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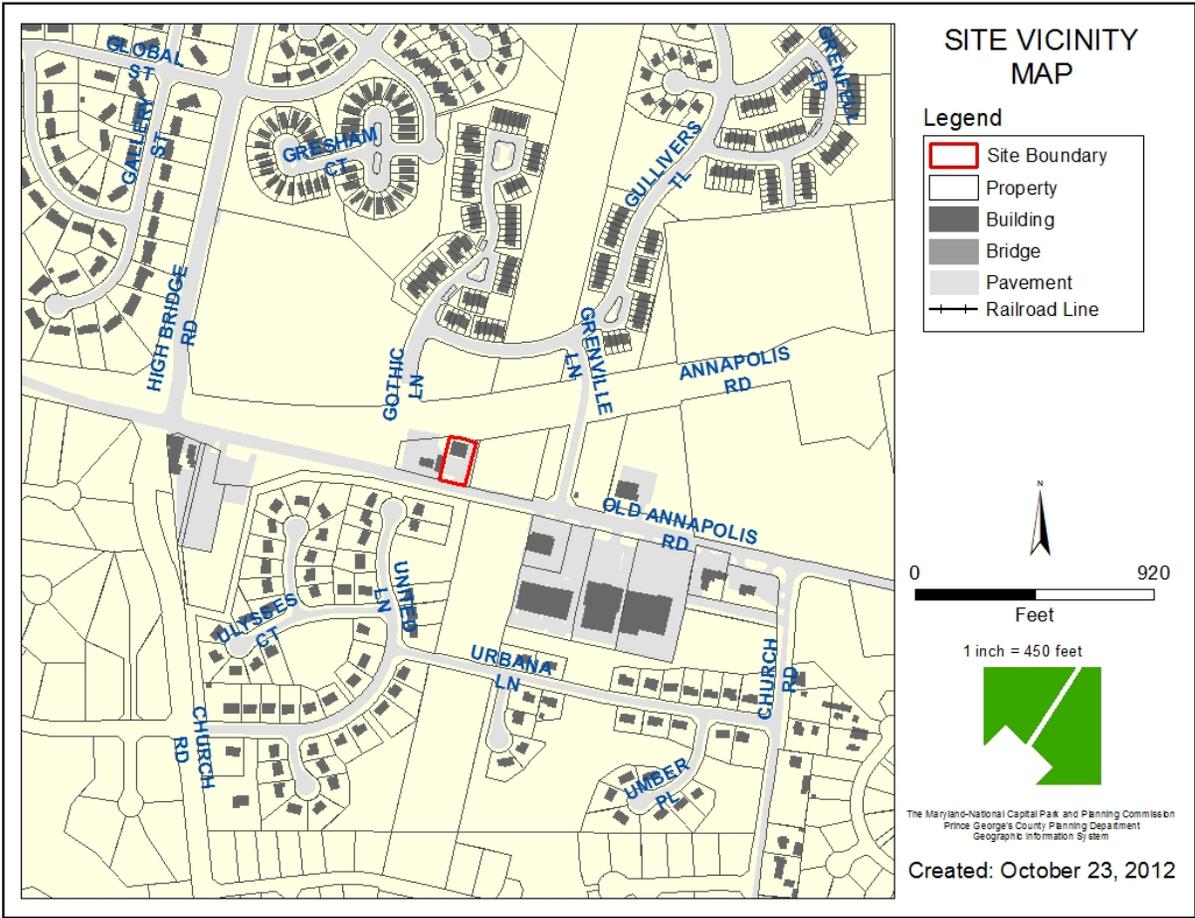
Detailed Site Plan

