



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

DETAILED SITE PLAN

DSP-04005/01

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: 6/27/2007
	Planning Board Action Limit: 10/8/2007
	Plan Acreage: 5.03
	Zone: O-S
	Dwelling Units: NA
	Square Footage: 13,150
	Planning Area: 70
	Tier: Developing
	Council District: 04
	Municipality: N/A
200-Scale Base Map: 210NE10	

Purpose of Application	Notice Dates
Revision to Detailed Site Plan for a Private School (132 Student Enrollment) and revision to architectural elevations.	Adjoining Property Owners Previous Parties of Record Registered Associations: 5/8/2007 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 8/7/2007

Staff Recommendation		Staff Reviewer: LAREUSE/REED	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-04005/01, 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, 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. Conformance to Preliminary Plan 4-06085.
- b. Conformance to the 2006 Approved Sector Plan and Sectional Map Amendment for the East Glenn Dale Area.
- c. Conformance to Section 27-443 of the Zoning Ordinance regarding a private school in the O-S Zone.
- d. Conformance to the *Landscape Manual*.
- e. Conformance to the Woodland Conservation Ordinance.
- f. 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 (pre kindergarten through sixth grade) on a 5.03-acre site in the O-S Zone. Also, the application includes revised architectural elevations.
2. **Location and Surroundings:** The property is located on the west side of Hillmeade Road, approximately 300 feet south of the Hillmeade Road-Prospect Hill Road intersection and directly opposite the intersection of Hillmeade Road and Quadrille Lane. The subject site is surrounded by single-family detached homes in the R-R and R-E Zones to the north, single-family homes in the R-A Zone to the west, vacant property in the R-A Zone to the south, and across Hillmeade Road to the east a portion of the Northridge residential subdivision in the R-S 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. Detailed site plan, DSP-04005, was approved by the District Council on July 11, 2005, in conjunction with AC-04021. However, Preliminary Plan 4-03046 expired on October 16, 2005, before final plats were

recorded. On March 28, 2006, the District Council approved the Sector Plan and Sectional Map Amendment for the East Glenn Dale Area, which rezoned the subject property from the R-R to the O-S Zone. On May 3, 2007, the Prince George’s County Planning Board (PGCPB No.07-69) approved Preliminary Plan 4-06085, subject to 14 conditions, one of which required a revision to the DSP for Planning Board review. The site has an approved Stormwater Management Concept Plan, 5940-2003-01, valid until March 16, 2007.

4. **Development Data Summary**

	EXISTING	PROPOSED
Zone(s)	O-S	O-S
Use(s)	Vacant	Private School
Acreage	5.03	5.03
Lots	0	0
Parcels	1	1
Square Footage	0	13,150
Dwelling Units	0	N/A

Parking Required:

132 students (1 space/6 students) 22 spaces

Parking Provided:

22 standard spaces
3 compact spaces
2 handicap spaces

Total

27 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. **Design Features:** The subject detailed site plan proposes one access point via Hillmeade Road. Internal circulation is forced in a counter clockwise motion around the school through the provision of a singular, one-way driveway. Adequate queing of vehicles is provided for dropoff and pickup of students. The proposed school is located in the center of the site and is surrounded to the north and south by significant environmental features. Three separate play areas are proposed: two proximate to the school and a third in the northernmost portion of the site. Between this satellite play area and the school is a substantial area of wetland. Access to this play area is proposed via an asphalt path, the provision of which is intended to allow dry passage through the wetland. Five-foot-high wooden fencing is proposed around the play areas adjacent to the building and six-foot board-on-board fencing is proposed around the play area located in the northern portion of the site. Six-foot-high board-on-board fencing is also proposed as part of the 4.7 bufferyard required along the site’s western property line. A combination of parallel, angled and 90 degree parking spaces are proposed and a loading space and dumpster pad are shown adjacent to the access point. A five-foot-wide sidewalk is provided along the site’s entire frontage on Hillmeade Road.

