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DETAILED SITE PLAN

DSP-95022/02

Application	General Data
Project Name: Elizabeth Seton High School Location: On Emerson Street between its intersection with 57 th and 58 th streets. Applicant/Address: Elizabeth Seton High School 5715 Emerson Street Bladensburg, MD 20710	Date Accepted: 11/8/05
	Planning Board Action Limit: 2/1/06
	Plan Acreage: 16.46
	Zone: R-T
	Dwelling Units: NA
	Square Footage: 26,550
	Planning Area: 69
	Tier: Developed
	Council District: 2
	Municipality: Bladensburg
	200-Scale Base Map: 206NE06

Purpose of Application	Notice Dates
26,550-square-foot addition to a private school	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed:
	8/8/05
	12/26/05

Staff Recommendation		Staff Reviewer: R. Grover, A.I.C.P.	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

January 9, 2006

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Ruth Grover, Urban Design Section, Development Review Division

SUBJECT: Detailed Site Plan, DSP-95022/02
Elizabeth Seton High 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 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-T Zone.
- b. The requirements of DSP-95022 and DSP-95022/01.
- 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 a 26,550-square-foot addition to a private school in the R-T Zone.

2. **Development Data Summary**

	EXISTING	PROPOSED
Zone	R-T	R-T
Use(s)	Private School	Private School
Acreage	16.46	16.46
Parcels	1	1
Building Square Footage/GFA	103,265	129,815

OTHER DEVELOPMENT DATA

	REQUIRED	PROPOSED
Total parking spaces	163	167
of which handicapped spaces	6	6
Loading spaces	3	3

3. **Location:** The site is in Planning Area 69, Council District 2. More specifically, it is located at 5715 Emerson Street in Bladensburg.

4. **Surroundings and Use:** The subject property is bounded to the north by multi-family housing, to the west by townhomes and an M-NCPPC community center, to the east by an elementary school, and the south by multi-family housing.

5. **Previous Approvals:** The site is the subject of Detailed Site Plans DSP-95022 and DSP-95022/01. Detailed Site Plan DSP-95022 was approved by the Planning Board on June 15, 1995, and formalized by the adoption of PGCPB Resolution 95-183, and Detailed Site Plan DSP-95022/01 was approved by the Planning Board on March 18, 2002, and formalized by a resolution adopted the same date. The site is also the subject of Stormwater Management Concept Approval 14972-2005-00 approved by the Department of Environmental Resources on May 4, 2005. Such approval remains valid for three years and so will expire on May 4, 2008.

6. **Design Features:** The site is accessed from Emerson Street, 57th and 58th Avenues. The proposed plan shows the new “addition,” which is actually a separate building to be used as a gymnasium and classroom space for instruction in the fine arts, is located approximately 250 feet in from the front property line. Parking would be provided primarily to the front and additionally to the rear of the proposed facility. A required stormwater management pond is proposed to be located immediately south of the front portion of the proposed building.

Architecture of the proposed building is utilitarian with flat roofs of varying heights and varying fenestration with translucent glass and metal spandrel panels utilizing a storefront framing system. Silver-grey metal roof panels on the highest portion of the roof shield the view of the mechanical equipment. The panels, together with the fenestration treatment, the metal louvered grey-green panels, and the various colors (buff/red) and types of C.M.U. (split faced, scored ground face, stack-bonded ground face), provide visual interest in the architecture of the building.

COMPLIANCE WITH EVALUATION CRITERIA

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

- a. The subject application is in conformance with the requirements of Section 27-442, which governs permitted uses in residential zones. The proposed private school is a permitted use in the R-T 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 proposed development is also in accordance with the requirements of Section 27-443 that contain additional requirements for private schools in residential zones.
8. **Final Plat WWW31@83:** The property is the subject of final plat WWW31@83 recorded in land records in January 1958. The final plat does not contain any notes that would significantly affect the proposed project. In addition, the applicant has successfully demonstrated to the Subdivision Section that more than ten percent of the area of the site (71,600 square feet) of gross floor area was constructed pursuant to a building permit issued on or before December 31, 1991. Therefore, a new preliminary plan of subdivision is not required.
9. **Landscape Manual:** The proposed development is subject to the requirements of Sections 4.2, 4.3 and 4.7 of the *Landscape Manual*.

There are existing 4.7 buffers on the adjacent properties to the south and west, which include AC-95042. Existing plantings along the properties' Emerson Street, 57th, and 58th Street frontages will be augmented by additional plantings on the Emerson and 58th Street intersection.

The Urban Design staff reviewed the proposed landscape plan and found that the submittals are in general compliance with the applicable sections of the *Landscape Manual*.