DSP-12008

Application	General Data	
<p>Project Name: New Life Christian Academy of Bowie</p> <p>Location: Located in the City of Bowie between Annapolis Road (MD 450) and Old Annapolis Road, approximately 300 feet east of their intersection.</p> <p>Applicant/Address: Pastor Shawn McBride New Life Community Church 17507 Central Avenue Upper Marlboro, MD 20774</p>	Planning Board Hearing Date:	11/08/12
	Staff Report Date:	10/25/12
	Date Accepted:	08/13/12
	Planning Board Action Limit:	11/09/12
	Plan Acreage:	0.336
	Zone:	C-S-C
	Dwelling Units:	N/A
	Gross Floor Area:	2,632 sq. ft.
	Planning Area:	71B
	Tier:	Developing
	Council District:	04
	Election District	14
	Municipality:	Bowie
200-Scale Base Map:	208NE12	

Purpose of Application	Notice Dates	
A 32-child day care center with before and after care, accessory to a church.	Informational Mailing:	02/10/12
	Acceptance Mailing:	07/07/12
	Sign Posting Deadline:	10/02/12

Staff Recommendation		Staff Reviewer: Ruth Grover MUP, AICP Phone Number: 301-952-4317 Email: 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-12008
New Life Christian Academy of Bowie

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 Commercial Shopping Center (C-S-C) Zone.
- b. The requirements of the record plat recorded in Plat Book WWW 68-65.
- 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 of a day care center, to include before and after care, for a maximum of 32 children in the Commercial Shopping Center (C-S-C) Zone.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	C-S-C	C-S-C
Use(s)	Church	Church, Day Care, and Before and After School Care
Acreage	0.336	0.336
Building Square Footage/GFA	2,632	2,632

Parking

	REQUIRED	PROPOSED
Church (1 per 4 seats)	12	12
Day Care (1 per 8 children)	4	4
Total Parking	16	16

3. **Location:** The subject site is located in the City of Bowie between Annapolis Road (MD 450) and Old Annapolis Road, approximately 300 feet east of their intersection.
4. **Surrounding Uses:** The site is bounded to the north by Annapolis Road (MD 450); to the east by undeveloped land in the Commercial Shopping Center (C-S-C) Zone with a high voltage power line beyond; to the south by Old Annapolis Road; and to the west by a bakery and barbershop in the C-S-C Zone.
5. **Previous Approvals:** There are no recent previous approvals of relevance to the subject site. The site is the subject of a record plat that was recorded in Plat Book WWW 68-65 in 1968.
6. **Design Features:** The site is accessed from a single point on Old Annapolis Road. The access leads into a modest parking lot that provides the 16 required parking spaces for the church on the site and the proposed day care/before and after school care. The parking area includes the one handicapped, van-accessible parking space required by the Zoning Ordinance and the Americans with Disabilities Act (ADA). The handicapped space is located adjacent to the right, front corner of the building and a handicap ramp has been provided to make the front entrance to the building easily accessible from the handicap parking space.

An existing 2,632-square-foot building sits on the left side of the rear of the lot, which is currently used as a church and which is proposed to be used for the day care and before and after school care center. The building is a simple one-story rectilinear brick structure with a pitched roof. The front façade includes an overhang with storefront glass under the central pitched portion of the roof flanked by two rectilinear porch-like areas. The other façades have minimal fenestration, with only a service door on the rear façade evident, with various meters, lighting, and mechanical equipment located on the side façade and on the roof. Two light fixtures are included on each of the side façades. The required 1,450-square-foot play area for the day care sits immediately to its right and is proposed to include a four-foot square by seven-foot-high shade canopy and play set for the children. The play area is proposed to be surrounded by a five-foot-tall chain-link fence.

An unused board-on-board dumpster enclosure is located between the northern boundary of the proposed outdoor play area and the northern site property line. As the dumpster pad will be inaccessible after development of the subject project and the applicant has in any case indicated that project size does not warrant dumpster use, a proposed condition in the Recommendation section of this technical staff report would require that the plans be amended to indicate that it is “to be removed.”

Comment: Staff believes that a sight-tight fence is more desirable in this highly-visible location than a chain-link fence. Furthermore, it will most probably be necessary for purposes of noise attenuation. See Finding 12.h. for a full discussion of fencing/noise attenuation measures.

