



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

DETAILED SITE PLAN

DSP-05062

Application	General Data
Project Name: Hopewell Academy, Inc. Location: On the eastern side of Old Branch Avenue approximately 194 feet south of its intersection with Woodley Road. Applicant/Address: Vestry Christ Episcopal Church 8710 Old Branch Avenue Clinton, MD 20735	Date Accepted: 12/05/2005
	Planning Board Action Limit: Waived
	Plan Acreage: 14
	Zone: R-80
	Dwelling Units: NA
	Square Footage: 18,000
	Planning Area: 81A
	Tier: Developing
	Council District: 9
	Municipality: NA
200-Scale Base Map: 211SE06	

Purpose of Application	Notice Dates
Private Elementary School for 50 students in an existing church	Adjoining Property Owners Previous Parties of Record Registered Associations: 10/05/2005 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 2/01/2006

Staff Recommendation		Staff Reviewer: Ruth Grover	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

February 8, 2006

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor, Development Review Division

FROM: Ruth Grover, Senior Planner, Development Review Division

SUBJECT: Detailed Site Plan DSP-05062-Hopewell Academy, Inc.

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-80 Zone.
- b. The requirements of Section 27-443 of the Zoning Ordinance regarding private schools in residential zones.
- 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 requests approval of a private elementary school for 50 students in an existing church.

2. **Development Data Summary**

	EXISTING	PROPOSED
Zone	R-80	R-80
Use(s)	Church	Church and a Private School
Acreage	14	14
Parcels	2	2
Building Square Footage/GFA	18,000	18,000

OTHER DEVELOPMENT DATA

	REQUIRED	PROPOSED
Total parking spaces	54	69
Of which handicapped spaces	4	4
Loading spaces	0	0

3. **Location:** The site is in Planning Area 81A and, Council District 9. More specifically, it is located at 8710 Old Branch Avenue in Clinton on the easterly side of Old Branch Avenue, approximately 1,500 feet north of its intersection with Piscataway Road (MD 223).
4. **Surroundings and Use:** The subject property is bounded to the south by office land use and to the east, west and north by single-family residential land use.
5. **Previous Approvals:** The subject site received stormwater management concept approval from the Department of Environmental Resources on September 18, 2005. Such approval (Case #34379-2205-00) is effective for three years or until September 19, 2008.
6. **Design Features:** The property is accessed from a single vehicular asphalt driveway from Old Branch Avenue, an existing 40-foot right-of-way. The driveway leads to a 69-space parking lot located diagonally behind the existing church and educational building and offices. The church, educational building, and offices are joined by an internal, open courtyard. The church measures approximately 4,000 square feet, whereas the educational building and offices measure approximately 14,000 square feet. It is proposed that the private school occupy approximately 3,950 square feet in the educational building. The church, educational building, and offices sit approximately 125 feet behind the front property line, on the northern side of the property. An existing concrete walk provides pedestrian access from the front property line. An existing gravel parking area is indicated along Old Branch Avenue, but it is not striped and does not provide parking required for the church or school by the Prince George’s County Zoning Ordinance.

An existing 5,000-square-foot picnic area is located to the rear of the existing parking lot. It is proposed that the required play area be provided for the school. The picnic/play area is surrounded by a five-foot chain link fence. An existing sign is indicated in front of the church portion of the building. A brick monument, which at one time used to identify the church, is located behind the existing sign. The site has a number of mature trees to its front and side. The area where the play/picnic area is located is within a tree line, and shade for children in the play area will be provided by the existing mature trees.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the R-80 Zone and the site plan design guidelines of the Zoning Ordinance.

- a. The subject application is in conformance with the requirements of Section 27-441, which governs permitted uses in residential zones. The proposed private school is a permitted use in the R-80 Zone.
- b. The proposal is also in conformance with the requirements of Section 27-442, Regulations, regarding additional regulations for development in residential zones.
- c. The proposal is also in conformance with the requirements of Section 27-443, which contains additional requirements for private schools. More particularly, the subject application meets those requirements as follows:

Required	Provided
Location on at least five acres.	13.6 acres.
Maximum enrollment of 400 students.	Enrollment of 50 students.
Frontage on and direct vehicular access to a street having a paved surface at least 36 feet wide.	Frontage on and direct vehicular access to Old Branch Avenue, an existing 40-foot right-of-way.
Outdoor playground or activity area measuring 100 square feet per student.	Outdoor playground or activity area measuring 5,000 square feet.
Play area located at least 25 feet from any dwelling on an adjoining lot.	Play area is located 64 feet from the nearest property line.
Play area enclosed by a substantial wall or fence at least three feet high.	Play area is enclosed by a five-foot-high chain link fence.
A detailed site plan must be approved for all private schools	If the subject detailed site plan is approved, applicant will have met this requirement.

8. **Landscape Manual:** The proposed development is exempt from the requirements of the *Landscape Manual*. Specifically, the project is exempt from the requirements of section 4.2 (Commercial and Industrial Landscaped Strip Requirements) as the proposed project does not involve an increase in gross floor area (GFA) of the lesser of 10% or 5,000 square feet. Additionally, the project is exempt from the requirements of Section 4.3 because it does not necessitate an increase in the number of parking or loading spaces beyond the number currently existing. Lastly, it is exempt from the requirements of Section 4.7 because it does not involve an increase in GFA of the lesser of 10% or 5,000 square feet and no part of any new structure extends closer to an adjacent property in a less intense use category than would normally be allowed by the provisions of Section 4.7 of the *Landscape Manual*.

