

RESOLUTION

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on March 5, 2009, regarding Detailed Site Plan DSP-88052/01 for Beltsville Adventist School, the Planning Board finds:

1. **Request:** The subject detailed site plan application is for approval of an addition of approximately 3,950 square feet of classroom space to the existing school and church site in the R-R Zone.
2. **Development Data Summary:**

	EXISTING	APPROVED
Zone(s)	R-R	R-R
Use(s)	Church and School	Church and School
Acreage	6.69	6.69
Parcel	2	2
Total Gross Floor Area (sq. ft.)	50,050	54,000
Of which Church	27,000	27,000
School	23,050	27,000 (addition of 3,950)

OTHER DEVELOPMENT DATA

	REQUIRED	APPROVED
Total Parking Spaces	150	141*
Of which handicapped spaces	5	6
Van accessible spaces	-	0
Regular spaces		135
Loading spaces	None	None

*Note: A departure from the number of parking and loading spaces required (DPLS-341) has been approved with this DSP. A minimum of one van-accessible parking space for the physically handicapped shall be provided, in accordance with Condition 1(a) of this DSP

approval.

3. **Location:** The subject site is located on the north side of Ammendale Road, approximately 300 feet east of its intersection with Old Gunpowder Road in Planning Area 61, Council District 1.
4. **Surrounding Uses:** The property is bounded on the south by the right-of-way of Ammendale Road and is surrounded by vacant properties in the R-R Zone on the other three sides. Across Ammendale Road are properties in the One-Family Detached Residential (R-80) Zone and the R-R Zone.
5. **Previous Approvals:** The parcel where the school and church are currently located is known as Parcel A of William L. Spicknall Property. The 1990 *Approved Master Plan and Sectional Map Amendment for Subregion I Planning Areas 60, 61, and 62* recommended public or quasi-public land use for the site, and retained the property in the R-R Zone. In 1988, a detailed site plan for Beltsville Adventist School, which was for an addition to the church, was approved by the Planning Board (PGCPB Resolution No. 88-284). The site was subsequently improved with a private school in accordance with the DSP. The site has a standard exemption approval from the Prince George's County Woodland Conservation Ordinance which will be valid through March 21, 2010. The subject site also has an approved Stormwater Management (SWM) Concept Plan, 27001-2005-00.
6. **Design Features:** The subject site is in a rectangular shape with its long side fronting on Ammendale Road. The site has been improved with an existing church and private school. The site is accessed directly from Ammendale Road with a surface parking lot in the middle and the existing church and school buildings on both sides of the parking lot. A secondary access from Ammendale Road is also shown in the eastern portion of the site. The proposed addition to the existing school is located in the area behind the building in a square building footprint. Since the addition is located at the rear of the existing building, the addition will not be visible from Ammendale Road.

The addition is a one-story, flat-roof, brick building to match the existing building on the site. The rest of the building treatments such as fenestration and building-mounted light fixtures are consistent with the existing building. There are no additional improvements other than the building proposed in this DSP. With the addition of 3,950 square feet of classroom space, the site is short nine parking spaces. An accompanying departure (DPLS-341) from the number of parking and loading spaces required has been approved with this DSP.

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the R-R Zone and the site plan design guidelines of the Zoning Ordinance.
 - a. The subject application is in conformance with the requirements of Section 27-441(b) of the Zoning Ordinance, which governs development in residential zones. The proposed school use is permitted in the R-R Zone if it is consistent with the requirements of Section 27-443.

- b. The DSP shows a site layout that is consistent with Section 27-442 regulations regarding net lot area, lot coverage, green area, lot width/frontage, yards, and building height as follows:

Zoning indicators	Required	Provided
Net Lot Area (min. in sq. ft.)	20,000	271,814
Lot Coverage (max. allowed % of the site)	60	46.55
Lot/Width Frontage (min. in ft.)		
Front Building Line	100	302
Front Street line	70	86
Yards (min. in ft.)		
Front Yard	25	66
Side Yard (total of both/min. of either)	17/8	79/18
Rear Yard	20	159
Building Height (max. in ft.)	35	17

- c. In addition, the DSP has been reviewed for compliance with Section 27-443(a) as follows:

(1) Requirements.

(A) The school shall be located on property of at least five (5) acres, in size on which the maximum enrollment shall be four hundred (400) students, unless the school is located on property which was previously used as a public school by the Board of Education, in which case, the minimum acreage requirement shall be four and one-half (4 1/2) acres. For each acre over five (5), the total enrollment may be increased by one hundred (100) students. State and local health, education, or fire regulations may reduce the number of students permitted to be enrolled. The school may be located on a parcel of at least two and one-half (2 1/2) acres provided that:

- (i) The property had obtained an approved Special Exception use as an eleemosynary or philanthropic institution;**
- (ii) The property abuts parkland owned by the Commission containing at least two and one-half (2 1/2) acres; and**

- (iii) The maximum enrollment shall not exceed one hundred thirty (130) students.**

(For the purposes of this Section, enrollment shall mean the total number of students enrolled in the institution at any one (1) time. If there are separate morning, afternoon, and evening sessions, each of which is attended by different students, enrollment shall mean the number of students enrolled in the session having the largest number of students.)

The subject DSP contains a 6.24-acre site, which is larger than five acres with a total of 220 students, which is below the maximum allowed 400 students. The DSP complies with this requirement.