The day care is proposed to include some measure of before and after school care. Though the percentage of children enrolled in day care relative to the number enrolled in before and after school care may fluctuate, the total number of children on-site may in no event exceed 32. A proposed condition contained in the Recommendation section of this technical staff report would ensure this requirement will be met.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George’s County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the C-S-C Zone, the site plan design guidelines of the Zoning Ordinance, and the provisions in the Zoning Ordinance governing day care centers in commercial zones.
 - a. The subject application is in conformance with the requirements of Section 27-461(b) of the Zoning Ordinance, which governs uses in commercial zones. The proposed day care and before and after school care center is permitted in the C-S-C Zone as a use accessory to a church and subject to detailed site plan (DSP) approval.
 - b. The DSP shows a site layout that is consistent with Section 27-462, regulations regarding building setbacks, as a proposed condition is included in the Recommendation section of this technical staff report that requires the applicant to remove the dumpster enclosure located in the required ten-foot setback from the street.
 - c. The DSP is in conformance with the applicable site design guidelines contained in Sections 27-283 and 27-274.
 - d. The DSP is in conformance with the requirements of Section 27-464.02 regarding day care centers in commercial areas as follows:
 - (1) **Requirements**
 - (A) **An ample outdoor play or activity area shall be provided, in accordance with the following:**
 - (i) **All outdoor play areas shall have at least seventy-five (75) square feet of play space per child for fifty percent (50%) of the licensed capacity or seventy-five (75) square feet per child for the total number of children to use the play area at one (1) time, whichever is greater;**

Comment: Calculations pursuant to the above indicate that only 19 children may play on the playground at one time. A recommended condition would require that a note to this effect be added to the plans, and that General Note 8 on the detailed site and landscape plans be corrected accordingly.

- (ii) All outdoor play areas shall be located at least twenty-five (25) feet from any dwelling on an adjoining lot, and shall be enclosed by a substantial wall or fence at least four (4) feet in height;**

Comment: There are no adjacent dwellings, so the first portion of this requirement is inapplicable. The play area is indicated to be enclosed by a five-foot chain-link fence in accordance with the second subpart of this requirement. However, staff believes this is an insufficient separation from the high-volume traffic on Annapolis Road (MD 450) and to attenuate noise. To create a quieter and more secluded environment for the children, staff has included a recommended condition below that would, as mentioned above, require a Phase 2 noise study that will most likely result in the placement of a solid, sight-tight fence around the play area. To enhance the safety of the play area, conditions below would also require substantial concrete bollards placed four feet on-center on three sides of the play area, but not on the side formed by the building.

- (iii) A greater set back from adjacent properties or uses or a higher fence may be required by the Planning Board if it determines that it is needed to protect the health and safety of the children utilizing the play area;**

Comment: As neither a greater setback nor a higher fence has been judged by staff to be adequate to protect the health and safety of the children utilizing the play area, staff has recommended inclusion of a condition that would require substantial concrete bollards placed four feet on-center on the three vulnerable sides of the play area, as well as a six-foot-high solid fence.

- (iv) An off-premises outdoor play or activity area shall be located in proximity to the day care center, and shall be safely accessible without crossing (at grade) any hazardous area, such as a street or driveway;**

Comment: The outdoor play or activity area is located on-premises. Therefore, this requirement is not applicable to the subject project.

- (v) The play area shall contain sufficient shade during the warmer months to afford protection from the sun;**

Comment: A four-foot square shade canopy has been provided in the proposed outdoor play area to provide shade during the warmer months. Staff believes that the size of the structure is inadequate for the

19 children proposed to utilize the play area at one time. Therefore, a recommended condition of approval would require that the size of the shade structure be increased to at least six feet by six feet, or 36 square feet.