The architecture of the school has been revised to simplify the rooflines of the structure and the construction techniques. Signage is proposed at the entrance to the development on the screen wall that conceals the leading area and dumpster.

6. **Conformance to Preliminary Plan 4-06085:** The detailed site plan is in general conformance to the approved preliminary plan. Condition 12 of the preliminary plan requires the following:
 12. **Prior to the approval of permits, the approved detailed site plan (DSP-04005) shall be revised and approved by the Planning Board. At the time of the detailed site plan revision, the Urban Design Section will determine if any revisions are required to the approved Alternative Compliance Plan (AC-04021).**

Comment: The subject detailed site plan has been reviewed for conformance with the requirements of the approval of AC-04021. See Finding 8 below for a detailed discussion of the current plan's conformance to the requirements of AC-04021.

7. **Conformance to Section 27-443:** Section 27-443 of the Zoning Ordinance specifies the requirements for a private school in residential zones. 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 students. The school has an adequately sized play area for 132 students. An appropriate height of fencing has been provided; however, the wooden, board-on-board type fencing should be replaced with a more attractive, low-maintenance alternative. A condition has been incorporated in the recommendation section of this report, which would require the replacement of the board-on-board fencing with a low maintenance, non-wood alternative prior to signature approval. The site plan meets all other Zoning Ordinance requirements for a private school in the O-S Zone.
8. **Landscape Manual:** The site is in general conformance with the requirements of the *Landscape Manual*. The original approval included an application for Alternative Compliance (AC-04021) from Section 4.7 along the northern, northwestern and western property lines, which was recommended for approval by the Planning Director. The details of the case are as follows as contained within the original approval of AC-04021:

“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*. Alternative Compliance AC-04021 was approved in conjunction with DSP-04005 for Section 4.7 of the *Landscape Manual* 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 and the Planning Director recommended approval of alternative compliance pursuant to Section 4.7 of the *Landscape Manual*, along the northern, northwestern and western property lines.”

Comment: Note that this case was reviewed prior to the rezoning of the subject property from the R-R to the O-S Zone. As a result, the recommendation references the R-R Zone. The subject application fails to meet the requirements of the approval of AC-04021 along the northwestern and western property lines. Specifically, AC-04021 indicated that 80 plant units were provided in the bufferyard along the northwestern property line, the schedule on the subject detailed site plan proposes only 50 plant units in this buffer. Likewise, the bufferyard adjacent to the western property line is incorrectly shown on the subject application to be 290 linear feet, instead of 220 linear feet as indicated in the approval of AC-04021. A condition has been incorporated in the recommendation section of this report requiring the revision of the plans so as to demonstrate conformance to the requirements of the approval of AC-04021 prior to signature approval.

The site is also subject to Section 4.4(b), Screening dumpsters, trash pads, and trash collection or storage areas, of the *Landscape Manual*. The plan proposes a wooden, board-on-board style enclosure for the dumpster. This enclosure should be revised to incorporate a higher quality material such as brick or masonry matching or compatible to the final exterior finish of the building. In addition, the eastern portion of the enclosure should be extended, adjacent to the loading space in order to screen this space from the entrance drive. Landscaping should also be provided along the remaining portion of the loading space to further screen the space. In addition, the plan should be revised to replace any non-native and/or invasive species proposed elsewhere on the plans with native/non-invasive plant species. Several conditions have been incorporated in the recommendation section of this report, which would require these revisions to the plans prior to signature approval.

9. **Woodland Conservation Ordinance:** In a memorandum dated August 15, 2007, the Environmental Planning Section indicated that the property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because it is greater than 40,000 square feet, there are more than 10,000 square feet of existing woodland and it has two approved plans associated with it; a Type I Tree Conservation Plan, TCPI/29/03-01, and a Type II Tree Conservation Plan, TCPII/118/04-01. The environmental planner offered the following analysis of the site's conformance to the Woodland Conservation Ordinance:

"The site has 4.75 acres of existing woodland, of which 1.93 acres are within the 100-year floodplain. The site has a woodland conservation threshold (WCT) of 50 percent or 1.55 acres and a woodland conservation requirement of 2.23 acres. This requirement is proposed to be met with 1.03 acres of on-site preservation and the balance in a fee-in-lieu payment. The current plan has been reviewed and several revisions are necessary in order for the TCPII to meet the requirements of the Woodland Conservation Ordinance.

