



*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

## Detailed Site Plan

## DSP-10024

Application	General Data	
<p><b>Project Name:</b> Henson Valley Academy</p> <p><b>Location:</b> In the southeastern quadrant of the intersection of Brinkley Road and Rosecroft Drive.</p> <p><b>Applicant/Address:</b> Henson Valley Montessori Academy 2317 Brinkley Road Fort Washington, MD 20744</p>	Planning Board Hearing Date:	03/03/11
	Staff Report Date:	02/10/11
	Date Accepted:	08/27/10
	Planning Board Action Limit:	Waived
	Plan Acreage:	12.20
	Zone:	R-R
	Dwelling Units:	1
	Gross Floor Area:	21,970 sq. ft.
	Planning Area:	76B
	Tier:	Developing
	Council District:	08
	Election District	12
	Municipality:	None
200-Scale Base Map:	208SE02	

Purpose of Application	Notice Dates	
Private school for 275 students (pre-kindergarten through 8 <sup>th</sup> grade), a day care center for 50 students, and a rectory.	Informational Mailing:	07/20/10
	Acceptance Mailing:	08/27/10
	Sign Posting Deadline:	01/11/11

Staff Recommendation		Staff Reviewer: R. Grover, M.U.P., A.I.C.P. Phone Number: 301-952-4317 E-mail: Ruth.Grover@ppd.mncppc.org	
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-10024  
Tree Conservation Plan TCP2-001-11  
Henson Valley Academy

The Urban Design staff has reviewed the detailed site plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions as described in the Recommendation section of this report.

EVALUATION

The detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a. The following requirements of the Zoning Ordinance:
  - (1) Section 27-441, which governs permitted uses in residential zones. The proposed private school, day care center, and rectory are permitted uses in the Rural Residential (R-R) Zone.
  - (2) Section 27-442, which contains additional regulations for development in residential zones.
  - (3) Section 27-443 regarding the development of private schools in residential areas.
  - (4) Section 27-445.03 regarding the development of day care establishments in residential areas.
- b. The requirements of the *Prince George's County Landscape Manual*.
- c. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance.
- d. Referral comments.

FINDINGS

Based upon the analysis of the subject application, the Urban Design staff recommends the following findings:

1. **Request:** The subject application requests approval of a 275-student private school for grades pre-kindergarten to 8th, a day care center for 50 children, and a rectory.

2. **Development Data Summary:**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone	R-R	R-R
Use(s)	Vacant	Private School/Day Care/Rectory
Acreage	12.2	12.2
Parcels	1	1
Building Square Footage/GFA	21,970	21,970

**OTHER DEVELOPMENT DATA**

	<b>REQUIRED</b>	<b>PROPOSED</b>
Total parking spaces	55	63
Loading spaces	1	1

3. **Location:** The site is in Planning Area 76B, Council District 8. More specifically, it is located in the southeastern quadrant of the intersection of Brinkley Road and Rosecroft Drive.

4. **Surroundings and Use:** The subject property is bounded to the north by Brinkley Road, with residential properties and vacant land beyond; to the south and west by Rosecroft Drive, with residential properties and vacant land beyond; and to the east by St. Ignatius Church, its ancillary parking and vacant and agricultural land.

5. **Previous Approvals:** The site is the subject of a previous approval that allowed a school, St. Ignatius Loyola School, to operate on the property. The property is not the subject of an approved stormwater concept plan, as the development predated any requirement for an approved stormwater concept. The school is currently operating under a temporary use and occupancy (U&O) permit.