- (vi) **Sufficient lighting shall be provided on the play area if it is used before or after daylight hours to insure safe operation of the area; and**

Comment: A note on the plans indicates that use of the outdoor play area shall be limited to daylight hours. Therefore, lighting of the play area is not necessary or required.

- (vii) **Outdoor play shall be limited to the hours between 7 A.M. and 9 P.M.**

Comment: A recommended condition below would require that General Note 9 be further qualified to limit the hours of outdoor play to never be earlier than 7:00 a.m. or later than 9:00 p.m., in accordance with this requirement.

(2) **Site plan.**

- (A) **A Detailed Site Plan shall be approved for the center, in accordance with Part 3, Division 9, of this Subtitle, to insure compliance with the provisions of this Section.**
- (B) **In addition to the submittal requirements of Part 3, Division 9, the Detailed Site Plan shall show:**
 - (i) **The proposed enrollment;**
 - (ii) **The location and use of all buildings on adjoining lots;**
 - (iii) **The location and size of outdoor play or activity areas; and**
 - (iv) **The location, quantity, and type of screening and landscaping.**

Comment: Should the subject DSP be approved, as the application has been reviewed for conformance with Part 3, Division 9 of the Zoning Ordinance, the applicant would be in conformance with Subpart (A) of the above requirement. Per Subpart (B) of this requirement, the DSP has provided the required information: the proposed enrollment for the day care center (32); all buildings on the site and on the adjoining lot on Parcel 51 (a bakery and barbershop) adjacent to the west; the location of the play area on the western side of the building on the site and its size (1,450 square feet); and the location, quantity, and type of screening and landscaping, of which there is none.

- 8. **The requirements of the record plat recorded in Plat Book WWW-68-65:** There are no conditions or requirements associated with this plat.

9. **The 2010 Prince George’s County Landscape Manual:** Per Section 27-450 of the Zoning Ordinance, landscaping, screening, and buffering of all development in commercial zones shall be provided pursuant to the provisions of the 2010 *Prince George’s County Landscape Manual* (Landscape Manual).
- a. **Section 4.2, Requirements for Landscaped Strips along Streets**—Section 4.2 specifies that, for all nonresidential uses in any zone and for all parking lots, a landscape strip shall be provided on the property abutting all public and private streets. However, the property was originally developed in the 1960’s as a 7-Eleven store. A landscape strip was not required at that time nor was it required recently when the property was redeveloped as a church (Section 1.1(d)), as the intensity of the use was being decreased, rather than increased.
 - b. **Section 4.3, Parking Lot Requirements**—The proposed parking area is less than 7,000 square feet; therefore, the parking lot is exempt from the requirements of Section 4.3.
 - c. **Section 4.4, Screening Requirements**—Section 4.4 requires that all dumpsters, loading spaces, and mechanical areas be screened from adjoining existing residential uses, land in any residential zone, and constructed public streets. There are no loading spaces or mechanical areas that need be screened from any residential use or residentially-zoned land or public streets, and a proposed condition contained in the Recommendation section of this technical staff report would require that the existing dumpster enclosure on-site be removed, as a dumpster is unnecessary for the small-scale proposed use.
 - d. **Section 4.7, Buffering Incompatible Uses**—The site is not adjacent to any incompatible uses; therefore, Section 4.7 does not apply.
 - e. **Section 4.9, Sustainable Landscaping Requirements**—The site is not subject to Section 4.9, which requires that a percentage of the proposed plant materials be native plants. Since the site is not subject to the Landscape Manual and no additional landscaping is proposed, Section 4.9 does not apply.
- Comment:** It appears that, pursuant to Section 1.1(d) of the Landscape Manual, the subject project is exempt in any case from the requirements of Sections 4.1, 4.2, 4.3, 4.6, 4.7, 4.8, 4.9, and 4.10 of the Landscape Manual.
10. **The Woodland and Wildlife Habitat Conservation Ordinance:** The property is not subject to the provisions of the Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance because the site is less than 40,000 square feet and has no valid tree conservation plan approvals.
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 (TCC) on properties that require a tree conservation plan or letter of exemption. Properties zoned C-S-C are required to provide a minimum of ten percent of the gross tract area in tree canopy. However, projects with less than 1,500 square feet of disturbance are exempt from the requirements. As no disturbance will occur as part of this project, it is exempt from the requirements of the Tree Canopy Coverage Ordinance.