"The current plan's worksheet has a shortage of 0.41 acres based on other acreages shown, one of which is incorrect regarding the woodland in the floodplain. Revise the worksheet to reflect the correct acreage of woodland in the floodplain (1.93 acres). Eliminate the shortage in the worksheet to increase the fee-in-lieu amount so there is no shortage.

"The DSP and the TCPII have been reviewed for purposes of comparison. Both plans show the same proposed grading and infrastructure improvements with the same proposed limits of disturbance. However, the DSP does not have a legend with the corresponding symbol for the LOD feature as it is shown on the plan.

"The only proposed woodland treatment area is shown as containing 1.03 acres; however, the worksheet shows 1.19 acres of proposed preservation. Adjust the worksheet to show 1.03 acres of proposed on-site preservation. Along the southeast edge of the proposed tree preservation

area, add a tree preservation sign symbol and a second symbol at the corner of the common property line with the now or formerly Boswell property.

“Because this is an -01 revision to the TCPII, type in the staff person’s name and the date of the initial approval in the TCPII signature approval block on both sheets of the plan. Add the standard M-NCPPC Urban Design signature approval block to both sheets of the plan and reference DSP/04005/01.

“After these revisions have been made, have the qualified professional who prepared the plan sign and date it.”

Recommended Condition: Prior to certificate approval of DSP-04005/01, the TCPII shall be revised as follows:

- a. Adjust the worksheet to show the correct acreage for the woodland in the floodplain and the proposed amount of tree preservation.
- b. Eliminate the shortage in the worksheet to increase the fee-in-lieu amount so there is no shortage.
- c. Add a legend to the DSP with the corresponding symbol for the limits of disturbance feature as it is shown on said plan and the TCPII.
- d. Along the southeast edge of the proposed tree preservation area, add a tree preservation sign symbol and a second sign symbol at the corner of the common property line with the now or formerly Boswell property.
- e. Type in the staff person’s name and the date of the initial approval in the TCPII signature approval block on both sheets of the plan.
- f. Add the standard M-NCPPC Urban Design signature approval block to both sheets of the plan and reference DSP/04005/01.
- g. After these revisions have been made, have the qualified professional who prepared the plan sign and date it.

Comment: The Environmental Planning Section’s recommended conditions have been incorporated in the recommendation section of this report.

10. **Referrals:**

- a. **Environmental Planning Section:** In a memorandum dated August 15, 2007, the Environmental Planning Section offered the following additional analysis of the subject application:

The Environmental Planning Section has reviewed Detailed Site Plan DSP-04005/01 and the Type II Tree Conservation Plan (TCPII/118/04-01), stamped as received on June 27, 2007. The Environmental Planning Section recommends approval of DSP-04005/01 and TCPII/118/04-01 subject to conditions listed at the end of this memo. This memorandum supersedes all previous memos from the Environmental Planning Section.

Background

The Environmental Planning Section previously reviewed plans in conjunction with a pre-preliminary plan and three Preliminary Plans of Subdivision, 4-02027, 4-03046 and 4-06085, respectively. The applicant withdrew Preliminary Plan 4-02027 in August 2002. The Planning Board approved Preliminary Plan 4-03046 in October 2003 and their conditions of approval are found in Resolution No. 03-201. A Type I Tree Conservation Plan, TCPI/29/03, was approved with the preliminary plan.

