THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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PGCPB No. 10-19

File No. DSP-91043-07

RESOLUTION

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

WHEREAS, in consideration of evidence presented at a public hearing on February 25, 2010, regarding Detailed Site Plan DSP-91043-07 for G.E. Peters Adventist School, the Planning Board finds:

1. **Request:** The subject detailed site plan (DSP) application is for approval of G. E. Peters Adventist School, in accordance with Section 27-445.03(a)(2) of the Zoning Ordinance. The applicant is reducing student enrollment from 250 to 150, within an existing school, and the adding of day care center for 40 students within the existing facilities. No new construction is proposed. This was triggered by a reduction in enrollment after the church/school suffered damage from a tornado on April 20, 2008. The applicant is repurposing two of the empty classrooms for the day care center, utilizing the existing playground for the school.

2. **Development Data Summary:**

	EXISTING	APPROVED
Zone(s)	R-55	R-55
Use(s)	School	School/Day Care
Acreage	7.19	7.19
Lots	1	1
Building square footage/GFA	52,495	52,495

OTHER DEVELOPMENT DATA

	REQUIRED	APPROVED
Total Parking Spaces	153	202
Church (500 seats)	125	
School (150 students)	25	
Day Care (20 children)	3	
Of which handicapped spaces	7	8
Van accessible	1	1

3. **Location:** The site is located along the east side of Riggs Road (MD 212), to the south of its intersection with Sargent Road (MD 211), and to the north of its intersection with Chillum Road (MD 501), in Planning Area 65, Council District 2.

4. **Surroundings Uses:** The northwest property line of the subject site is adjacent to the right-of-way for Riggs Road. The land on the opposite side of Riggs Road is in the R-55 (One-Family Detached Residential) Zone. The southwest property boundary is adjacent to Chillum Oaks Adventist Apartments for the Elderly and a 2.03-acre lot with a single-family detached unit, both in the R-55 Zone. The land to the southeast of the subject property is a community center owned by The Maryland-National Capital Park and Planning Commission (M-NCPPC) and located on land in the O-S (Open Space) Zone. To the northeast of the subject property is the Riggs-Sargent Shopping Center in the C-S-C (Commercial Shopping Center) Zone.

5. **Previous Approvals:** On August 1, 1991, the Planning Board approved DSP-91043 for G. E. Peters Seventh Day Adventist School as an accessory use to a church. An application for Alternative Compliance, AC-96043, was approved for a retaining wall to be within the Section 4.7 landscaped bufferyard on the northern property line. On July 18, 1996, the first revision to this site plan was approved to permit the relocation of a playground. On August 25, 2000, DSP-91043/02 was submitted for the addition of a summer camp use. This application was withdrawn. On July 19, 2001, a third revision was submitted and approved for the addition of a gymnasium to the existing church and school. An application for Alternative Compliance, AC-96043/01, and a Departure from Design Standards, DDS-523, were approved in conjunction with DSP-91043/03. Departure from Design Standards DDS-523 was approved to permit access to a loading space within 50 feet of a residential zone. Alternative Compliance AC-96043/01 permitted a ten-foot reduction in the Section 4.7 bufferyard width for the entire property line between the school and multifamily housing for the elderly. On May 9, 2001, DSP-91043/04 was approved to permit a monopole on the property. On September 23, 2005, DSP-91043/05 was approved to allow the colocation of an existing telecommunications facility, adding antennae and cabinets to the existing monopole. On January 4, 2006, DSP-91043/06 was approved to permit the construction of a new gymnasium. The subject site also has an approved Type II Tree Conservation Plan (TCPII/39/91), which was approved on June 3, 1991.

6. **Design Features:** The application is to reduce the number of students in the school and to add a day care center within the existing facilities, with no new construction or other site changes. The subject site is a 7.19-acre, irregular shaped lot known as Lot 1 of the Chillum Oaks Subdivision. There are steep slopes and a relatively large wetland located within the eastern property boundary. There are no other streams or environmentally-sensitive features on the subject property.