12. **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 a memorandum dated August 16, 2012, the Historic Preservation Section stated that the subject application for a 32-child day care center in a church would have no effect on identified historic sites, resources, or districts.
- b. **Archeology**—In a memorandum dated August 24, 2012, the archeology planner coordinator of the Historic Preservation Section stated that a Phase I archeological survey would not be recommended for the subject site, as a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates that the probability of archeological sites being present within the subject property is low. In closing, she stated that the property is currently developed with a 1960s house that is used as a church and an associated parking lot and that there are no county historic sites or historic resources located on or adjacent to the subject property.
- c. **Community Planning North Division**—In a memorandum dated August 17, 2012, the Community Planning North Division stated that the subject application is consistent with the 2002 *Prince George's County Approved General Plan Development Policies* for the Developing Tier and does not violate the General Plan's growth goals for the year 2025, based upon a review of Prince George's County's current General Plan Growth Policy Update, and that the application conforms with the commercial development land use recommendations of the 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, 74B*.
- d. **Transportation Planning Section**—In a memorandum dated October 12, 2012, the Transportation Planning Section offered the following:

As part of the added use to the subject property, the applicant is proposing a 1,450-square-foot, chain-link-fenced play area. Given the limitations of the site, and its proximity to both roads (Annapolis and Old Annapolis), the location of the play area is approximately 50 feet from the eastbound edge of pavement of Annapolis Road (MD 450), a high-volume arterial road with a posted speed limit of 40 miles per hour. Immediately to the east of the proposed play area is a 250-foot utility right-of-way that contains high-voltage transmission power lines. While the entire play area is fenced off by a five-foot-high chain-link fence, it is the opinion of staff that this location for a play area is inappropriate due to safety concerns.

Comment: A recommended condition below would require the applicant to place substantial four-foot-high concrete bollards four feet on-center and a solid six-foot-tall fence on the three vulnerable sides of the play area for the protection of the children.

- e. **Subdivision Review Section**—In a memorandum dated September 13, 2012, the Subdivision Review Section stated that the subject property is known as Lot 1, located on Tax Map 46 in Grid C-1, and measures 14,627 square feet. As history, they offered that Lot 1 was recorded in 1968 in plat book WWW 68-65, but was not the subject of a preliminary plan of subdivision. They then noted that the site plan shows the boundary of the lot as slightly less distances than reflected on the record plat, which could be the result of the adjacent construction of Annapolis Road (MD 450). In their analysis, the Subdivision Section stated that a preliminary plan of subdivision would not be required

as the gross floor area on the site is not going to be increased from the currently existing 2,632-square-foot church. Section 24-111 of the Subdivision Regulations exempts the subject project from the requirement of a new preliminary plan of subdivision as no new gross floor area is going to be added to the site.

As plan comments, the Subdivision Section offered that, prior to certificate approval, the detailed site plan should be revised to add a plat reference to “WWW 68-65” and the construction date of the existing building to the notes on the plan. In closing, the Subdivision Section stated that DSP-12008 is in substantial conformance with the record plat, if the plan comments are addressed. In addition, it should be noted that the bearings, distances, lots, and blocks as reflected on the final plats must be shown and match. Failure of the site plan and record plat to match will result in building permits being placed on hold until the plans are corrected.

Comment: The Subdivision Review Section’s plan comments have been included below as proposed conditions in the Recommendation section of this technical staff report.