10. **Woodland Conservation Ordinance:** The property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because there is a previously approved Tree Conservation Plan for the site. More specifically, the Planning Board approved a Type I Tree Conservation Plan, TCPI/27/95, for this property, as part of Preliminary Plan of Subdivision 4-95034; with 4.5 acres of existing woodland on-site. The Environmental Planning Section has reviewed a Type II Tree Conservation Plan TCPII/62/95-01 and recommended that it be approved subject to conditions. Such conditions have been included in the Recommendation section of this report. Therefore, it can be said that the subject application is in conformance with the requirements of the Prince George's County Woodland Conservation Ordinance.
11. **Referral Comments:** The subject application was referred to appropriate agencies and internal divisions of M-NCPPC. The referral comments are summarized as follows:

Historic Preservation—In comments dated December 12, 2005, the Historic Preservation and Public Facilities Planning Section stated that the proposed project would have no effect on historic resources.

Archeological Review—In a memorandum dated December 16, 2005, the staff archeologist stated that a Phase I archeological survey would not be required, though state and/or federal agencies may require a Section 106 archeological survey.

Community Planning—In a memorandum dated December 8, 2005, the Community Planning Division stated that the application is not inconsistent with the 2002 General Plan Development Pattern policies for the Developed Tier. Additionally, they stated that the application conforms to

the land use recommendations of the approved master plan and sectional map amendment for Bladensburg-New Carrollton and vicinity.

Transportation—Noting that 58th Avenue is an existing 50-foot right-of-way, that Emerson Street is an existing 60-foot right-of-way, and that 57th Avenue is an existing 80-foot right-of-way, the Transportation Planning Section, in comments dated November 17, 2005, stated that the subject site is not coincident with 4-95034; that the site is immediately northwest of the site (plat 174-042). However, they stated that the underlying plat has no trip caps or other restrictions that would prevent the proposal and they found the site plan, as presented, acceptable.

Subdivision—In revised comments dated January 6, 2006, the Subdivision Section stated that based on evidence provided by the applicant including a 1965 aerial photograph, the applicant has successfully demonstrated that the subject site is exempt from the requirement of filing a new preliminary plan of subdivision. Specifically, they noted that pursuant to Section 24-111(c)(4), since the site is the subject of record plat WW31@83 recorded in land records in 1958 and more than 5,000 square feet of gross floor area constituting more than ten percent of the site area was constructed prior to 1991, Parcel A is exempt from the requirement of filing a new preliminary plan of subdivision.

A condition below requires that the size of the addition be consistently represented between notes 2 and 8 on the detailed site plan, and that the existing gross floor area be included.

Trails—In comments dated December 22, 2005, the senior trails planner recommended that the applicant be required to contribute \$210 to the Department of Public Works and Transportation for the placement of the appropriate signage indicating that 57th Avenue is designated as a Class III bikeway. Further, the senior trails planner recommended that the applicant provide a standard sidewalk along the south side of the access road from 57th Avenue to the sidewalk in front of the proposed Center for Sports and Fine Arts, as indicated by him on a diagram accompanying his comments. Staff has included conditions covering these concerns in the recommendation section of this report.

Permits—In a memorandum dated December 9, 2005, the Permit Review Section has offered numerous comments on the proposed project. Such comments have been addressed either by revisions to the plans or in the recommended conditions below.

Environmental Planning— In a memorandum dated December 27, 2005, the Environmental Planning Section offered the following:

A Forest Stand Delineation (FSD) has been submitted for this proposal, and was found to address the criteria for an FSD in accordance with the Woodland Conservation Ordinance. The overall health and vigor of the forest was considered to be good and there is no evidence of significant diseases.

Comment: No additional information is needed at this time.

The property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because there is a previously approved Tree Conservation Plan for the site. The revised Type II Tree Conservation Plan (TCPII/62/95-02) as submitted has been found to require additional revisions due to minor errors in the computation worksheet, which resulted in woodland shortage.

The Planning Board approved a Type I Tree Conservation Plan, TCPI/27/95, for this property, as part of Preliminary Plan of Subdivision 4-95034; with 4.5 acres of existing woodland on-site. The revised Type II Tree Conservation Plan as submitted is not in compliance with the approved TCPI. The revision to TCPII/62/95-01 submitted as part of this Detailed Site Plan is not completely consistent with TCPI/27/05. The new and revised TCPII/62/95-02 should maintain the previously identified 4.5 acres of existing woodland on-site and not the current 3.03 acres. Furthermore, the worksheet must be revised to reflect correctly a cumulative acreage of woodland cleared and not 0.55 acres, and account for any woodland shortage.

Recommended Condition: Prior to certificate approval of the Detailed Site Plan, the TCP shall be revised as follows:

- a. Provide the correct acreage of existing woodland on-site in compliance with TCPI.
- b. Revise the computation worksheet to reflect correctly the cumulative amount of woodland cleared and account for any woodland shortage.
- c. Revise the revision block accordingly.
- d. Revise the worksheet to address any changes made to the plan.
- e. Have the plan signed and dated by the qualified professional who prepared the plan.

