



*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-04070-03

Application	General Data	
<b>Project Name:</b> Friends Community School  <b>Location:</b> 3,000 feet south of the intersection of Kenilworth Avenue (MD 201) and Greenbelt Road (MD 193); near the intersection of Kenilworth Avenue and Westchester Park Drive.  <b>Applicant/Address:</b> Friends Community School, Inc. 401 Calvert Road College Park, MD 20740	Planning Board Hearing Date:	05/31/12
	Staff Report Date:	05/16/12
	Date Accepted:	02/29/12
	Planning Board Action Limit:	Waived
	Plan Acreage:	17.43
	Zone:	R-R
	Dwelling Units:	N/A
	Gross Floor Area:	29,500 sq. ft.
	Planning Area:	67
	Tier:	Developed
	Council District:	04
	Election District	21
	Municipality:	N/A
200-Scale Base Map:	209/10NE05	

Purpose of Application	Notice Dates	
Expansion of the existing building of approximately 5,200 square feet, an increase in student capacity from 200 to 240 students, and the addition of six parking spaces.	Informational Mailing:	06/24/11
	Acceptance Mailing:	02/27/12
	Sign Posting Deadline:	05/01/12

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Meika Fields <b>Phone Number:</b> 301-780-2458 <b>E-mail:</b> Meika.Fields@ppd.mncppc.org	
<b>APPROVAL</b>	<b>APPROVAL WITH CONDITIONS</b>	<b>DISAPPROVAL</b>	<b>DISCUSSION</b>
	X		

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-04070-03  
Type 2 Tree Conservation Plan TCP2-161-04-03  
Friends Community School

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

EVALUATION

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

- a. The requirements of the Zoning Ordinance in the Rural Residential (R-R) Zone.
- b. The requirements of Preliminary Plan of Subdivision 4-11017.
- c. The requirements of the 2010 *Prince George's County Landscape Manual*.
- d. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance.
- e. The requirements of the Tree Canopy Coverage Ordinance.
- f. 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 for the expansion of an existing 24,300-square-foot building of approximately 5,200 square feet of building space, an increase in student capacity from 200 to 240 students, and the addition of six parking spaces.

2. **Development Data Summary:**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone	R-R	R-R
Use(s)	Private School	Private School
Acreage	17.43	17.43
Lots	1	1
Building Square Footage/GFA	24,300	29,500
Enrollment (students)	200	240

**OTHER DEVELOPMENT DATA**

	<b>REQUIRED</b>	<b>PROPOSED</b>
Total parking spaces	40	40
Handicap spaces	2	2
Loading spaces	1	1

3. **Location:** The site is in Planning Area 67, Council District 4. More specifically, it is located in the southerly quadrant of Westchester Park Drive and Kenilworth Avenue (MD 201).
4. **Surrounding Uses:** The subject property is bounded to the north by a residential condominium use and to the south, east, and west by federal parkland (Greenbelt Park).
5. **Previous Approvals:** The site is the subject of Preliminary Plan of Subdivision 4-03085, approved by the Planning Board on January 29, 2004. Prince George’s County Planning Board Resolution No. 04-20, formalizing that action, was adopted by the Planning Board on February 19, 2004. That approval includes Condition 9, which is a trip cap condition limiting development on the site to a 200-student private school or other uses generating no more than 184 AM and 40 PM peak-hour vehicle trips. The expansion of the school shown on this site plan does not conform to this condition.

A new Preliminary Plan of Subdivision, 4-11017, is currently under review. It seeks to expand the existing trip cap and a traffic study has been submitted for evaluation.

6. **Design Features:** The proposed 29,500-square-foot school will maintain its existing access from Westchester Park Drive, across from the Westchester Park residential development. The frontage of the school’s property on Westchester Park Drive is currently finished with concrete curbs and gutter, sidewalks, and configured with a traffic circle and two traffic islands containing some landscaping and a bus stop. Use of a one-way traffic circle is repeated on the site in front of the school. The access road to the school leads into a proposed 40-space parking lot.

The school is primarily one-story, though fenestration design for the school includes fixed clerestory windows rising a half-story above the school’s first floor with every third window opening for ventilation. A variety of aluminum picture, awning, and double-hung windows are used on all façades, together with a metal storefront window/door system to be utilized at the entrances. The façades are varied and well-articulated, but contrast against the colonial design of Westchester Park residential development across from the entrance to the proposed development. Two 2,600-square-foot building additions are proposed on the east and west sides of the existing one-story building. The applicant’s statement of justification indicates that these additions are to

improve the administrative and educational operations of the school. The form of the additions is compatible with the existing structure. The school has been operating since 2007 and has been constructed to Leadership in Energy and Environmental Design (LEED) Silver Standards.