6. **Design Features:** The project is accessed via a one-way drive from the western portion of its Brinkley Road frontage. The access leads into an asphalt parking area containing 60 parking spaces for the facility. A one-way drive from that parking lot provides an exit to the site, directly across from Brinkley Road's intersection with St. Ignatius Drive. The school/day care center and rectory buildings sit in the southeastern corner of the property connected by a portico/breezeway. An asphalted driveway area at the rear of the school/day care building leads back to the parking in front. Two dumpsters are indicated on the detailed site plan, one on the opposite side of the driveway behind the rectory and one along the Rosecroft Drive frontage, proximate to the previous access now blocked by an earthen berm. Recreational facilities indicated include a 1,950-square-foot play area for the day care center, a 28,350-square-foot play area for the private school and a baseball diamond seemingly located on the asphalt drive that loops around the back of the school. Also located there is a 15-foot by 25-foot loading space. A condition of this approval would require its relocation away from the travel way for students between the school and the designated day care play area. Another recommended condition of this approval would require that a clear pedestrian path be identified between the school building and the private school play area located at the opposite die of the school's parking lot.

The architecture for the project includes two pre-existing brick buildings which are well coordinated in design. Both buildings are set into a hill and connected by a portico/breezeway. The two-story building on the left is the rectory and the apparently one-story building on the right is the school/day care. However, the rectory is three stories from the rear view and the school/day care is two stories from the rear view due to the topography of the site.

The two-story architecture of the front façade of the rectory includes primarily rectilinear forms with a three-window-wide central pediment, projecting forward in relief several feet from the remainder of the façade and also containing an entrance door flanked by shutters. The pediment, cornice, and window trim and shutters are done in a simple and uniform white color. The roofing appears to be done in asphalt shingles. The fenestration includes a regular pattern of rectilinear, double-sash, 9-over-9 light windows. The sides and rear of the rectory continue the same organization of form and fenestration pattern, though these faces include a third story. There is some variation in the basic rectilinear form, including a step back in the building on the sides and a central accent feature in the back, mirroring the gable feature of the front façade. A single chimney articulates the roofline of the school/day care building.

The L-shaped school/daycare building utilizes the same brick materials and white accents as the rectory on windows, doors, and cornice. The end of the building located most proximate to the Rosecroft Drive frontage is fenestrated in arched windows, a single departure from the primarily rectilinear forms included in the building's architecture. At the rear of the building, the several entrances are protected from the elements by small two-columned, asphalt-shingled-roofed porches. Also to the rear, the element of the building which forms the bottom of the "L" is separately defined both by being offset and by its separate roofline design. Unscreened mechanical equipment located to the rear of the school building, on its left end, are separated from the surrounding grassed/paved areas in part by a chain-link fence.

A portico/breezeway connects the two buildings both in design and function. In design, the white detailing is continued in its columns and cornice and, in function, it provides protection from the elements for those walking between the rectory and the school/daycare. The portico/breezeway design is, in effect, a colonnade with modest piers supporting the continued asphalt-shingle roofing across the breezeway. Steps necessary because of the grade difference lead from the portico/breezeway to the back of the school.

Two signs are included on the subject property. One is a long and low apparently wood sign, mounted on two uprights, one on each end, with black lettering stating "Saint Ignatius Loyola Catholic Parish." The other, also mounted on two uprights, though taller, states "Henson Valley Academy: Now Enrolling Open House Tuesdays/Call Us 301-465-6055." The first sign is technically an off-site sign pertaining to the adjacent church-owned properties, which were not included in this application. A recommended condition below would require its removal. The second sign, indicated as composed of a "vinyl" material, is intended to be permanent. An additional recommended condition below would require that the sign for the school be improved to utilize a durable, permanent material.

Recreational facilities for the project include fenced play areas, meeting the minimum size requirements of the Zoning Ordinance for a day care center and private school, with no play or shade structures included and a baseball diamond painted on the asphalt drive behind the school, unprotected from traffic. Both play areas are proposed to be enclosed by a black-clad, chain-link fence.

There are no architectural improvements proposed as part of the subject project. However, by

recommended conditions below, staff is suggesting that the mechanical equipment, dumpsters and loading area be screened in accordance with the *Prince George's County Landscape Manual*, and that design of the signage and fencing proposed for the project be improved prior to signature approval of the plans.

