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DETAILED SITE PLAN

DSP-98006/02

Application	General Data
Project Name: HOLY TRINITY EPISCOPAL DAY SCHOOL DAISY LANE CAMPUS Location: Northeast quadrant of the intersection of Glenn Dale Boulevard (MD 193) and Daisy Lane Applicant/Address: SYNTHESIS, Inc. 9175 Guilford Road, Suite 214 Columbia, MD 21046	Date Accepted: 4/11/2008
	Planning Board Action Limit: 6/20/2008
	Plan Acreage: 18.50
	Zone: O-S
	Dwelling Units: N/A
	Square Footage: 25,575
	Planning Area: 70
	Tier: Developing
	Council District: 04
	Municipality: N/A
200-Scale Base Map: 209NE10	

Purpose of Application	Notice Dates
Revision of a detailed site plan for two additions to the Holy Trinity Episcopal Day School, Daisy Lane Campus, including a gymnasium with classroom space and an enclosed corridor.	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003) 1/28/2008
	Sign(s) Posted on Site and Notice of Hearing Mailed: 5/20/2008

Staff Recommendation		Staff Reviewer: 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-98006/02
Holy Trinity Episcopal Day School, Daisy Lane Campus
Alternative Compliance AC-98019
Type II Tree Conservation Plan TCPII/014/98-01

The Urban Design staff has reviewed the detailed site plan (DSP) 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 4-95014.
- b. Conformance to Detailed Site Plan DSP-98006.
- c. Conformance to Final Record Plat VJ 183@61.
- d. Conformance to the 2006 *Approved Sector Plan and Sectional Map Amendment for the East Glenn Dale Area for portions of Planning Area 70.*
- e. Conformance to Section 27-443 of the Zoning Ordinance regarding a private school in the O-S Zone.
- f. Conformance to the *Landscape Manual.*
- g. Conformance to the Woodland Conservation and Tree Preservation Ordinance.
- h. 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 addition of a gymnasium to an existing private school on a 18.50-acre site in the O-S Zone. Total enrollment, including pre-kindergarten, kindergarten and middle school students is anticipated to be 380.
2. **Location and Surroundings:** The subject property is located on the north side of Daisy Lane, approximately 350 feet east of its intersection with MD 193. The subject site is surrounded by the Glenn Dale Golf Course to the north, single-family detached homes in the R-R Zone to the west, Daisy Lane to the south and M-NCPPC-owned parkland in the R-R Zone to the east.
3. **Previous Approvals:** Preliminary Plan 4-95014 for this property was approved by the Planning Board on April 27, 1995 subject to 12 conditions (PGCPB Resolution No. 95-125). The preliminary plan included acreage on both the north and south side of Daisy Lane. The north side of Daisy Lane included residential lots, cluster open space and a park to be dedicated to M-NCPPC. The south side included residential lots and cluster open space.

Detailed Site Plan DSP-98006 was approved by the Planning Board on April 23, 1998 in conjunction with VD-98006 and AC-98019 (PGCPB Resolution No. 98-108). This plan constituted a petition for amendment of the cluster preliminary plan to replace two proposed cul-de-sac streets associated with 26 single-family detached lots and a portion of cluster open space to be dedicated to M-NCPPC with one parcel to be developed with the Holy Trinity Episcopal Day School pursuant to Section 24-137(h) of the Subdivision Regulations. A portion of the cluster open space requirement for the remaining residential development south of Daisy Lane was fulfilled on the school site. An easement was recorded to ensure the preservation of this open space in perpetuity.

DSP-98006/01 was approved by the Planning Director on October 18, 1999. This revision included the redesign of the building layout to remove a connection between the music room and middle school, and to add a free-standing multipurpose room to the campus. Additional landscaping between Lot 15, an adjacent residential lot to the east, and the middle school was also approved and 40 students were re-allocated from the high school to the middle school.

The property is the subject of record plat VJ 183@61, which was recorded on June 24, 1998. 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, while stipulating that the site plan for the Holy Trinity Episcopal Day School may be amended for future school uses applying R-R Zone setback and tree conservation requirements (See Finding 9 for further discussion). The site has an approved Stormwater Management Concept Plan, 469-2008-00, which will remain valid until January 29, 2011.