The Planning Board approved Detailed Site Plan, DSP-04005, in March 2005 and their conditions of approval are found in Resolution No. 05-85. A Type II Tree Conservation Plan, TCPII/118/04, was included in the approval of the DSP. In the East Glenn Dale Sector Plan, the site was rezoned from R-R to O-S by the District Council. The Council's action is found in CR-23-2006 (DR-2) and was adopted by the District Council on March 28, 2006. Due to the change in the zoning category, the previously approved DSP was no longer accurate for the purposes of compliance with current zoning regulations.

Preliminary Plan 4-03046 expired before a record plat was approved in the required time period. Because the site had to undergo preliminary plan review the approved and signed TCPI under went an -01 revision with Preliminary Plan 4-06085. The /01 revision to the DSP also represents the -01 revision to TCPII/118/04.

Site Description

The 5.03-acre property in the O-S Zone is located on the west side of Hillmeade Road opposite the intersection with Quadrille Lane. Based on a review of 2005 aerial photos the site is currently undeveloped and approximately 95 percent wooded. Based on available information, there are regulated environmental features on-site and these include streams, wetlands, and 100-year floodplain. According to available information from the "Prince George's County Soils Survey," three soils are associated with the site in the Christiana, Keyport (two types in this series), and Woodstown series. Each soil series has constraints associated with development. The Keyport and Christiana soils have K-factors greater than 0.37. 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. Marlboro clay does not occur in this area of the county. There are no designated scenic or historic roads in vicinity of the site. There are no traffic noise generators in vicinity of the property. Based on information obtained from the Maryland Department of Natural Resources Natural Heritage Program staff, there are no records of rare, threatened or endangered species in vicinity of this site. According to the Countywide Green Infrastructure Plan, the site has Regulated Areas, Evaluation Areas and Network Gap features from the Plan. The site is in the Horsepen Branch watershed of the Patuxent River basin, the East Glenn Dale Sector Plan Area and the Developing Tier of the General Plan.

East Glenn Dale Sector Plan Analysis

Amendment 3 of CR-23-2006 (DR-2) includes the subject property. The Sector Plan rezoned the subject property from R-R to O-S. There are no specific environmental recommendations that apply to this site.

Countywide Green Infrastructure Plan

The site has regulated areas, evaluation areas and network gap features associated with it as shown on the Countywide Green Infrastructure Plan. The plan shows areas in the Patuxent River Primary Management Area that constitute the regulated area on the site. Approximately one-third of the site is in a designated evaluation area. The proposed development is in conformance with the tenets of the Green Infrastructure Plan because most of the woodland conservation requirement will be met with on-site preservation that has connectivity to areas of existing woodlands on adjacent properties. The regulated areas are proposed to be preserved except for limited areas of impacts necessary for the construction of the development proposed.

SUMMARY OF PRIOR PLAN APPROVALS

Planning Board Resolution No. 07-69 for 4-06085 included 14 conditions, of which four are environmentally related and are to be addressed at subsequent plan reviews.

CONFORMANCE WITH PGCPB NO. 07-69 FOR PRELIMINARY PLAN 4-06085

2. **Prior to the issuance of permits, a Type II Tree Conservation Plan shall be approved.**

The current plan submittal addresses this condition because it is an -01 revision to TCPII/118/04.

3. **Development of this subdivision shall be in compliance with the Stormwater Management Concept Plan (#5940-2003-01) or any approved revisions.**

The most recent review of Preliminary Plan 4-06085 included a copy of the Stormwater Management Concept Approval Letter issued on June 4, 2004 and the signed Concept Plan. The DER case number on the letter is #5940-2003-01. The Concept Approval Letter was issued on March 16, 2006, and expires three years from the date of issuance. The Concept Plan shows a proposed five foot-wide mulch path through a tree preservation area on both the TCPI and TCPII. The current TCPII shows the proposed path at the east edge and outside of the proposed tree preservation area.

Recommended Condition: Prior to issuance of a grading permit, the approved Technical Stormwater Management Plan shall be submitted that eliminates the five foot-wide mulch path through the tree preservation area. The approved Technical Stormwater Management Plan shall show the proposed mulch path consistent with this feature as on TCPII/118/04-01.