An existing recreation activity area/field measuring 52,800 square feet exists in the northeasterly portion of the site between the site’s Westchester Park Drive frontage and the access road to the school. This play area meets the dimensional requirements contained in the Zoning Ordinance.

The site also contains existing wetlands and a stream. The site plan indicates that floodplain, stream, and wetland buffers have been provided, as well as a proposed wooden split-rail fence to help demarcate and protect these natural features.

**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, subject to detailed site plan approval.
  - b. The proposal is also in conformance with the requirements of Section 27-442, Regulations, regarding additional regulations for development in residential zones. The permitted lot coverage on the subject site is 60 percent. The provided lot coverage should be indicated on the detailed site plan.
  - c. The proposal is also in conformance with Section 27-443 regarding the development of private schools in residential areas. More particularly:

<b>Required</b>	<b>Provided</b>
Land at least five acres.	The property included in the subject application measures 17.43 acres.
Maximum enrollment 400.	The proposed enrollment for the subject private school is 240.
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.	The proposed school accesses Westchester Park Drive, which has a paved surface at least 36 feet wide, though it is in part separated by landscape medians.
Outdoor play area at least 100 square feet of usable space per student.	The outdoor play area is 53,800 square feet, fulfilling this requirement for the school’s proposed 240-student enrollment.
Play area must be located at least 25 feet from any dwelling on an adjoining lot.	The location of the play area exceeds this requirement.
Play area must be buffered from adjoining uses in accordance with the provisions of the Landscape Manual.	Applicant has demonstrated compliance with the applicable sections of the Landscape Manual.

Required	Provided
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.	A 5-foot tall fence exists in conformance with the requirements of the Zoning Ordinance.
A detailed site plan shall be approved for the private school.	If the subject application is approved, this requirement would be fulfilled.

8. **Preliminary Plan of Subdivision 4-11017:** Preliminary Plan of Subdivision 4-11017 is currently under review. Pursuant to Section 27-270 of Zoning Ordinance for the order of approvals, Preliminary Plan 4-11017 for the subject site must be approved prior to approval of this detailed site plan, DSP-04070-03. The preliminary plan of subdivision is currently scheduled for a public hearing on May 31, 2012.
  
9. **Prince George’s County Landscape Manual:** The property is subject to the requirements of the 2010 *Prince’s George’s County Landscape Manual*. Specifically, the site is subject to Section 4.2, Requirements for Landscape Strips along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscape Requirements. The required schedules have been provided on the submitted landscape plan and minor revisions are required prior to certificate of approval of the detailed site plan.
  
10. **The Woodland and Wildlife Habitat Conservation Ordinance:** This property is subject to the provisions of the Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance because the site has previously-approved tree conservation plans. Because a new preliminary plan has been filed, and this application must meet the requirements of the preliminary plan if approved, this revision to the DSP is no longer grandfathered under the woodland conservation requirements that were effective prior to September 1, 2010.

The site currently contains 8.86 acres of existing woodland, of which 5.12 acres are designated as woodland preservation based on the currently approved Type II Tree Conservation Plan (TCPII-161-04/02). Based on the submitted DSP and Type 2 tree conservation plan (TCP2), no additional clearing is proposed with this application. The requirement will continue to be met with the existing 5.12 acres of woodland conservation on-site.

The cover sheet needs to be revised to show the location of the woodland conservation treatment areas.

11. **Tree Canopy Coverage Ordinance:** The Tree Canopy Coverage Ordinance came into effect on September 1, 2010. The Tree Canopy Coverage Ordinance requires a minimum percentage of tree canopy coverage on properties that require a grading permit. Properties zoned R-R are required to provide a minimum of 15 percent of the gross tract area in tree canopy. The application demonstrates conformance with the tree canopy coverage requirements as follows:

	<b>REQUIRED</b>	<b>PROPOSED</b>
Tree Canopy	113,888 sq. ft.	428,195 sq. ft.

The tree canopy requirement is met entirely through the use of 6.99 acres of on-site woodland conservation and 2.84 acres of existing trees to remain on the site.

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

- a. **Community Planning North Division**—In a memorandum dated March 28, 2012, the Community Planning North Division provided review of the subject detailed site plan.
  - (1) This application is consistent with the 2002 *Prince George's County Approved General Plan* Development Pattern policies for the Developed Tier and does not violate the General Plan's growth goals for the year 2025, based upon review of Prince George's County's current General Plan Growth Policy Update.
  - (2) This application conforms with the land use recommendations of the 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity* for high suburban residential land use, as private schools are recognized as permitted uses in residential zones.
  
- b. **Environmental**—In a memorandum dated May 14, 2012, the Environmental Planning Section provided review of the subject detailed site plan.
  - (1) The site has a signed Natural Resources Inventory (NRI-020-12). The signed NRI shows the existing streams and wetlands that occur on the site. The site contains 8.86 acres of woodland, 5.12 acres of which are protected under the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO).