9. **Woodland Conservation Ordinance:** Applicant is exempt from the requirements of the Woodland Conservation Ordinance since no woodland is proposed to be cleared as a result of the proposed project and because there are no previously approved Tree Conservation Plans associated with the property. The Environmental Planning Section issued a Letter of Exemption (Exemption Number E-047-05, Receipt Number 1797) for a Numbered Exemption for a Specific Activity on September 9, 2005, effective for two years or until September 9, 2007. In doing so, however, the Environmental Planning Section noted that the site contains more than 10,000

square feet of existing woodland and is larger than 40,000 and that the subject property is only exempt from the requirements of the Woodland Conservation Ordinance until such time as the cumulative woodland disturbance exceeds 5,000 square feet during any five-year period or the site is required to go through the subdivision ordinance.

10. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

Historic Preservation—In comments dated December 8, 2005, the Historic Preservation Section stated that the proposed project would have no effect on historic resources.

Archeological Review—In comments dated January 9, 2006, the staff archeologist stated that a Phase I archeological survey has not been recommended for the subject project by the Planning Department. She mentioned, however, that a Section 106 archeological review might still be required by state or federal agencies.

Community Planning—In verbal comments offered on February 8, 2006, the Community Planning Section stated that there are no significant Community Planning issues connected with the subject project.

Transportation—Noting that Old Branch Avenue is a collector with an 80-foot right-of-way in the vicinity of the subject site and that a 40-foot from centerline master plan right-of-way traverses the site, the Transportation Planning Section stated that the site plan proposed is acceptable. Further, they noted that no new buildings are proposed as a result of the subject project and no changes to the site are proposed within the ultimate master plan right-of-way.

Subdivision—In comments dated January 4, 2006, the Subdivision Section stated that the subject property is a legal site located on Tax Map 116 in Grid C2 and D2 and is known as Parcels 36 and 148. Further, they stated that, pursuant to Subdivision Regulations Section 24-107, the project is exempt from the requirement of filing a preliminary plan of subdivision because the proposed development does not exceed 5,000 square feet of gross floor area.

Trails—In a memorandum dated December 22, 2005, the Senior Trails Planner stated that the Adopted Henson Creek-South Potomac Master Plan designates Old Branch Avenue as a priority sidewalk corridor due to its proximity to several local commercial areas and existing Stephen Decatur Middle School and Surrattsville High School. Additionally, he stated that during the planning charrette for the master plan it was determined that the provision of sidewalks along major community roads such as Old Branch Avenue would greatly enhance the walkability of the community and enable residents to walk to neighborhood schools, shopping centers, and park facilities. In conclusion, however, they stated that no sidewalks would be recommended at this time because no construction is proposed as part of the subject application. He also mentioned that road frontage improvements may be completed by the Department of Public Works and Transportation as part of a capital improvement project for the entire road corridor.

Permits—In a memorandum dated December 8, 2005, the Permit Review Section offered numerous comments that have either been addressed through revisions to the plans or in the recommended conditions below.

Environmental Planning—In comments dated December 12, 2005, the Environmental Planning Section has stated that there are no environmental issues connected with the subject project.

Department of Environmental Resources (DER)—In comments dated December 27, 2005, DER stated that the site plan for Hopewell Academy, Inc, DSP-05062, is consistent with approved stormwater concept #34379-2005.

Fire Department—At the time of this writing, the Prince George’s County Fire Department has not offered comment on the subject project.

Department of Public Works and Transportation (DPW&T)—In a memorandum dated December 29, 2005, DPW&T stated that the applicant would be required to dedicate additional right-of-way and to provide frontage improvements along Old Branch Avenue in accordance with urban collector residential road standards. Additionally, DPW&T stated that sidewalks would be required along all roadways within the property limits in conformance with DPW&T street tree and street lighting requirements. Further, the department stated that all improvements within the public right-of-way as dedicated to the county are to be designed in accordance with the County Road Ordinance, DPW&T’s Specifications and Standards and the Americans with Disabilities Act, and that all storm drainage systems and facilities are to be designed in accordance with DPW&T’s and the Department of Environmental Resources’ requirements. Lastly, the department said a soils investigation report that includes subsurface and a geotechnical engineering evaluation for public streets would be required. Please note that the DPW&T’s requirements are enforced through their separate permitting process.

Washington Suburban Sanitary Commission (WSSC)—In a memorandum dated December 28, 2005, WSSC stated that water and sewer service is available to the site and since no construction is anticipated for the project, the commission had no other comment.

Maryland State Highway Administration (SHA)—In a letter dated December 9, 2005, SHA stated that the subject property abuts Old Branch, a county owned and maintained road. Therefore, SHA suggested that the applicant coordinate with the Department of Public Works and Transportation. Additionally, SHA stated that it had no objection to detailed site plan DSP-05062 and asked that we include their comments in the appropriate staff report to be submitted to the Planning Board.

11. 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.

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-05062 for a private school, subject to the following conditions:

1. Prior to signature approval of the plans, the applicant shall submit the following additional materials:
 - a. Applicant shall submit acceptable documentation to staff that the cemetery pre-dated the year 1991.
 - b. One of the four required handicapped parking spaces shall be indicated as a van space measuring at least 16 feet by 19 feet and shall be labeled as such on the plan.