Staff notes some inconsistencies between the detailed site and the landscape plan for the project. For example, while the landscape plan indicates a single dumpster, the detailed site plan indicates two. A recommended condition below would require that the detailed site and landscape plans be made consistent, except that the landscape plan shall include all landscaping for the project.

**COMPLIANCE WITH EVALUATION CRITERIA**

- 7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in 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 which governs permitted uses in residential zones. The proposed private school is a permitted use in the R-R Zone.
  - b. The proposal is also in conformance with the requirements of Section 27-442, Regulations, regarding additional regulations for development in residential zones.
  - c. The proposal is also in conformance with Section 27-443 regarding the development of private schools in residential areas, provided that the recommended conditions are incorporated into the subject approval. More particularly:

<b>Required</b>	<b>Provided</b>
Land at least five acres.	The property included in the subject application measures 12.2 acres.
Maximum enrollment 400.	The proposed enrollment for the subject private school is 275.
Frontage on and direct vehicular access to a street having a paved surface at least 36 feet wide, unless the situation meets the exception in the Zoning Ordinance. 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 proposed school accesses Brinkley Road, which has a paved surface at least 36 feet wide.
Outdoor play area at least 100 square feet of usable space per student.	The outdoor play area provides 28,350 square feet fulfilling this requirement for the school's 275-student enrollment.
Play area must be located at least 25 feet from any dwelling on an adjoining lot.	The play area is located, at its closest point, 100 feet from the nearest residence and so meets this requirement.
Play area must be buffered from adjoining uses in accordance with the provisions of the Prince George's County Landscape Manual.	The applicant has demonstrated compliance with the applicable sections of the Prince George's County Landscape Manual.

<b>Required</b>	<b>Provided</b>
Play area must be enclosed by a substantial wall or fence at least three feet high for grades six and below, and at least five feet high for other grades, unless the situation meets one of the exceptions in the Zoning Ordinance.	The play area is proposed to be enclosed by a five-foot-high fence.
A detailed site plan shall be approved for the private school.	If the subject application is approved, this requirement would be fulfilled.

- d. The proposal is also in conformance with Section 27-445.03 regarding day care centers for children in residential zones as follows:

<b>Required</b>	<b>Provided</b>
An outdoor play area with at least 75 square feet of play space per child for 50 percent of the licensed capacity or 75 square feet of play space per child for the total number of children to use the play area at one time, whichever is greater.	The play area shown to be utilized by the day care center measures 1,950 square feet, which is in excess of the 1,875 square feet required for the day care.
Outdoor play area shall be located on the same lot as the day care center, at least 25 feet from any dwelling on an adjoining lot, and shall be enclosed by a substantial wall or fence at least four feet in height.	The outdoor play area is located on the same lot as the day care center; there are no dwellings within 25 feet of the play area and the play area is proposed to be enclosed by a four-foot-tall, chain-link fence, meeting these last requirements.
Sufficient shade in the play area during the warmer months to afford protection from the sun.	Existing tree cover at the periphery of the play area will provide sufficient shade in the warmer months to afford protection from the sun.
Sufficient lighting on the play area if it is to be used after dark.	General Note 28 indicates that use of outdoor play areas shall be limited to daylight hours. Therefore, lighting of the same is not required.
Outdoor play limited to 7 a.m. and 9 p.m.	General Note 28 indicates that use of outdoor play areas shall be limited to 7 a.m. to 9 p.m. in conformance with this requirement.