6. **Prior to the issuance of any permits which impact jurisdictional wetlands, wetland buffers, streams or Waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approved conditions have been complied with, and associated mitigation plans.**

A conditional permit of authorization (CENAB-OP-RMS Mitchellville Montessori School/RD XING & UTILITY LINE) 04-63589-15 from the United States Army Corps of Engineers (ACE) dated June 5, 2006, is on file; however, the permit expired on September 30, 2006. A current or reissued permit of authorization from the ACE must be submitted prior to the issuance of a grading permit. A Letter of Authorization from the Maryland Department of the Environment (MDE) for wetlands impacts is also on file. The MDE letter was issued on June 22, 2006, and expires two years from the date of issuance.

Recommended Condition: Prior to the issuance of a county grading permit, submit a current or reissued permit of authorization (CENAB-OP-RMS Mitchellville Montessori School/RD XING & UTILITY LINE) 04-63589-15 from the United States Army Corps of Engineers.

8. **Development of this subdivision shall be in conformance with an approved Type I Tree Conservation Plan (TCPI/29/03-01). The following note shall be placed on the Final Plat of Subdivision:**

“This development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCPI/29/03-01), or as modified by the Type II Tree Conservation Plan, and precludes any disturbance or installation of any structures within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of The Maryland-National Capital Park and Planning Commission, Prince George’s County Planning Department.”

On August 13, 2007, the -01 revision to the TCPI was reviewed a second time for plan conformance prior to signature approval. Several minor revisions are necessary to the TCPI and the natural resources inventory (NRI/117/06), including a revision to the limits of disturbance (LOD) symbol on the former plan. The proposed LOD on the current TCPII and DSP were reviewed in relation to the most current submittal of the TCPI. It appears the LOD on the DSP and TCPII are in general conformance with the LOD on the TCPI. However; based on the order of approvals, the -01 revision to the TCPI must be signed before the TCPII receives certificate approval.

Recommended Condition: Prior to certificate approval of DSP-04005/01 and TCPII/118/04-01, TCPI/29/03-01 shall receive signature approval based on the required order of approvals.

Environmental Review

A staff signed natural resources inventory (NRI/117/06) was included in the review of Preliminary Plan 4-06085.

A simplified forest stand delineation (FSD) was prepared in 2003. Three forest stands (Stands A-C) were identified with canopies dominated by red maple and sweet gum. No specimen trees were found on-site. Two stands (B and C) have high priority retention ratings because of the

environmental features associated with them. No further information regarding the NRI is required.

Comment: The Environmental Planning Section's recommended conditions have been incorporated in the recommended section of this report.

- b. **Permit Review Section:** In a memorandum dated July 18, 2007, the Permit Review Section indicated that the percentage of lot coverage permitted and proposed should be provided on the plans.

Comment: This requirement has been incorporated as a condition of approval in the recommendation section of this report.

- c. **Transportation Planning Section:** The Transportation Planning Section indicated verbally on August 1, 2007, that transportation issues were analyzed extensively during the review of DSP-04005, per Condition 9 of the original Preliminary Plan of Subdivision, 4-03046. Since there have been no substantial changes to the site plan in terms of circulation, comments from the Transportation Planning Section's original memo, dated March 16, 2005, are applicable to the review of the subject revision to the detailed site plan and are as follows:

“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.”

Comment: This sidewalk has been revised and is currently shown as five feet wide.

“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.”

Comment: The bypass lane, as shown on the subject detailed site plan, extends along the site's entire frontage of Hillmeade Road. This is the maximum length permitted, according to the Transportation Planning Section.

“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.”

Comment: The subject detailed site plan includes this sidewalk.

“A crosswalk may also be needed on Hillmeade Road to access the proposed school from south side of Quadrille Lane.”

Comment: This crosswalk is not shown on the plans. A condition has been incorporated in the recommendation section of this report requiring the revision of the plans to include this crosswalk, subject to DPW&T approval, prior to signature approval of this detailed site plan.