A few revisions are required to the NRI. The primary management area (PMA) needs to be adjusted to include steep slopes adjacent to the stream valley. The legend shows a symbol for the 100-year floodplain, but it is not shown on the plan. These revisions will have no impacts on the design as proposed on the DSP and TCP2.
  - (2) The property is located east of Kenilworth Avenue (MD 201), which is a significant noise generator. The noise model used by the Environmental Planning Section shows the projected 65 dBA Ldn noise contour to be 311 feet from the centerline of MD 201. As such, the noise contour does not result in impacts on the uses on the subject property. The subject property is zoned for residential uses; however, no residential-type uses are proposed. No further information is required regarding noise generated by MD 201.
  - (3) Effective October 1, 2009, the State Forest Conservation Act was amended to include a requirement for a variance if a specimen, champion, or historic tree is proposed to be removed. This state requirement was incorporated in the adopted WCO effective on September 1, 2010. No specimen trees are proposed to be removed. A variance is not required at this time.
  - (4) An approved Stormwater Management Concept Plan and Letter (21471-2011) were submitted with the subject application. The site contains areas of existing drywells and bioretention areas. The approved concept plan proposes to expand two of the five existing bioretention ponds.

- c. **Transportation Planning Section**—In a memorandum dated March 16, 2012 the Transportation Planning Section provided comment on the subject application, as follows:
- (1) Preliminary Plan of Subdivision 4-11017 is currently under review. It seeks to expand the existing trip cap and a traffic study has been submitted for evaluation. If the pending preliminary plan is indeed approved with a revised trip cap, it would appear that the subject site plan can move forward with a positive recommendation in this regard.
  - (2) The site has frontage on Westchester Park Drive, which is a public street which is undesignated on any master plan. No further dedication is needed.
  - (3) Access and circulation are acceptable and consistent with prior site plans.
- d. **Trails**—In a memorandum dated May 15, 2012, the Transportation Planning Section provided comment on the submitted detailed site plan. The application has been reviewed for conformance with the *Approved Countywide Master Plan of Transportation (MPOT)*, in order to implement planned trails, bikeways, and pedestrian improvements.
- (1) **Bikeways and Trails:** As indicated in prior memorandums, there are no master plan bikeways or trails that cross the proposed subdivision. The MPOT does recommend that Kenilworth Avenue (MD 201) contain a sidepath in the future. This future project does not directly affect this application at this time.
 

Kenilworth Avenue (MD 201) is a designated bikeway by the State of Maryland. The wide shoulder offers safe bicycle riding up to the bridge at the Capital Beltway (I-95/495), where the shoulder narrows. It is recommended that the applicant provide bicycle parking on-site to support the existing and future bicycle network and implement the County’s Complete Streets policy. Six u-shaped bicycle parking spaces are recommended close to the main entrance to the building on a concrete pad. Bicycle parking area signs (MUTCD D4-3) should be erected at the parking locations (see Manual on Uniform Traffic Control Devices (MUTCD) Part 9, Traffic Control for Bicycle Facilities, Section 9B.23).
  - (2) **Pedestrian Mobility and Access:** The MPOT recommends that sidewalks be constructed along all roads (public or private) in the Developed Tier, where the subject site is located. The MPOT recommends “complete streets” and that sidewalks, neighborhood trail connections, and bicycle-friendly roadways be provided with all development to accommodate bicycling and walking.
 

There are no sidewalks on Kenilworth Avenue (MD 201), but the state has provided access to the entrance to Westchester Park for pedestrians. Sidewalks exist at the site entrance to Westchester Park which leads up to MD 201.

There are no sidewalks on the site entrance drive. It is recommended that sidewalks be constructed on-site that will lead to the site entrance and connect to the existing sidewalks at Westchester Park Drive. These sidewalks should lead to the proposed building and/or building additions.

e. **Subdivision Section**—In a memorandum dated March 29, 2012, the Subdivision Review Section provided an analysis of the DSP as follows:

(1) The subject property is known as Lot 1 on Tax Map 34 in Grid B-4, in the Rural Residential (R-R) Zone and is 17.43 acres. In order to develop above the trip cap, a new preliminary plan of subdivision is required which will include a new analysis of the adequacy of transportation facilities. Preliminary Plan of Subdivision 4-11017 is pending and will need to be approved prior to approval of this detailed site plan, pursuant to Section 27-270 of Zoning Ordinance for the order of approvals. Preliminary Plan 4-11017 is for the addition of 5,200 square feet of gross floor area (GFA). The proposed addition will increase the maximum enrollment by 40 students. A new trip cap will be established through the new preliminary plan, and reflected on the final plat.

f. **Permit Review Section**—In a memorandum dated February 7, 2012, the Permit Review Section provided review of the subject site plan. The Permit Review Section's comments have been addressed through plan revisions and in the Recommendation section of this report.

g. **Department of Public Works and Transportation (DPW&T)**—The Department of Public Works and Transportation (DPW&T), in a memorandum dated March 30, 2012, provided a standard response on issues such as right-of-way dedication, frontage improvements, sidewalks, street trees and lighting, storm drainage systems, and facilities in order to be in accordance with the requirements of DPW&T. DPW&T also indicated that the subject DSP is consistent with approved Stormwater Management Concept Plan 21471-2011.