4. **Development Data Summary**

	EXISTING	PROPOSED
Zone(s)	O-S	O-S
Use(s)	Private School	Private School
Acreage		
Gross Tract Area	18.50	18.50
Adverse Possession Outlot A*	.66	.66
100-Year Floodplain	1.31	1.31
Net Tract Area	17.19	17.19
Lots	1	1
Parcels	0	0
Square Footage	41,891	67,466
Dwelling Units	0	N/A

*The general notes include .66 acres located within Outlot A in the total calculation for the gross tract area for the site; however, Outlot A has been conveyed to the Glenn Dale Golf Course and therefore should not be included in the gross tract area for the school site. A condition has been incorporated in the recommendation section of this report, which would require the revision of the general notes to remove this land area from the gross tract area calculation for the school site.

Parking Required	
380 students @ one space per 6 students	64 spaces
51 to 75 spaces required	3 handicap spaces
Parking Provided:	146 standard spaces
	6 handicap spaces
Total:	152 spaces
Enclosed Play Area Required per Section 27-443(1)(C) of the Zoning Ordinance:	
380 students x 100 square feet per student	38,000 square feet
Enclosed Play Area Allowed per VD-98006*	11,355 square feet
Enclosed Play Area Provided:	12,432 square feet

*See Finding 10 for discussion

5. **Design Features:** The existing Holy Trinity Episcopal Day School, Daisy Lane Campus, includes a pre-kindergarten, kindergarten and middle school building, a 12,432-square-foot enclosed play area, a soccer field, a basketball court, a detached multipurpose room and music room, and associated parking facilities. The subject detailed site plan proposes two additions, a gymnasium and an enclosed walkway which will connect the existing multipurpose and music rooms to the main school building. In addition, the plan proposes the deletion of several portions of the school site, which were previously approved through DSP-98006, but were not constructed. Specifically, the previously contemplated high school, dormitory and congregate living facility for the elderly are no longer proposed. An existing basketball court will be demolished to accommodate the proposed gymnasium addition. This application also includes the retrofitting of existing stormwater management facilities to accommodate the proposed increase in impervious surface.

Currently, one access point along Daisy Lane serves the school facilities. An additional one-way access drive, east of the existing single-family detached lot, was originally approved under DSP-98006. This plan proposes the revision of this access drive to accommodate two-way traffic. Additional parking is also proposed in the vicinity of the previously approved dormitory pad site, west of the second access drive. Three separate covered entrances and adequate queuing of vehicles are provided for drop off and pickup of students.

The proposed elevations of the gymnasium addition feature brick at the base of the building extending to the height of the existing school building. The proposed brick is red in color and will match the existing buildings. Above the brick base, a series of alternating thin brick and thicker taupe-colored concrete masonry unit bands are proposed. The elevations are proposed to be clad with 100 percent masonry and will incorporate elements such as clerestory window systems, a clearly defined entry and varied rooflines. The enclosed corridor is proposed to be constructed of an aluminum and glass window system and will feature a roof clad with gray asphalt shingles matching the existing building and gymnasium addition.

6. **Conformance to Preliminary Plan 4-95014:** All conditions of approval of the preliminary plan have either been addressed or are not applicable at this time.
7. **Conformance to Detailed Site Plan DSP-98006:** The detailed site plan is in conformance with approved Detailed Site Plan DSP-98006, and all conditions of approval have either been addressed or are not applicable at this time.
8. **Conformance to Final Record Plat VJ 183@61:** According to the Subdivision Section, the detailed site plan as submitted is in conformance with record plat VJ 183@61. The final plat includes seven notes, of which the following are applicable to the review of this detailed site plan:

Note 1. Traffic conditions of the approved preliminary plan and Prince George's County Planning Board Resolution No. 95-125, as approved or as amended, must be satisfied.

Comment: According to the Transportation Planning Section, there are no transportation-related conditions applicable to this plan.

Note 2. The development of this site must be in conformance with the approved detailed site plan and Prince George's County Planning Board Resolution No. 98-108 and 98-109, as approved or as amended.

Comment: As stated in Finding 7, the application is in conformance with the conditions of approval of Detailed Site Plan DSP-98006. PGCPB Resolution No. 98-109 is the approving document for DSP-98007, a detailed site plan for the portion of the land area included in Preliminary Plan 4-95014, which was developed as the Sumner at Daisey Fields cluster. That application included 67 single-family detached residences, HOA open space south of Daisy Lane, open space and a ball field north of Daisy Lane, which was dedicated to M-NCPPC for use as a public park. Detailed Site Plan DSP-98007 was approved subject to eight conditions, none of which are applicable to the subject detailed site plan.

Note 3. Development of this site shall be in conformance with the approved Stormwater Management Concept Plan and any revisions.