- (B) The property shall have frontage on, and direct vehicular access to, a street having a paved surface at least thirty-six (36) feet wide. This width shall not apply where the property is located in sparsely settled or farm areas, or where the Planning Board determines that adequate passenger debarkation areas are provided.**

The site fronts on Ammendale Road with three through lanes in each direction. The paved surface of Ammendale Road is wider than 36 feet.

- (C) An outdoor playground or activity area shall be provided. It shall contain at least one hundred (100) square feet of usable space per student. The area shall be located at least twenty-five (25) feet from any dwelling on an adjoining lot and buffered from adjoining uses in accordance with the provisions of the Landscape Manual. The play area shall be enclosed by a substantial wall or fence at least three (3) feet high for grades six (6) and below, and at least five (5) feet high for other grades, with the following exception:**

- (i) A private school which has been in continuous operation since January 1, 1970, may satisfy these fencing requirements by providing another type of barrier that is subject to approval by the State Department of Human Resources.**

An outdoor play area of approximately 25,000 square feet enclosed by a five-foot-high fence has been shown on the site plan. The proposed enrollment for this site is 220 students and a minimum 22,000 square feet

of outdoor play area is required for this DSP. The size of the outdoor play area meets the minimum required square footage. However, no fence details have been provided for review. If an existing fence has been installed, a picture of the fence should be provided with the DSP. If a new fence will be installed, a fence detail should be provided for review and approval by the Urban Design Section as the designee of the Planning Board. A condition to that effect has been imposed in this resolution.

(D) The requirements of this Section shall not apply to the use of existing public schools which have been conveyed by the Prince George's County Board of Education to either Prince George's County or any municipality within the County, provided the County or municipality:

(i) Maintains ownership of the facility and operates a school in it; or

(ii) Leases the facility for use as a private school, (of any type).

This application contains a private school on an existing site with a church. This requirement is not applicable to this DSP.

The DSP is also in conformance with the applicable site design guidelines.

8. **Detailed Site Plan DSP-88052:** This detailed site plan was for the addition of the Beltsville Adventist School to the existing church. The Planning Board approved Detailed Site Plan DSP-88052 on June 9, 1988. The Planning Board's approval, PGCPB Resolution No. 88-284, contains no conditions.
9. **Landscape Manual:** The DSP proposes to add approximately 3,950 square feet of classroom space to the existing school (with a total gross floor area of 50,050 square feet). The addition is less than ten percent of the total gross floor area of the existing building. In addition, this DSP does not result in any parking lot improvements. As such, the DSP is exempt from the Landscape Manual.
10. **Woodland Conservation Ordinance:** This property is not subject to the provisions of the Prince George's County Woodland Conservation and Tree Preservation Ordinance because the property contains less than 10,000 square feet of existing woodland, and there is no previously approved Type I tree conservation plan for this site.
11. **Planning Board Analysis:** The subject DSP application including the DPLS was referred as a

package to the concerned agencies and divisions. The Planning Board summarizes the referral comments as follows:

- a. This application is consistent with the 2002 General Plan Development Pattern policies for the Developing Tier. This application conforms to the public or quasi-public land use recommendations of the 1990 master plan for Subregion I.
- b. The addition to the existing school and church will be exempt from the Subdivision Regulations in accordance with Section 24-107(c)(7)(C) because the existing development on the site predated January 1, 1990 and does not exceed 5,000 square feet of gross floor area. The Subdivision Section recommends two revisions to the site plan regarding a site plan note and total acreage. The Planning Board adopted the condition because the comment on the acreage of the subject site is not relevant due to recent State Highway Administration road improvements along the site's frontage alter the tract area of this site.
- c. The Planning Board agrees with the applicant's rationale for the departure and that a church use and a private school use are complementary uses within the site, which do not concurrently generate a need for the parking required by the Zoning Ordinance. The Planning Board concludes that no significant transportation issues that would arise should this departure request be granted.

There are two master plan trails in the immediate vicinity of the subject site. The trails planner recommended two conditions that have been adopted by the Planning Board and have been incorporated into this resolution.

- d. The Department of Public Works and Transportation (DPW&T), in a memorandum dated September 25, 2008, provided a response on issues such as right-of-way dedication, frontage improvement, sidewalks, street trees and lighting, and storm drainage systems and facilities in order to be in conformance with the requirements of DPW&T. Those issues will be enforced at the time of issuance of the access permit. DPW&T also indicated that the subject site has an approved stormwater management concept plan.
 - e. The applicant has addressed the comments of the Permit Section through a revision to the site plans.
 - f. The Department of Parks and Recreation (DPR), in a memorandum dated July 3, 2008, provided no comments on this DSP.
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.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the Detailed Site Plan DSP-88052/01, subject to the following condition:

Prior to certificate approval of this detailed site plan, the applicant shall:

- a. Identify one van-accessible parking space for the physically handicapped on the site plan.
- b. Complete the sidewalk connection along the north side of the access road from the existing school building to Ammendale Road.
- c. Revise the plans to include the existing sidewalk along Ammendale Road for the frontage of the subject site.
- d. Provide a key map for the elevations.
- e. Provide fence details to be reviewed and approved by the Urban Design Section as the designee of the Planning Board or provide a photograph of the existing fence.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

* * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Squire, seconded by Commissioner Clark, with Commissioners Squire, Clark, Vaughns, Cavitt and Parker voting in favor of the motion at its regular meeting held on Thursday, March 5, 2009, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 26th day of March 2009.

Oscar S. Rodriguez
Executive Director

By Frances J. Guertin
Planning Board Administrator

PGCPB No. 09-42
File No. DSP-88052/01
Page 8