- f. **Trails**—In a memorandum dated October 24, 2012, the trails coordinator of the Transportation Planning Section stated that they had reviewed the detailed site plan for conformance to the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2006 *Approved Master Plan and Sectional Map Amendment for Bowie and Vicinity* in order to implement planned trails, bikeways, and pedestrian improvements.

The Transportation Planning Section then offered the following review comments:

- (1) Annapolis Road (MD 450) includes an existing sidepath along the north side in the vicinity of the subject site. Steep slopes prevent a direct connection to this trail from the subject site, but access is available at the signalized intersection approximately 450 feet to the east of the property.
- (2) Old Annapolis Road is designated as a master plan bikeway in both the area master plan and the MPOT. Currently, the road is open section with no sidewalks along the entire length of its northern side. The subject site includes approximately 104 linear feet of frontage along Old Annapolis Road, and no sidewalks exist to either the east or west of the subject site. The subject application includes the reuse of an existing structure and no new construction is involved. After discussions with the City of Bowie, it was determined that any appropriate sidewalk or bikeway improvements along Old Annapolis Road are best implemented in cooperation with the Maryland State Highway Administration (SHA) for the entire corridor, rather than on a parcel by parcel basis, as any sidewalk construction required at this time would not connect into any other existing facilities. Also, on the west side of the subject site, the sidewalk would end directly at an existing striped parking space for the adjacent building.

As a conclusion and recommendation, the trails coordinator stated that no sidewalk construction is recommended at this time and any bikeway or sidewalk improvements along Old Annapolis Road should be considered comprehensively for the entire corridor as funding allows.

- g. **Permit Review Section**—In a memorandum dated August 28, 2012, the Permit Review Section offered numerous comments that have either been addressed by revisions to the plans or in the Recommendation Section of this technical staff report.
- h. **Environmental Planning Section**—In an email dated October 2, 2012, the Environmental Planning Section stated that the site has frontage on Old Annapolis Road and abuts Annapolis Road (MD 450), a master arterial roadway that generates sufficient traffic to result in noise levels above 65 dBA Ldn. Further, they stated that according to the Environmental Planning Section’s noise model, the unmitigated 65 dBA Ldn noise contour is approximately 228 feet from the centerline of the eastbound lane, placing the entire property, including the proposed outdoor play area within the unmitigated 65 dBA Ldn noise contour. The Environmental Planning Section then recommended that the proposed play area be located in front of the building so that it can provide shielding and noise reduction for the outdoor play area and that a board-on-board fence, with no gaps at the base, be provided along the western portion of the site to provide additional mitigation.

The Environmental Planning Section indicated that the project is not subject to the Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is less than 40,000 square feet in size and has no valid tree conservation plan approvals; however, a standard exemption letter would be required prior to issuance of a building or use and occupancy permit for the project.

Comment: A proposed condition contained in the Recommendation section of this technical staff report would require that, prior to issuance of a building or use and occupancy permit for the project, the applicant submit to staff, as designee of the Planning Board, a standard exemption letter for the site.

In a subsequent email received October 24, 2012, the Environmental Planning Section offered the following additional information:

It does not appear that standard fencing material would provide adequate mitigation of noise impacts to the outdoor play area to less than 65 dBA Ldn; however, enhanced fencing may provide adequate noise mitigation. A determination regarding mitigation cannot be made based on the information submitted to date with respect to the measures that would be needed to mitigate noise for the proposed outdoor playground in the location currently shown on the plan. A Phase 2 noise study prepared by an acoustical engineer should be submitted prior to certification of the DSP to evaluate the measures necessary to reduce the outdoor transportation-related noise to below 65 dBA Ldn. The proposed mitigation measures should include, at a minimum, the type of mitigation (fence or other), proposed materials (wood, vinyl, single and/or double panels, etc.), and the height and location that the mitigation measures are to be installed. The noise study must also provide a statement that the proposed mitigation efforts will reduce the traffic-generated noise within the proposed play area to below 65 dBA Ldn, and be signed and sealed by the professional acoustical engineer who prepared it.