Comment: The site is the subject of approved Stormwater Management Concept Plan 469-2008-00, which will remain valid until January 29, 2011. According to the Department of Public Works and Transportation (DPW&T), the detailed site plan is in conformance with the approved stormwater management concept plan.

Note 4. Development is subject to the restrictions shown on the approved Type II Tree Conservation Plan TCPII/14/98, approved 4-9-98 or as amended.

Comment: A revised Type II Tree Conservation Plan TCPII/014/98-01 was submitted with this application. Development of the site will be subject to the restrictions shown on this revised plan.

Note 7. This plat is subject to a public recreation facilities agreement.

Comment: According to the Department of Parks and Recreation, a public recreational facilities agreement was recorded. The facilities have since been constructed and the bond was returned to the applicant.

9. **Conformance to the 2006 Approved Sector Plan and Sectional Map Amendment for the East Glenn Dale Area:** On March 28, 2006, the District Council approved CR-23-2006, a resolution concerning the Sector Plan and Sectional Map Amendment for the East Glenn Dale Area. This plan rezoned the subject property from the R-R (Rural Residential) to the O-S (Residential Open Space) Zone. However, CR-23-2006 also called for the addition of the following language to the plan text pertaining exclusively to the Holy Trinity Episcopal Day School, Daisy Lane Campus:

The Holy Trinity Episcopal Day School property, 18 acres on Daisy Lane, has an approved site plan for the school, a plan showing setbacks and tree conservation in accordance with R-R Zone requirements. Notwithstanding changes to the zoning map for this property, to change the R-R classification to a zoning district of lower density, the private school use and site plan are hereby approved, and the site plan for the school may be amended for future school uses, applying R-R Zone setback and tree conservation requirements.

The detailed site plan is in conformance with R-R Zone setback requirements and woodland conservation requirements were calculated using R-R requirements.

10. **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 Daisy Lane, a street with a minimum pavement width of 36 feet. Three separate adequate drop off areas have been provided on the site for students. The school has an adequately sized play area for 380 students. Variance application VD-98006 was approved in conjunction with DSP-98006 to allow a reduction in the square footage of the fenced play area to 11,355 square feet. The variance was approved considering a total enrollment of 744 students, which would have required a play area of at least 74,400 square feet per the Zoning Ordinance. This detailed site plan application includes a reduction in the number of students and proposes a maximum total enrollment of 380, requiring a 38,000-square-foot play area. The existing 12,432-square-foot fenced play area exceeds the minimum 11,355 square feet approved by VD-98006 and will remain for the use of the students. An additional open play area, in excess of

38,000 square feet, will be provided in the form of the soccer field and associated open space. An appropriate height of fencing has been provided in the enclosed play area. The site plan meets all other Zoning Ordinance requirements for a private school in the O-S Zone.

11. **Landscape Manual:** DSP-98006 included an application for Alternative Compliance (AC-98019) from Section 4.7 along the eastern property line adjacent to the park property (Yard 2B) and along two of the shared property lines with the existing single-family detached lot, which is surrounded on three sides by the school site (Yard 7). AC-98019 was approved by the Planning Board in conjunction with DSP-98006, subject to several conditions. The currently proposed school use is classified by the *Landscape Manual* as a Medium impact use, which was the same level of impact used to determine the bufferyard requirements for all of the areas reviewed under AC-98019. The currently proposed additions are proposed to be located much farther from adjacent properties than were the previously contemplated high school, dormitory and congregate living facility. Therefore, the proposed revisions to the detailed site plan will have no affect on the previously approved alternative compliance case; however, DSP-98006 included the approval of a phased schedule for the installation of the required plant material. Originally, five phases of development were contemplated for the site. This approval will delete several phases, the development of which would have triggered the installation of associated plant material. Therefore, all approved plant material should be installed pursuant to this detailed site plan. The findings associated with AC-98019, as approved within PGCPB Resolution No. 98-109, are as follows (**in bold**) with further discussion provided where necessary:

**Section 4.7 (Buffering Incompatible Uses)
Bufferyard 2 along the east property line**

Alternative Compliance is requested for Section 4.7 along the east property line for approximately 471 feet. This property line separates the Day School and the proposed park and athletic field. The Day School intends to dedicate the park to M-NCPPC, maintain private use of the soccer field, allow public use of the multi-use ball field and allow cross use of the school's parking areas. The applicant is proposing a mix of deciduous and evergreen plant material within the buffer to provide a limited definition between the two uses. The applicant wishes to create the appearance of one overall facility rather than two separate entities divided by a well-screened bufferyard.