Required	Provided
<p>The detailed site plan shall show:</p> <p>(i) The proposed enrollment</p> <p>(ii) The location and use of all buildings located on adjoining lots.</p> <p>(iii) The location and size of all outdoor play areas</p> <p>(iv) The location, quantity, and type of screening and landscaping.</p>	<p>(i) The proposed enrollment for the day care center is indicated as 50 on the detailed site plan.</p> <p>(ii) St. Ignatius Church is indicated on the lot adjacent to the subject property.</p> <p>(iii) A 1,950-square-foot play area is indicated across an asphalted area behind the school.</p> <p>(iv) The location, quantity, and type of screening and landscaping is indicated on the provided landscape plan for the project.</p>

8. **Prince George’s County Landscape Manual:** The subject property, because it poses no addition of gross floor area is, pursuant to Section 1.1 of the *Prince George’s County Landscape Manual*, exempt from its requirements except for Section 4.4 (b)(4) and (5). These subsections require screening of trash and recycling facilities and mechanical equipment. A recommended condition below, if adopted, would require conformance with these requirements prior to signature approval of plans for the project.
  
9. **Woodland and Wildlife Habitat Conservation Ordinance:** The proposed project is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance because its gross tract area is in excess of 40,000 square feet and there are more than 10,000 square feet of existing woodland on-site. A detailed description is provided under Finding 10(h) below of the subject project’s conformance to the requirements of the Woodland and Wildlife Habitat Conservation Ordinance.
  
10. **Urban Design:** The following urban design-related issues should be addressed prior to approval of the subject project:
  - a. **Loading Space**—Placement of the 15 by 25-foot loading space at the rear of the building, opposite the designated day care play area, should be reconsidered for the safety of the children as it impedes their path from the day care building to the play area. In addition, a recommended condition would require that said loading space be screened in accordance with the requirements of the *Prince George’s County Landscape Manual*.
  
  - b. **Baseball Diamond**—The baseball diamond indicated on the asphalt behind the school should be relocated for the safety of the children to the fenced, 28,350-square-foot play area designated for the private school. The baseball diamond is currently located in the asphalt area behind the school building which provides access to both the loading space and a dumpster. Trucks delivering supplies to the school or responsible for routine emptying of the dumpsters would create a direct conflict with the safety of the students utilizing the baseball diamond. Relocation of the baseball diamond to the required fenced play area would eliminate these concerns.

- c. **Fencing**—The proposed fencing around the play area is indicated as a black-clad chain link. The Urban Design Section would suggest that because this is such a large play area partially obscured from Brinkley Road by woods, that this design solution would be sufficient, and consistent with what has been approved in similar situations. This choice also provides the desired visibility into the designated play areas.
- d. **Signage**—The sign on the subject property identifying the church located on an adjacent property, not part of the subject application, should be removed or relocated to the church property. The sign for the school constructed using a non-durable vinyl material for its face should be improved utilizing a durable permanent material, with the Urban Design Section approving the design of the sign prior to signature approval of the plans.
- e. **Screening of Mechanical Equipment, Dumpsters and the loading space**—As required by the Zoning Ordinance to enhance the appearance of the site, staff has suggested that the mechanical equipment at the rear of the building, the two dumpsters and the loading space be screened. Such screening would enhance views from the street and from the residential unit to be included on-site, designated as a rectory.

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

- a. **Historic Preservation Section**—In an e-mail dated September 2, 2010, the Historic Preservation Section noted the following:
  - The subject project is adjacent to the historic sites of St. Ignatius Church (#76B-006) and Kildare (#76B-007).
  - The school building exists and the proposed use of a school and day care center will continue with a larger population of children.
  - As such, the proposed project will have no adverse effect on identified historic sites, resources, or districts.
- b. **Archeological Review**—In a memorandum dated September 23, 2010, the Historic Preservation Section, noting that the school building currently located on the subject property was constructed in the 1960s, stated that a Phase I archeological survey would not be recommended. Further, they noted that a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates that the probability of archeological remains within the subject property is low. In closing, they noted that Section 106 of the National Historic Preservation Act may require archeological survey for state or federal agencies if state or federal monies, or federal permits are required for the project.