Comment: A second proposed condition in the Recommendation section of this technical staff report would implement the needed noise mitigation measures suggested by the Environmental Planning Section above.

- i. **Fire/EMS Department**—At the time of this writing, staff has not received comment from the Prince George’s Fire/EMS Department.
- j. **Department of Public Works and Transportation (DPW&T)**—In a memorandum dated October 11, 2012, DPW&T offered comment regarding needed coordination with the City of Bowie and the State Highway Administration (SHA) regarding the roads adjacent to the subject project. Additionally, they indicated that stormwater management concept approval must be obtained from the City of Bowie.

Comment: A proposed condition in the Recommendation section of this technical staff report would require that proof of stormwater management concept approval by the City of Bowie shall be provided prior to signature approval of the plans.

- k. **Prince George’s County Police Department**—In a memorandum dated September 12, 2012, the Prince George’s County Police Department stated that there are no crime prevention through environmental design (CPTED) concerns at this time for the New Life Christian Academy of Bowie.
- l. **Prince George’s County Health Department**—In a memorandum dated September 13, 2012, the Environmental Engineering Program of the Prince George’s County Health Department offered the following comments and recommendations:

- (1) The property is directly adjacent to a PEPCO (Potomac Electric Power Company) transmission line right-of-way. According to the National Institute of Environmental Health Sciences, there is a “weak association” between increasing exposure to electromagnetic fields (EMFs) and an increased risk of childhood leukemia.
- (2) The following is noted due to the subject site’s location directly adjacent to an arterial roadway.
 - (a) Published scientific reports have found that road traffic, considered a chronic environmental stressor, could impair cognitive development in children, such as reading comprehension, speech intelligibility, memory, motivation, attention, problem-solving, and performance on standardized tests.
 - (b) There is an emerging body of scientific evidence indicating that exposure to traffic-related air pollution is a cause and trigger for asthma; and that living, working, or going to school near a busy roadway or freeway increases the severity of asthma symptoms, especially in children.

Comment: Legislative support is not available for the Urban Design Section to recommend modifications to the plans due to the above-identified potential negative health effects on children from electromagnetic fields, proximity of a major traffic generator, and/or the air pollution that it generates.

- m. **Maryland State Highway Administration (SHA)**—In a memorandum dated September 12, 2012, SHA requested a traffic impact statement utilizing an Access Management Division Plan Submission checklist and a certified sight distance plan utilizing a Sight Distance Maintenance and Evaluation Worksheet. SHA stated that further review of this project would be withheld until the above requested items are received.
- n. **Washington Suburban Sanitary Commission (WSSC)**—In a memorandum dated August 31, 2012, WSSC offered comment on needed coordination with other buried utilities and the relationship between forest conservation and WSSC easements. Additionally, WSSC offered comment on requirements should the system on-site need to be extended.
- o. **Verizon**—In an e-mail received October 22, 2012, a representative of Verizon stated that he had no comment on the subject project.

Comment: Public utility easements (PUEs) do not currently exist on the subject property and cannot be established through the approval of a detailed site plan.

- p. **Potomac Electric Power Company (PEPCO)**—At the time of this writing, staff has not received comment from PEPCO regarding the subject project.
- q. **The City of Bowie**—In a letter dated October 17, 2012, the Bowie City Council stated that on Monday, October 15, 2012, they conducted a public hearing on the subject detailed site plan. They stated that their understanding was that the application was for both a day care center for up to 32 children, two to five years old, and an after school program for children in kindergarten to eighth grade. They then indicated that the City Council was appreciative of the work being done on the site and the adaptive reuse of the existing building on the site to serve the community. The City Council then stated that they recommended approval of the project, including a sign, subject to conditions.