Comment: The park has since been developed and includes an unlighted athletic field adjacent to the school property. Therefore, a Type A bufferyard continues to be required between the two uses pursuant to the *Landscape Manual*.

Required:

Bufferyard A

Building Setback: 20 feet

Buffer Yard: 10 feet

Plant Materials: 40 plant units per 100 feet = 188 plant units

Provided:

Building Setback: greater than 20 feet

Buffer Yard: 20 feet or greater

Plant Material: 8 shade trees and 13 evergreen trees = 145 plant units

Justification of Recommendation

The applicant has indicated the desire to visually maintain the appearance of one land parcel to include the Day School and park facilities. The applicant is providing a portion of the required plant material to complement the two uses and provide shade for school and park use. In the long-term scenario, the park will be developed with parking, ball fields, possible athletic field lights and a community building, which will create a de facto compatible relationship between the Day School and the park, and would not require a bufferyard. Due to the phased nature of construction, the applicant should proceed with installing the reduced quantity of plant materials in the bufferyard with several minor revisions as noted below.

Comment: Per the phasing schedule approved with DSP-98006, the bufferyard between the school and the park was to be installed during Phase III of development, which included construction of the previously contemplated high school. Due to the fact that the applicant no longer intends to construct the high school building, this landscaping (Yard 2B) should be installed pursuant to the approval of this detailed site plan.

A natural transition with limited plant material dividing these two parcels will be a solution which is equal to or better than normal compliance.

In reviewing this application, the Alternative Compliance Committee discovered that an additional bufferyard was not considered by the applicant along this property line. At the north end of the east property line, the Day School is adjacent to a vacant residential-zoned property. The applicant should revise the site plans to reflect a bufferyard in this area.

Comment: The landscape plans were revised to include this bufferyard (Yard 2A) and all associated plant material was installed during the first phase of development in accordance with the phasing schedule approved with DSP-98006.

Recommendation

The Alternative Compliance Committee recommends APPROVAL of Alternative Compliance from Section 4.7 (Buffering Incompatible Uses) along Yard 2 with the following conditions:

- 1. The plant unit requirements for Yard 2 may be reduced as shown on the landscape plan from 188 plant units to 145 plant units. The applicant shall specify that the cultivar *Zelkova serrata Green Vase*, with a 3" caliper, be installed along this bufferyard. The *Cupressocyparis leylandii* (Leyland Cypress) proposed along the bufferyard shall be changed to *Ilex opaca* (American Holly). The applicant should revise the site plan and rename this bufferyard as Yard 2A.**
- 2. The applicant shall revise the site plan to reflect Yard 2B along the northern portion of the east property line adjacent to the vacant residential parcel. (This area is approximately 255 feet and requires a bufferyard type C). The applicant shall plant 100 percent of the required bufferyard, 306 plant units, to properly screen the Day School facilities from the adjacent property.**

Comment: As noted above, bufferyard 2B was installed during the first phase of development. The landscape plans, as submitted with this application, are in accordance with the requirements for Yard 2A as noted in the recommendation above. Yard 2A will be installed in phase with the development of the currently proposed additions.

**Section 4.7 (Buffering Incompatible Uses)
Bufferyard 7 adjacent to the Barr residence**

Alternative Compliance is requested for Section 4.7 along the south property line adjacent to a single-family detached residence (Barr residence). This residence is surrounded by the Day School property on three sides. Yard 7 includes both the residence's north and west property lines. The applicant's request regarding this yard is twofold. Firstly, the applicant wishes to reduce the required number of plant units, and secondly, place the provided plant units outside of the bufferyard, due to eleven existing fruit-bearing trees and a vegetable garden located within the required bufferyard. These fruit trees have canopies that range in size from 10 feet to 25 feet in diameter. The applicant has informed the Alternative Compliance Committee that a written request by the Barr family has been submitted to allow continued growth and maintenance of these mature fruit-bearing trees and vegetable garden. The Barr's have noted their interest in the trees and prefer that they not be removed during the school's construction.

The applicant has proposed a mixture of shade, evergreen and ornamental trees, and shrubs directly adjacent to the bufferyard to provide screening between the two uses. However, it appears that three of the existing fruit trees may not survive due to site grading.