- c. **Community Planning Division**—In a memorandum dated September 27, 2010, the Community Planning South Division stated that the subject project is consistent with 2002 *Prince George's County Approved General Plan* Development Pattern policies for the Developing Tier by providing an educational facility with a day care center to support existing and future development patterns. Further, they stated that the private school facility proposed in the subject project conforms to the mixed land use recommendation in the 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area*.
- d. **Transportation Planning Section**—In comments dated September 1, 2010, the Transportation Planning Section stated that the proposed uses on the site would generate 298 AM and 206 PM peak-hour vehicle trips. They also stated, however, that the site is not subject to any trip caps or other transportation-related development restrictions or conditions. The building and facilities have been used in the past as a private school of similar size, with such use ending in 2008. No new construction or changes in access or circulation are proposed. In closing, the Transportation Planning Section noted that, although Brinkley Road is a master plan major collector, adequate right-of-way has already been dedicated.
- e. **Subdivision Review Section**—In a memorandum dated October 5, 2010, the Subdivision Review Section stated that the subject property is located on Tax Map 96 in Grid E4 and is known as Parcel B. Further, they stated that the property was previously used as a school including grades pre-kindergarten through 8th and a day care center for children. The school opened in 1964 and closed in 2008 and the main school building is currently vacant. The proposal in this case is for a private school of 275 students for pre-kindergarten through 8th grade and a day care center for children with 50 students.

Further, the Subdivision Review Section, noting that that the applicant proposes no subdivision of the property and that Section 24-107(c) of the Subdivision Regulations exempts them from the requirement of filing a subdivision plat for any subdivision of land by deed under certain conditions, stated that Parcel B (and the neighboring church parcels, Parcels 306 and 307) existed in their present configurations prior to January 1, 1982 as shown on the 1982 tax map. In conclusion, as no school facility with existing enrollment is currently operated on the site, the exemption under Section 24-107(c)(7)(F) does not apply. However, since the applicant is proposing no new construction on the site and, according to aerial photos, the facility has existed in its current configuration on the site prior to January 1, 1990, the site is exempt from a preliminary plan of subdivision under Section 24-107(c)(7)(C) of the Subdivision Regulations.

The Subdivision Section also offered comments on the plans for the project. Such comments were provided to the applicant and the plans revised, adequately responding to the Subdivision Section's original concerns, with one exception, that permission from the Department of Public Works and Transportation (DPW&T) would be required for any improvements indicated in their right-of-way. A condition to this effect has been included in the Recommendation section of this technical staff report.

- f. **Trails**—In a memorandum dated November 9, 2010, the trails coordinator stated that the proposed project had been reviewed for conformance with the *Approved Countywide Master Plan of Transportation* (MPOT) and the *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area* (area master plan) in order to implement planned trails, bikeways, and pedestrian improvements.

The trails coordinator stated that the MPOT and area master plan recommend continuous sidewalks and designated bike lanes along the entire length of Brinkley Road. The MPOT (p. 23) includes the following text regarding the need for these facilities:

**These facilities will provide pedestrian and bike access from surrounding communities to schools, shopping centers, and the Henson Creek Trail.**

The MPOT includes several policies related to pedestrian access and the provision of sidewalks within designated centers and corridors, as well as other areas in the Developed and Developing Tiers. The Complete Streets Section includes the following policies regarding sidewalk construction and the accommodation of pedestrians:

**POLICY 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.**

**POLICY 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.**

Currently, an eight-foot-wide sidewalk exists along several segments of the north side of Brinkley Road, including just to the east of the subject site. Where sidewalks exist along the south side of Brinkley Road, a standard sidewalk has been provided. A standard sidewalk exists along the south side of Brinkley Road immediately to the east of the subject site.

The subject application is relatively limited in scope. No actual building construction or building additions are proposed as part of this application. In light of the limited scope of the site plan, no frontage improvements are recommended as part of this application. However, it should be noted that ultimately, sidewalks and designated bike lanes will be provided along Brinkley Road (including the frontage of the subject site) in conformance with the area master plan and MPOT.

In conclusion, the trails coordinator stated that from the standpoint of non-motorized transportation, it is determined that this plan is acceptable, fulfills the intent of applicable master plans and functional plans, fulfills prior conditions of approval, and meets the finding required for a detailed site plan as described in Section 27-285 of the Zoning Ordinance. No additional recommendations are necessary regarding bicycle, pedestrian, or trail facilities at this time.

- g. **Permit Review Section**—In a memorandum dated September 1, 2010, the Permit Review Section offered numerous comments that have either been addressed by revisions to the plans or in the Recommendation Section of this report.
- h. **Environmental Planning Section**—In a memorandum dated January 13, 2011, the Environmental Planning Section offered the following.

The detailed site plan and the Type 2 tree conservation plan (TCP2) for Henson Valley Academy, as submitted, have been found to address the environmental regulations applicable to the subject property. The application for this project is subject to the current

environmental regulations in Subtitle 27 and the current Woodland and Wildlife Habitat Conservation Ordinance requirements in Subtitle 25 of the Prince George's County Code.

A review of available information indicates that streams, wetlands, and 100-year floodplain are not found to occur on the subject property. Brinkley Road is classified as a major collector and is not generally regulated for noise impacts. The soils found to occur according to the *Prince George's County Soil Survey* are in the Beltsville, Grosstown, and Croom series. According to available information, Marlboro clay is not found to occur on this property. According to information obtained from the Maryland Department of Natural Resources, Wildlife and Heritage Program, there are no rare, threatened, or endangered species found to occur in the vicinity of this property. There are no designated scenic or historic roads adjacent to this property. This property is located in the Henson Creek watershed of the Potomac River basin and in the Developed Tier as reflected in the General Plan.

The Environmental Planning Section then offered the following review comments:

- (1) The site has a signed natural resources inventory (NRI). The site contains a nonregulated stream on the southeastern portion of the site. There are no regulated streams, wetlands, or 100-year floodplain on the site. There is one 7.06-acre stand of woodland on the site, dominated by various oaks. There are 17 specimen trees on the site. The elements of the NRI are correctly shown on the detailed site plan.
- (2) This site is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance because it is greater than 40,000 square feet in area and contains more than 10,000 square feet of woodland. A numbered exemption was issued for this site on August 20, 2010; however, the exemption is not valid because any project subject to the land development process must have a standard letter of exemption or a TCP2. A TCP2 has been submitted.  
  
The TCP2 has a woodland conservation requirement of 2.45 acres. No woodland clearing is proposed for this project. The TCP2 proposes to meet the requirement on-site with 2.45 acres of woodland preservation. The area of woodland preservation is in the lower southeastern portion of the site.
- (3) Section 27-285(b)(4) of the Zoning Ordinance requires a finding that the regulated environmental features on the site have been preserved and/or restored in a natural state to the fullest extent possible. The subject site does not contain any regulated environmental features and as such, this finding is not applicable to this site at this time.
- (4) Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, of the Zoning Ordinance requires a minimum percentage of tree canopy coverage (TCC) on properties that require a tree conservation plan or letter of exemption. Properties zoned R-R are required to provide a minimum of 15 percent of the gross tract area in tree canopy.

The overall development has a gross tract area of 12.3 acres and as such, TCC of 1.84 acres is required. This requirement will be met with the existing woodland on-site. A TCC schedule has been added to the TCP; however, this schedule should be shown on the landscape plan.

A recommended condition below would require that, prior to certification of the detailed site plan, a copy of the TCC schedule shall be added to the landscape plan.

In closing, the Environmental Planning Section offered the following information for the applicant's benefit:

According to the *Prince George's County Soil Survey*, the soils found to occur on the site are in the Beltsville, Grosstown, and Croom series. A soils report, however, would only be required by the county during the permit review process if new construction which involved basements were proposed, and no new construction is involved in the subject project.