Comment: No project sign was reviewed or is recommended for approval with the subject application. Should the applicant want to add a sign to his project in the future, he would have to submit a revision application to be approved by the Planning Board or its designee. The City of Bowie's proposed conditions have been included in the Recommendation section of this technical staff report. As the City of Bowie's letter did not address stormwater management and they are the approving authority, as previously stated, a recommended condition below would require that, prior to signature approval, the applicant provide staff with a writing from the City of Bowie stating that the subject detailed site plan conforms to the requirements of an approved stormwater management plan or that the project is exempt from stormwater management requirements.

- 13. Based on the foregoing and 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) 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-12008, New Life Christian Academy of Bowie, subject to the following conditions:

1. Prior to signature approval of the plans, the applicant shall revise the detailed site plan or provide additional information as follows:
 - a. The applicant shall add the plat reference “WWW 68-65” and the construction date of the existing building on the property to the general notes on the detailed site plan and for the project.
 - b. A floor plan that shows the area of the subject structure that will be devoted to church use and that which will be devoted to day care use, demonstrating that the day care center meets the definition of an accessory use.
 - c. The applicant shall provide the tax exempt identification number for New Life Christian Community Church.
 - d. The height of the proposed canopy shall be provided on the site plan.
 - e. A note shall be placed on the site plan stating that “a maximum of 19 children shall use the play area at one time.”
 - f. Wood chips or other approved material shall be installed for the surface in the play area. The characteristics and depth to which the surface material is installed shall follow the recommendations of the U.S. Consumer Product Safety Commission.
 - g. The striping to delineate the existing parking spaces shall be repainted, and the handicap parking space shall be painted blue in its entirety, in accordance with adopted City of Bowie policy. The standard pavement painted symbol and signage at the head of the handicap parking space shall also be provided.
 - h. If signage for the day care or before and after care center is sought by the applicant for the subject project, it shall be approved as a revision application by the Planning Board or its designee.
 - i. The applicant shall provide four-foot-high concrete bollards four feet on-center and a noise attenuation barrier specified by the noise study required herein around the full extent of the proposed outdoor play area, except that side formed by the existing building. The said noise attenuation barrier shall be installed as directed in the noise study.
 - j. General Note 9 on the detailed site and landscape plans shall be further qualified to state:

“In no event however shall the hours of play in the outdoor play area be earlier than 7:00 a.m. or later than 9:00 p.m.”

- k. The applicant shall provide confirmation from the City of Bowie stating the subject detailed site plan conforms to the requirements of an approved stormwater management concept or is exempt from these requirements.
 - l. The applicant shall remove all references to a landscape plan as one is not required.
 - m. The applicant shall revise the plans for the project to reflect at least a six-foot by six-foot shade structure rather than the four-foot by four-foot shade structure currently indicated on the detailed site plan.
 - n. The applicant shall ensure that the bearings, distances, lots, and blocks shall be reflected on the detailed site plan (DSP) and shall match the final plat.
 - o. The right-of-way and centerline of Annapolis Road (MD 450) shall be shown.
 - p. A note shall be added to the plans that: "Seating in the church shall be limited to 48."
 - q. The plans for the project shall be revised to indicate that the dumpster enclosure currently existing on the subject site between the northern boundary of the proposed outdoor play area and the northern site property line shall be annotated "to be removed."
 - r. The applicant shall submit a Phase 2 noise study prepared by an acoustical engineer to evaluate the measures necessary to reduce the outdoor transportation-related noise to below 65 dBA Ldn within the proposed outdoor play area. The noise study shall include a statement that the proposed mitigation efforts will reduce the traffic-generated noise within the proposed play area to below 65 dBA Ldn, and the study shall be signed and sealed by the professional acoustical engineer who prepared it. The proposed mitigation measures shall include, at a minimum, the type of mitigation, proposed materials, and the height and location that the mitigation measures are to be installed. The mitigation measures outlined in the noise study shall be shown on the detailed site plan.
2. Prior to issuance of a use and occupancy or building permit for the site, the applicant shall submit to staff a standard exemption letter from the requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance.