing information should be provided in accordance with Condition 2 of the Recommendation Section below.

3. The site has Patuxent River primary management areas (PMA) associated with it. The current TCPII shows preservation of the PMA consistent with the approved TCPI. However, the current TCPII does not label the LOD and the PMA as shown on the TCPI. Revise the TCPII to show the LOD and the PMA as it is shown on the TCPI.

Recommended Condition: The LOD on the TCPI shall be reflected on the TCPII and no additional PMA impacts shall be shown.

4. The site has an approved stormwater management concept plan associated with it. The TCPII proposes a bio-retention area east of the proposed building. However, a copy of the approved stormwater management concept plan and the concept plan approval letter are not on file. After the submittal of the required plan, if a conflict is found that impacts proposed woodland conservation areas shown on the TCPII, then the stormwater management concept plan must be revised.

Recommended Condition: Prior to certificate approval of DSP-04005, a copy of the Stormwater Management Concept Plan and the Stormwater Management Concept Approval letter shall be submitted.

10. The City of Bowie held a public hearing on the detailed site plan and in a letter dated March 8, 2005, recommends approval with conditions. The city's conditions have been included in the Recommendation Section below.

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-04005, AC-04021 and TCPII/118/04, subject to the conditions below:

1. Prior to certification, the following revisions to the detailed site plan shall be made:
 - a. Provide a minimum six-foot-wide sidewalk between the building and the 90-degree parking spaces at the main entrance.
 - b. All 90-degree parking spaces are required to have a minimum 22-foot-wide driveway.
 - c. The two standard-size parking spaces at the northeast corner of the building shall be converted to compact spaces. The handicap parking space shall be provided in another location.
 - d. The crosswalk located at the northeast corner of the building shall be revised so that it crosses the driveway as directly as possible.
 - e. The dumpster pad shall be relocated to the south end of the loading space and shall be enclosed by a masonry wall consistent with the same materials of the building.
 - f. The parking notes shall be revised to read that nine is the maximum number of compact spaces allowed.

- g. A five-foot-wide concrete sidewalk shall be added on the south side of the commercial entrance to Hillmeade Road. A crosswalk shall be shown across Hillmeade Road, subject to DPW&T approval.
2. Prior to certificate approval of DSP-04005, TCPII/118/04 shall be revised as follows:
- a. Provide the legend on the TCPII sheets.
 - b. Correct the worksheet to reflect the accurate amount of existing woodland in the floodplain at the site to the closest 100th of an acre.
 - c. Expand the legend to contain a corresponding symbol for each feature shown on the plan (i.e., the streams and their 50-foot wide buffers, 100-year floodplain, wetlands and their 25-foot -wide buffers, the six-foot-high board-on-board and five-foot-high wooden fences, and the asphalt path, etc). Provide the symbols for wetland limits and wetland buffers so they are legible.
 - d. Revise the LOD/proposed tree line label to refer only to the LOD.
 - e. Show the PMA correctly and include a corresponding symbol in the legend.
 - f. The revision box should be updated to reflect the recent revisions.
 - g. Relabel the “General Notes for Tree Conservation” the “Type II Tree Conservation Plan Notes.”
 - h. Note 3 should include a third sentence to read: “Upon the sale of the property the owner/developer or owners representative shall notify the purchaser of the property of any woodland conservation areas.”
 - i. Remove the third sentence from note 4.
 - j. Remove or “X” out TCPII notes 6, 7 and 8.
 - k. In note 9 remove the phrase at the end of the second sentence “for five years after completion of work,” and put a punctuation mark [period] after the word “place.”
 - l. Show the proposed grading and limits of disturbance with corresponding symbols in the legend, including all sediment and erosion control devices, stockpiles and other areas that need to be cleared during construction.
 - m. For the area to the south of the proposed building where there is 100-year floodplain that is wooded, label this area as “woodland saved, but not counted.” Include the acreage of this area to the closest 100th of an acre.
 - n. Identify the other proposed woodland conservation treatment areas with corresponding symbols in the legend (i.e., shaded or hash-mark patterns).
 - o. Provide the four required notes under the TPD detail from the Woodland Conservation Manual.

- p. Put the TPD symbol in the legend and show its proposed location on the plan.
 - q. Provide the locations of proposed woodland conservation signage with a corresponding symbol for the signage in the legend.
 - r. Include the signage detail for woodland conservation signs.
 - s. The time frames for the use of the TPDs and signage have not been addressed on the plan. Include with this information the proposed maintenance of the TPDs and the signage, including the eventual removal of the TPDs.
 - t. Provide the applicable “Edge Management Notes.”
 - u. Adjust the plan so that the TCPII consists of two sheets in chronological order.
 - v. Add the TCPII signature approval block to the second TCPII sheet.
 - w. After all of these revisions have been made to the plan, including an update on the revision box, have the qualified professional who prepared the plan, sign and date it.
3. The LOD on the TCPI shall be reflected on the TCPII and no additional PMA impacts shall be shown.
 4. Prior to certificate approval of DSP-04005, a copy of the stormwater management concept plan and the stormwater management concept approval letter shall be submitted.
 5. The number of students enrolled shall not exceed 132.
 6. To minimize the anticipated vehicular conflicts, the two nonhandicap front parking spaces and the five parking spaces along the drive aisle nearest the entrance shall be designated for staff only. Handicap spaces shall be painted blue.
 7. A structure to provide shade shall be provided at the primary play area located at the north end of the site.
 8. The sidewalk along Hillmeade Road to the northern play area shall be not less than five feet wide.
 9. Pre-school and after-school care shall be provided. The pre-school program shall begin at least two hours before the beginning of normal school hours. The after-school program shall end at least two hours after the end of normal school hours.
 10. At no time will any event, other than regular classes, be held on site that includes more than 30 families at one time.