Required (Section 4.7) (North Portion):

Bufferyard C

Building Setback: 40 feet

Bufferyard: 30 feet

Plant Material: 120 plant units per 100 feet = 154 plant units

Provided (Section 4.7) (North Portion):

Building Setback: greater than 40 feet

Bufferyard: greater than 58 feet

Plant Material:

6 shade trees; 19 evergreen trees; 3 ornamental trees; 14 shrubs = 184 plant units

Required (Section 4.7) (West Portion):

Bufferyard C

Building Setback: 40 feet

Bufferyard: 30 feet

Plant Material: 120 plant units per 100 feet = 174 plant units

Provided (Section 4.7) (West Portion):

Building Setback: greater than 40 feet

Bufferyard: greater than 54 feet

Plant Material:

8 evergreen trees and 7 existing ornamental (fruit) trees = 75 plant units

Justification of Recommendation

In an attempt to save the existing fruit trees, as requested by the applicant and the adjacent neighbor, the Committee finds that reducing the required plant material is acceptable because the applicant is providing a bufferyard that substantially exceeds the minimum width requirement of bufferyard type C. This will provide a solution that is equal to or better than normal compliance. However, the Committee finds that the proposed plant material is not compatible with the existing fruit trees and suggests that an alternative plant species be selected. The Committee suggests that flowering Crabapples, similar in character and flowering habits to the fruit trees, be installed among the existing trees rather than Leyland Cypress on the west portion and the *Zelkova serrata* (*Zelkova*) on the north portion. Additionally, the slender and vertical nature of these evergreen trees will not provide enough screening for the parking lot. Crabapple cultivars that are known to be disease-resistant and free of pests shall be selected and installed. The Committee recommends that these evergreen trees be planted around the board-on-board fence to further screen the trash area.

Lastly, the applicant's grading plan proposes grade changes very close to three of the fruit trees. The Committee believes that these trees will not survive this grading intrusion and that the grading plan should be revised to ensure the survival of all eleven fruit trees.

Recommendation

The Alternative Compliance Committee recommends APPROVAL of Alternative Compliance from Section 4.7 (Buffering Incompatible Uses) along Yard 7 with the following conditions:

- 1. The plant unit requirements for Yard 7 may be reduced by one-half to avoid disturbing the existing fruit trees and vegetable garden. The 14 *Myrica Pennsylvanica* (Northern Bayberry) surrounding the trash area shall be replaced with the eight proposed Leyland Cypress planted among the existing fruit trees on the west portion of Yard 7. Ten *Malus sp.* (Crabapple) shall be planted among the seven existing fruit trees on the west portion of Yard 7 to provide proper and compatible screening for the parking area and residence. This will provide a total of 85 plant units along the west portion of Yard 7: seven existing fruit trees and ten ornamental trees.**
- 2. On the north side of Yard 7, the applicant shall remove the three proposed *Zelkova* and replace them with three *Malus sp.* (Crabapple) planted among the existing fruit trees. This will provide a total of 155 plant units along the north portion of Yard 7: 6 ornamental trees, 19 evergreen trees and 3 shade trees.**
- 3. The applicant shall revise the grading plans to ensure that no grading occurs within the drip line of any existing fruit trees. If necessary, the slopes closest to the proposed parking lot shall be made steeper (if approved by the Department of Environmental Resources) or otherwise a retaining wall is to be installed to ensure survival of the existing fruit trees.**

4. The applicant shall revise the plans to provide one shrub for each shrub credit. Perennials shall not be counted for shrub credits.

Comment: Yard 7 was installed in accordance with the above recommendations and resultant conditions of the approval of DSP-98006 during the first phase of the project.

The site is subject to Sections 4.2, Commercial and Industrial Landscaped Strip, 4.3(a), Parking Lot Landscaped Strip, 4.3(c), Parking Lot Interior Planting, and 4.7, Buffering Incompatible Uses of the *Landscape Manual*. The plans are in conformance with all applicable sections of the *Landscape Manual* except for Section 4.2. The plans incorrectly indicate that the site is not subject to Section 4.2 in the areas of Yard 1 (east of the Barr property along Daisy Lane) and Yard 5 (west of the western entrance drive along Daisy Lane). However, the plan proposes a non-residential use in a residential zone and is therefore subject to Section 4.2 of the *Landscape Manual* pursuant to its applicable section. A condition has been incorporated in the recommendation section, which would require the revision of the plans to demonstrate conformance to section 4.2 of the *Landscape Manual* prior to signature approval.

It should be noted that the installation of previously approved plant material in several areas has not been completed. Yard 8, located along the eastern property line of the Barr residence, Yard 2A adjacent to the park property, and Yards 1 and 5, referenced above, will be installed during the construction of the currently proposed additions. The plans should be revised to clearly indicate that the installation of plant material in these locations will be accomplished pursuant to this application.