A Stormwater Management Concept Approval Letter and/or associated plans were not submitted with this application. Requirements for stormwater management will be met through subsequent reviews by the Department of Environmental Resources; however, a copy of the Stormwater Management Concept Approval Letter with associated plans are required for our file.

Recommended Condition: Prior to certificate approval of the Detailed Site Plan, a copy of the Stormwater Management Concept Approval Letter with associated plans shall be submitted for our file.

The Environmental Planning Section's suggestions have been included in the Recommendation Section of this report.

Department of Environmental Planning (DER)—In comments dated December 2, 2005, DER stated that the site plan for Elizabeth Seton High School, Detailed Site Plan DSP-95022/02, is consistent with approved stormwater concept #14972-2005.

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

Department of Public Works and Transportation (DPW&T)—In comments dated December 19, 2005, the Department of Public Works and Transportation deferred to the Town of Bladensburg regarding right-of-way dedication, frontage improvement requirements and permitting issues relating to transportation improvements as the project will have no impact on county-maintained roadways and the town has jurisdiction over the subject roadways.

Washington Suburban Sanitary Commission (WSSC)—In a memorandum dated November 23, 2005, WSSC stated that a sewer extension may be required, that an on-site plan

review package should be submitted, and that the six-inch water line on the subject property may need realignment to address possible future on-site maintenance issues.

Town of Bladensburg—In a resolution dated March 14, 2005, the Town of Bladensburg expressed whole-hearted support for the school’s plans for an addition to include a gymnasium, support space for athletic programs, and additional classroom space for the arts.

Town of Cheverly—In a telephone conversation held December 22, 2005, a representative of the Town of Cheverly verbally informed staff that they had no comment on the proposed project.

Town of Landover Hills—In a telephone conversation held December 22, 2005, a representative of the Town of Landover Hills verbally informed staff that they had no comment on the subject project.

Town of Edmonston—In a telephone conversation held December 22, 2005, a representative of the Town of Edmonston verbally informed staff that they had no comment on the subject project.

Town of Riverdale Park—At the time of this writing, the Town of Riverdale Park has not offered comment on the proposed project.

12. 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-95022/02—Elizabeth Seton High School—and Type II Tree Conservation Plan TCPII/62/95/02 subject to the following conditions:

1. Prior to signature approval of the detailed site plan, the applicant shall make the following revisions to the plans or submit the indicated additional materials:
 - a. Consistently represent the size of the proposed addition in Notes 2 and 8 on the detailed site plan.
 - b. Indicate the existing gross floor area on the plan.
 - c. All setbacks to all property lines shall be indicated from both the new and the existing building.
 - d. The discrepancy between the parking schedule and the actual number shown on the site plan (163 vs. 166) shall be clarified. Standard, compact, accessible, and van-accessible spaces, both required and provided, shall be listed separately on the parking schedule.
 - e. Driveway aisles and parking spaces shall be dimensioned for the parking lots shown.
 - f. Adequate lighting shall be indicated in the parking lots. Such lighting plan shall be approved by the Urban Design Section as designee of the Planning Board.

- g. The precise location of the board-on-board fence included as a detail on page C4 of the submitted plans shall be indicated on the site and landscape plans.
- h. The submitted landscape plan shall show the entire site and shall include landscape schedules as per the Prince George's County *Landscape Manual*. A note regarding AC-95042 shall be added to the detailed site and landscape plans.
- i. Applicant shall provide a standard sidewalk along the south side of the access road from 57th Avenue to the sidewalk in front of the proposed building.
- j. Applicant shall revise the representation of the site on the vicinity map included on the plans. Such representation shall include the entire site owned and operated by the Elizabeth Seton High School, not only the portion of that site to be occupied by the proposed new building.
- k. The TCP shall be revised as follows:
 - (1) Applicant shall provide the correct acreage of existing woodland on-site in compliance with TCPI.
 - (2). Applicant shall revise the computation worksheet to reflect correctly the cumulative amount of woodland cleared and account for any woodland shortage.
 - (3). Applicant shall revise the revision block accordingly.
 - (4) Applicant shall revise the worksheet to address any changes made to the plan.
 - (5) Applicant shall have the plan signed and dated by the qualified professional who prepared the plan.
- l. Applicant shall submit a copy of the Stormwater Management Concept Approval Letter with associated plans for inclusion in the case file, with a copy to the Environmental Planning Section.
- 2. Prior to the issuance of the first building permit for the project, the applicant shall provide a financial contribution of \$210 to the Department of Public Works and Transportation for the placement of signage designating 57th Avenue as a Class II bikeway as recommended in the adopted and approved Bladensburg-New Carrollton and vicinity master plan.