DPW&T also stated that sidewalks are required along all roadways within the property limits.

h. **The Prince George's County Police Department**—The Prince George's County Police Department provided comment on the detailed site plan at the Subdivision and Development Review Committee (SDRC) meeting on March 16, 2012 regarding crime prevention through environmental design (CPTED). The Police Department expressed concern regarding the visibility of the play area. While natural vegetation should be encouraged, some visibility of the play area should be retained for surveillance purposes.

**Comment:** The play area is existing and there are existing wooded buffers between the play area and the roadway. Most visibility of the play area will be obtained from the south (where the school is located).

13. 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.



14. Per Section 27-285(b)(4) of the Zoning Ordinance, a required finding for approval of a detailed site plan is as follows:

**The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible.**

Preservation of environmental features is required as part of this DSP approval. This site contains regulated environmental features that are required to be preserved and/or restored to the fullest extent possible under Section 27-285(b)(4) of the Zoning Ordinance. The on-site regulated environmental features include streams and their associated 60-foot-wide buffers and wetlands and their associated 25-foot-wide buffers.

Impacts to the regulated environmental features should be limited to those that are necessary for the development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use and orderly and efficient development of the subject property or are those that are required by county code for reasons of health, safety, or welfare.

The previously approved preliminary plan and detailed site plan included impacts that were approved as part of that application. The impacts are reflected on the current TCP2. The proposed design does not result in any additional impacts to regulated environmental features.

## 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-04070-03 and Type 2 Tree Conservation Plan TCP2-161-04-03 for Friends Community School, subject to the following conditions:

1. Prior to signature approval, the applicant shall revise the plans as follows or provide the specified information:
  - a. The detailed site plan cover sheet shall be revised to:
    - (1) Correct General Note 16 to “PPS 4-11017.”
    - (2) Correct Site Development Data Note 12 to “Student Enrollment: Existing 200 Students; Proposed 240 students.”
    - (3) Label the Washington Suburban Sanitary Commission (WSSC) right-of-way in the northeastern corner as shown on the current record plat.
    - (4) Add plat reference “REP 215-56” to the property information.
    - (5) Site Development Data Note 9 shall be revised to include the percentage of building coverage provided.

- (6) The site plan and site development data shall indicate the building height.
  - (7) The site plan shall be revised to indicate that 24,000 square feet of outdoor playground or activity area is required.
- b. Detailed site plan Sheet 3 shall be revised to:
    - (1) Label the Washington Suburban Sanitary Commission (WSSC) right-of-way in the northeastern corner as shown on the current record plat.
    - (2) Add plat reference “REP 215-56” to the property information.
  - c. Detailed site plan Sheet 4 shall be revised to add plat reference “REP 215-56” to the property information.
  - d. Detailed site plan Sheet 5 shall be revised to add plat reference “REP 215-56” to the property information.
  - e. The grade level of students above and below 10th grade shall be provided. A parking schedule shall be provided accordingly.
  - f. Provide six u-shaped bicycle racks near the main entrance to the building. Details of the bicycle racks shall be provided. The racks shall be anchored into a concrete base. Bicycle parking area signs (MUTCD D4-3) shall be erected at the parking locations (see Manual on Uniform Traffic Control Devices (MUTCD) Part 9, Traffic Control for Bicycle Facilities, Section 9B.23).
  - g. Provide one additional sidewalk extension on the west side of the existing access drive that is a minimum four feet wide.
- 2. Prior to signature approval, the applicant shall revise the landscape plans as follows or provide the specified information:
    - a. Remove the general note from Sheet 1 of 4 which refers to the planting requirements of the 1990 Prince George’s County Landscape Manual.
  - 3. Prior to signature approval of the detailed site plan, the natural resources inventory (NRI) shall be revised to correct the primary management area and 100-year floodplain. The revision shall be corrected on all future tree conservation plans.
  - 4. Prior to signature approval of the detailed site plan, the Type 2 tree conservation plan (TCP2) shall be revised as follows:
    - a. Show the woodland treatment areas on the cover sheet.
    - b. Show all previous approvals in regular typeface in the approval block.

5. At the time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated primary management area except for any approved impacts and shall be reviewed by the Environmental Planning Section prior to approval of the final plat. The following note shall be placed on the plat:

“Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed.”