12. **Woodland Conservation Ordinance:** In a memorandum dated May 29, 2008, 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 Tree Conservation Plans (TCPI/010/95 and TCPII/0184/98) associated with it. The environmental planner offered the following analysis of the site's conformance to the Woodland Conservation Ordinance:

The site is subject to the Prince George's County Woodland Conservation Ordinance because the site has an approved Type I Tree Conservation Plan (TCPI/010/95). A Type II tree conservation plan has been submitted and reviewed.

The plan shows the overall property totals 29.06 acres, with 1.84 acres of 100-year floodplain on-site. However, the "Development Data" notes on the cover sheet of the TCPII and the DSP indicate a discrepancy in the acreages between the two plans. The notes need to be revised to clarify the site area and the floodplain area that is covered on each plan including parcel numbers and acreages. A note should be added to the plan that states that while the entire site is zoned O-S, the site is subject to the R-R Zone requirements concerning setbacks and tree conservation requirements as stated in Council Resolution CR-23-2006.

Based on the R-R Zone, the site's woodland conservation threshold (WCT) is 5.44 acres. The total requirement based on the clearing proposed is 5.85 acres. The woodland conservation requirement is proposed to be met with 0.94 acre of on-site preservation and 2.20 acres of afforestation/reforestation. The remainder of the requirement is proposed to be met with 2.72 acres of off-site mitigation. Currently, 2.15 acres of the off-site requirement have been provided on another property (TCPII/63/98). A note should be added below the worksheet to indicate the acreage of the off-site requirement that has

already been met, the referenced TCPII number (TCPII/63/98) and the acreage of the additional requirement per the current revision. The worksheet also indicates off-site clearing of 0.13 acre; however, it is unclear where this clearing occurs. Clarification is needed on the location of the off-site clearing.

Some additional revisions to the plans are needed. Several parcels are labeled as “to be dedicated” that have already been dedicated. These labels need to be updated to reflect the current status of the parcels. Several parcels contain woodland conservation areas that have been, or are to be, dedicated to the Department of Parks and Recreation or DPW&T; all woodland conservation on dedicated land requires written permission from the agency accepting the dedication.

Woodland conservation has been shown in two existing easements that must be removed. Wetland buffers (25 feet) need to be added to all non-tidal wetlands located on-site. Clarification is needed with regard to the type and location of tree protection devices and temporary versus permanent fencing on the plan view, in the legend, and on the detail sheet. The reforestation and preservation area signs need to be shown, at a spacing of 50 feet apart along all conservation edges. There are symbols shown in the legend that are not shown on the plan, including but not limited to, the proposed treeline, and forest conservation and reforestation area lines. All symbols that are not shown on the plan need to be removed from the legend. There are also symbols shown on the plan that are not shown in the legend, including but not limited to, tree protection devices, preservation and reforestation signs, and the wetland hatching symbol. The legend needs to be revised to include all symbols used on the plan. The legend should be shown on all plan view sheets; currently it is only shown on the first sheet.

The matchline along the bottom of sheet 3 needs to reference sheet 2 (not sheet 4) and the references along the matchline on the left side of sheet 4 need to be reversed. Revisions to the notes are needed. A planting schedule is needed on the plan and should include the number, species, and the size of plant material proposed to be planted for all areas that were not planted as part of previous approvals. For those areas that have already been planted in accordance with previous approvals, a note should be added below the planting schedule to indicate what areas have already been planted and these areas of the plan shall be properly labeled. The reforestation area that crosses from Parcel B to Parcel 162 needs to be revised to remove the woodland conservation shown on Parcel 162, or the gross tract area needs to be revised to include Parcel 162 so that the reforestation shown on Parcel 162 is on-site. The worksheet needs to be revised accordingly. The preservation area surrounding the non-tidal wetlands shown on sheet 4 needs to be expanded to the fullest extent possible. The plan was originally approved by Diana Wood on June 1, 1998. This previous approval information needs to be typed into the approval block on the plans.

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

13. **Referrals:**

- a. **Environmental Planning Section:** In a memorandum dated May 29, 2008, the Environmental Planning Section offered the following additional analysis of the subject application:

Background

The Environmental Planning Section previously reviewed development plans for this site with Preliminary Plan of Subdivision 4-95014 and the associated Type I Tree Conservation Plan, TCPI/010/95, for the residential use of 95 proposed lots and seven parcels. The preliminary plan was never implemented. DSP-98006 and TCPII/014/98 were previously reviewed and approved for use as a school. Other related cases for this property include VD-98006A and AC-98019.