“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.”

Comment: The revised detailed site plan retains the one-way driveway system and continues to provide a driveway with a variable width of 11 to 14 feet.

- d. **The City of Bowie:** In a memorandum dated July 12, 2007, the City of Bowie indicated that the City Council previously reviewed the project when it was zoned R-R and recommended its approval subject to eight conditions, which were incorporated into the approval of DSP-04005. In addition, the city indicated that although some changes have been made to the plans in response to the city’s original recommended conditions, the city would like to have all of the original conditions included in the recommendation.

Comment: The city’s recommended conditions have been incorporated in the recommendation section of this report.

- e. The Urban Design Section has reviewed the revision to the architectural elevations and finds the proposed revisions acceptable. Further, the signage element is acceptable as well.
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 DSP-04005/01 and TCPII/118/04-01, subject to the conditions below:

1. Prior to certification, the following revisions to the detailed site plan shall be made:
 - a. Provide the maximum allowed and provided lot coverage on the plans.
 - b. The dumpster pad shall be enclosed by a masonry wall compatible with the exterior finish material of the building.
 - c. A crosswalk shall be provided across Hillmeade Road, south of the intersection with Quadrille Lane, subject to DPW&T approval.
 - d. Revise the landscape plan and associated schedule(s) to include 80 plant units in the Section 4.7 bufferyard along the northwestern property line.

- e. Revise the landscape plan and associated schedule to accurately reflect the length of the Section 4.7 bufferyard along the western property line.
 - f. Revise the plans to extend the eastern wall of the dumpster enclosure to provide a screen wall and/or landscaping adjacent to the loading space. The material of the wall and dumpster enclosure shall coordinate with the exterior finish material of the building. Final design and materials shall be approved by the Urban Design Section as designee of the Planning Board.
 - g. Revise the plans to eliminate any invasive plant species, and to maximize the use of native species.
 - h. The proposed board-on-board fencing shall be replaced with a low-maintenance, non-wood alternative, the final design of which shall be approved by the Urban Design Section as designee of the Planning Board.
 - i. The site plan shall be revised to correctly depict the building footprint as shown on the architectural floor plan.
2. Prior to certificate approval of DSP-04005/01, the TCPII shall be revised as follows:
- a. Adjust the worksheet to show the correct acreage for the woodland in the floodplain and the proposed amount of tree preservation.
 - b. Eliminate the shortage in the worksheet to increase the fee-in-lieu amount so there is no shortage.
 - c. Add a legend to the DSP with the corresponding symbol for the limits of disturbance feature as it is shown on said plan and the TCPII.
 - d. Along the southeast edge of the proposed tree preservation area, add a tree preservation sign symbol and a second sign symbol at the corner of the common property line with the now or formerly Boswell property.
 - e. Type in the staff person's name and the date of the initial approval in the TCPII signature approval block on both sheets of the plan.
 - f. Add the standard M-NCPPC Urban Design signature approval block to both sheets of the plan and reference DSP/04005/01.
 - g. After these revisions have been made, have the qualified professional who prepared the plan sign and date it
3. Prior to issuance of a grading permit, the approved Technical Stormwater Management Plan shall be submitted that eliminates the five-foot-wide mulch path through the tree preservation area. The approved Technical Stormwater Management Plan shall show the proposed mulch path consistent with this feature as on TCPII/118/04-01.

4. Prior to certificate approval of DSP-04005/01 and TCPII/118/04-01, TCPI/29/03-01 shall receive signature approval based on the required order of approvals per Section 27-270.
5. A structure to provide shade shall be provided at the primary play area located at the north end of the site.
6. The sidewalk along Hillmeade Road to the northern play area shall not be less than five feet wide subject to DPW&T approval, if applicable.
7. 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.
8. To minimize 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.
9. The number of students enrolled shall not exceed 132.
10. At no time will any event, other than regular classes, be held on site that includes more than 30 families at one time.