- i. **Prince George's County Fire/EMS Department**—In a memorandum dated February 8, 2011, the Prince George's County Government Fire/EMS Department offered information on private road design, needed accessibility and the location and performance of fire hydrants.
- j. **Department of Public Works and Transportation (DPW&T)**—In a memorandum dated October 26, 2010, DPW&T stated that, although no new construction is involved in the subject project, the project will require an access study to be conducted by the applicant to determine the adequacy of the access points, to be reviewed and approved by DPW&T. They also noted that frontage improvements required within the public right-of-way shall be dedicated for public use and constructed in accordance with the County Road Ordinance, DPW&T specifications and standards, and the Americans with Disabilities Act (ADA). Lastly, they noted that on-site storm drainage systems and facilities are to be improved in accordance with DPW&T specifications and standards requirements. DPW&T did not, however, state that the subject project is in accordance with an approved stormwater management concept plan. A recommended condition below requires that the applicant, prior to signature approval, submit a written statement from DPW&T either stating that the subject project is exempt from stormwater management requirements or that the proposed project is in conformance with an approved stormwater concept. DPW&T's other comments shall be addressed through their separate permitting process.
- k. **Maryland State Highway Administration (SHA)**—In an e-mail dated September 30, 2010, SHA stated that they would not be offering comment on the subject project.
- l. **Washington Suburban Sanitary Commission (WSSC)**—At the time of the writing of this technical staff report, staff has not received comment from WSSC regarding the subject project.
- m. **Verizon**—At the time of the writing of this technical staff report, staff has not received comment from Verizon regarding the subject project.

- n. **Potomac Electric Power Company (PEPCO)**—In an e-mail dated September 17, 2010, a representative of PEPCO stated that the applicant would be responsible for all pole relocation costs, obtaining any easements, and providing them to PEPCO for service. The representative also suggested that the applicant access the PEPCO website for requirements and submit a class of service, in consultation with PEPCO staff as necessary.
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.

Since the site contains no regulated environmental features, the finding required by Section 27-285(b)(4) of the Zoning Ordinance need not be made in this case.

## RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-10024, Henson Valley Academy, and Tree Conservation Plan TCP2-001-11, subject to the following conditions:

1. Prior to certificate approval of this detailed site plan, the applicant shall revise the plans for the project as follows:
  - a. Indicate the placement of and a detail for the screening of mechanical equipment, dumpsters and relocated loading space, in accordance with the requirements of Section 4.4(c) of the *Prince George’s County Landscape Manual*. The final design of said screening shall be approved by the Urban Design Section as designee of the Planning Board.
  - b. The height of the fencing on the sides and rear of the play area for the day care center shall be indicated on the site plan.
  - c. A copy of the tree canopy coverage (TCC) schedule shall be added to the landscape plan.
  - d. The sign for the school shall be improved to utilize a durable, permanent material. The final design of the sign shall be approved by the Urban Design Section as designee of the Planning Board.
  - e. The applicant shall procure a statement from the Department of Public Works and Transportation (DPW&T) stating that the proposed project is either in accordance with an approved stormwater management concept plan or that it is exempt from stormwater management requirements.

- f. General Note 29 shall be revised to include the type of approval and the use permitted on April 17, 1968.
- g. The applicant shall add the information “Historic Site” before the notation of the historic site number for both “St. Ignatius Church” and “Kildare” indicated on the site and landscape plans on adjacent properties.
- h. The detailed site and landscape plans shall be made consistent, except that the landscape plan shall include all the landscaping for the project.
- i. The baseball diamond indicated on the asphalt travel way to the rear of the school shall be relocated to the fenced, 28,350-square-foot designated private school play area.
- j. The sign on the subject property identifying the church on the adjacent property, not part of the subject property, shall be removed or relocated to the church property.
- k. The loading space shall be relocated so that it does not interfere with students traveling to the “day care play area” at the rear of the school.
- l. A clear pedestrian path shall be identified on the plans between the school building and the “private school play area” located at the opposite side of the school’s parking lot.