Although this site was rezoned to the O-S Zone as part of the Bowie and Vicinity Master Plan SMA, it is subject to the R-R Zone requirements concerning setbacks and tree conservation requirements as stated in Council Resolution CR-23-2006. The current application proposes three additions: a multipurpose room, classroom, and enclosed space to the existing campus.

Site Description

This 29.06-acre property, in the O-S Zone, is located on the north side of Daisy Lane, east of its intersection with MD 193, Glenn Dale Boulevard. The site is approximately 10 percent wooded and is developed with an existing school and auxiliary buildings. There are streams, wetlands, and 100-year floodplain associated with Horsepen Branch, in the Patuxent River watershed on the property. Areas of steep and severe slopes occur on-site. According to the *Prince George's County Soil Survey*, the soils found to occur on the site are in the Sassafras and Woodstown soils series. Marlboro clay does not occur in the vicinity of the site. The proposed expansion of the existing school is located far enough away from possible nearby noise sources (approximately 300 feet from MD 193, a designated arterial roadway) so that noise is not an issue. The property is not expected to be a noise generator. There are no designated scenic or historic roads abutting this property. According to information obtained from the Maryland Department of Natural Resources, Natural Heritage Program, there are no rare, threatened, or endangered species found to occur on this property. According to the *Approved Countywide Green Infrastructure Plan*, the site is not within the designated network. The site is located in the Developing Tier as reflected in the adopted General Plan.

Master Plan Conformance

The site is in the Glenn Dale-Seabrook-Lanham and Vicinity Planning Area. The master plan does not indicate any environmental issues associated with this property. The environmental requirements for woodland preservation are addressed in Finding 12 above and stormwater management is addressed below. No additional information is needed with regard to the Master Plan conformance.

Stormwater management is provided on-site through the use of a stormwater management pond. Previous approvals by the County have been shown on the plans. No additional information is needed with regard to stormwater management.

- b. **Permit Review Section:** In a memorandum dated April 25, 2008, the Permit Review Section indicated that several revisions were needed to the plans.

Comment: The Permit Review Section's comments have either been addressed through revisions to the plans or have been incorporated in the recommendation section.

- c. **Transportation Planning Section:** In a memorandum dated April 16, 2008, the Transportation Planning Section indicated that access and circulation as shown on the detailed site plan are acceptable, adequate dedication exists along Daisy Lane and there are no transportation-related conditions applicable to this plan. The transportation planner did, however, indicate that the general notes should be revised to reflect the total number of allowed students as approved per DSP-98006 and DSP-98006/01.

Comment: The Transportation Planning Section's comment was addressed through a revision to the detailed site plan.

- d. **Subdivision Section:** In a memorandum dated April 29, 2008, the Subdivision Section indicated that the property is the subject of Preliminary Plan 4-95014 and record plat VJ 183@61 and that the detailed site plan as submitted is in conformance with the approved final record plat. The Subdivision reviewer listed the plat notes, which are applicable to the review of this detailed site plan. See Finding 8 for a detailed discussion of the detailed site plan's conformance with the final plat notes.
- e. **Community Planning Section:** In a memorandum dated May 1, 2007, the Community Planning Section indicated that the application is consistent with the 2002 General Plan Development Pattern policies for the Developing Tier and the 2006 Approved Sector Plan and Sectional Map Amendment for the East Glenn Dale Area.
- f. **The Department of Parks and Recreation:** In a response dated May 29, 2008, the Department of Parks and Recreation indicated that there are no Parks-related issues with the proposed revision to the detailed site plan.
- g. **The City of Bowie:** In a memorandum dated April 11, 2008, the City of Bowie indicated that the project will have no impact on the City.
- h. **The Department of Public Works and Transportation (DPW&T):** In a memorandum dated May 15, 2008, DPW&T indicated that the improvements to the site are required to be designed in accordance with their specifications and standards, and that review of the traffic impact study to determine the adequacy of access points and the need for acceleration/deceleration and turning lanes is required.

Comment: Conformance with DPW&T requirements will be determined by that agency at the time of street construction permit.

- 14. 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-98006/02, AC-98019 and TCPII/014/98/01, subject to the conditions below:

1. Prior to certification, the following revisions to the detailed site plan shall be made:
 - a. Revise the general notes to remove the land area of Outlot A from the gross tract area calculation for the school site and revise the plans to correctly reflect the ownership of Outlot A.
 - b. Revise the landscape plans to demonstrate conformance with Section 4.2 of the *Landscape Manual* within Yards 1 and 5 along Daisy Lane.
 - c. Revise the landscape plans to clearly indicate that the landscaping associated with the following yards shall be installed in phase with the development of the additions proposed with this application:

Yard 1	Commercial and industrial landscaped strip east of the Barr property along Daisy Lane
Yard 5	Commercial and industrial landscaped strip west of the existing access drive along Daisy Lane
Yard 2A	4.7 buffer adjacent to the park property
Yard 8	4.7 buffer along the eastern property line of the Barr property
 - d. Revise the general notes to include the square footage of the provided enclosed play area.
 - e. Revise the general notes to indicate that per CR-26-2006, the site is subject to R-R Zone requirements regarding setbacks and tree conservation requirements.
 - f. Revise the plans to provide all building dimensions, including height.
 - g. Revise the plans to provide building setbacks from all property lines.

2. Prior to certification of the detailed site plan, the TCPII shall be revised as follows:
 - a. Revise the “Development Data” notes on the cover sheet of the TCPII and the DSP to clarify the site area and the floodplain area that are covered on each plan, include parcel numbers and acreages.
 - b. Revise the note below the worksheet to reference CR-23-2006 and provide the following additional note:

“2.15 acres of off-site mitigation have been met on TCPII/63/98 and recorded under L. 12267 F. 474. Additional off-site requirement for the -01 revision must be met prior to the issuance of a permit.”
 - c. Clarify the location of the 0.13 acre of off-site clearing shown in the worksheet or remove it from the plans.
 - d. Revise the parcel labels, as appropriate, to reflect their current status; dedicated versus to be dedicated.

- e. Provide written permission from DPW&T and the Department of Parks and Recreation for areas of afforestation provided on their respective properties or easements that have not been planted to date.
- f. Remove woodland conservation from all existing and proposed easements.
- g. Show a 25-foot wetland buffer surrounding all non-tidal wetlands on-site.
- h. Provide clarification on the type and location of tree protection devices (temporary versus permanent fencing) on the plan view, in the legend, and on the detail sheet.
- i. Show the reforestation and preservation area signs at a spacing of 50 feet apart along all conservation edges.
- j. Remove all symbols from the legend that are not shown on the plan such as the proposed treeline, the forest conservation area and reforestation area lines. Do not use a proposed tree line on the plans.
- k. Show all symbols used on the plans in the legend such as the tree protection devices, the preservation and reforestation signs, and the wetland hatching symbol.
- l. Show a legend on all sheets with a plan view.
- m. Revise the matchline reference at the bottom of sheet 3 to reference sheet 2 (not sheet 4) and revise the matchline reference along the left side of sheet 4 to reverse the numbers.
- n. Revise the Type II tree conservation notes as follows:
 - (1) Replace all references to the “DER Inspector” with the “County Inspector”
 - (2) Add standard note No. 5 and optional notes 5–8
 - (3) Remove existing note No. 6; proposed work does not appear to be phased for this project
 - (4) Revise existing note No. 7 to remove “... for a period of five (5) years” from the last sentence. This sentence should state “These signs shall remain in place.”
- o. Add the edge management notes and the afforestation/reforestation management notes to the detail sheet.
- p. Add a planting schedule to the plan, including the number, species, and the size of plant material proposed to be planted (minimum of five native species) for all areas that were not planted as part of previous approvals. Provide a note below the planting schedule to explain which areas have been planted under previous approvals and label all areas appropriately on the plans.
- q. Add details to the plan regarding the planting method (by hand vs. by machine) and seedling handling techniques (See the State Forest Conservation Technical Manual, Figures D-16 through D-19 as appropriate).

- r. Replace the seedling spacing and grouping detail with the random planting detail (See MNCPPC Woodland Conservation/Tree Preservation Technical Manual E-36)
- s. Revise the reforestation area that crosses from Parcel B to Parcel 162 to remove the woodland conservation shown on Parcel 162, or revise the gross tract area to include Parcel 162, so that the reforestation shown on Parcel 162 is on-site. Revise the worksheet accordingly.
- t. Expand the preservation area, to the fullest extent possible, surrounding the non-tidal wetlands shown on sheet 4.
- u. Type in the previous approval information into the approval block on the plans.
- v. After all these revisions have been made, have the qualified professional who prepared the plan sign and date it and update the revision box with a summary of the revision.