   Access to the site is provided via one curb cut from Riggs Road. A drop-off zone has been included at the main entrance to the church. A centralized parking lot serves both the church and the school. Additional parking on the northern and eastern sides of the school building was approved with the gymnasium in 2006 to serve the school.

   The site is organized with a 19,150-square-foot, octagonal-shaped church which is located close to Riggs Road. The centralized parking lot separates the church from the school, which is set further back from Riggs Road. The 18,300-square-foot school building has a recently constructed 16,735-square-foot gymnasium. Additional parking for the school has been provided on the eastern

(rear) side of the school.

Pedestrian circulation has been arranged to minimize conflicts with vehicles in most locations, excepting crossing the central parking lot to access the school or church. A striped crosswalk has been provided as previously approved in this location to reduce potential conflicts.

There are no changes to the approved landscaping provided on-site. The applicant has an approved alternative compliance for a reduced Section 4.7 bufferyard and plant units on the southern property line adjacent to the multifamily housing for the elderly, and on the northern property line to permit a retaining wall to be within the buffer. Other landscaping is in conformance with the Landscape Manual.

The façades of the existing buildings are all-brick construction. The church is octagonal in shape with a flat roof and raised octagonal tower with a spire on top. The school building is also brick construction with a gable roof style. The gymnasium is a brick building with a flat, standing seam, metal roof.

The applicant has provided sufficient lighting with the previous approvals of this application. No new lighting information has been submitted. The applicant has an existing, approved sign to advertise the school. No new signage is proposed with the subject application. There is an existing dumpster pad with a sight-tight enclosure.

The children attending both the school and day care center are in kindergarten–8th grade (K–8). The existing school operates between the hours of 8:30 a.m.–3:30 p.m. and will accommodate 150 students. The day care center will operate from 7:00 a.m.–6:30 p.m. and accommodates 20 children. The playground will not be in use after 5:30 p.m.

The existing playground is 25,150 square feet and is enclosed by an existing six-foot-high, fabric, chain-link fence. Inspection of aerial photographs indicates that there is not sufficient shade in the play area to meet day care center requirements. A condition has been provided below to remedy this deficiency. The applicant has existing play equipment in the play area.

COMPLIANCE WITH EVALUATION CRITERIA

7. **The Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the R-55 Zone and site plan design guidelines of the Zoning Ordinance. Conformance with the requirements of Section 27-443 regarding regulations for private schools in a residential zone has been maintained in the current application. The applicable requirements for a day care center in a residential zone from Section 27-445.03 are outlined below.

   (a) A day care center for children permitted (P) in the Table of Uses shall be subject to the following:

(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;

The combined amount of play area required for the proposed enrollments of the school and day care center is 16,500 square feet. The amount of play area being provided is 25,150 square feet. The play area is 8,650 square feet larger than the requirement. This requirement has been met.

	Play Area Requirement	Maximum Enrollment	Square Footage of Play Area Required
School	100 SF/student	150 students	15,000
Daycare	75 SF/child	20 children	1,500

(ii) All outdoor play areas shall be located on the same lot as the center 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;

The play area is more than 50 feet from any dwelling on an adjacent property. The playground is located on the same lot as the school/day care center. There is a six-foot-high chain-link fence enclosing the play area. This requirement has been met.

(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;

The play area is set back roughly 340 feet from Riggs Road. The layout of the play area and the parking lots does not necessitate the crossing of any roads to reach the play area. One of the adjacent properties is a community center owned by M-NCPPC. No new construction is proposed. The applicant is using the existing play area approved for the school. No additional safety features should be necessary.

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

The existing plantings within the play area have been removed due to damage from the tornado. Photometry of the site reveals that new plantings are already in place. However, these plantings will take time to develop into mature trees capable of providing sufficient shade. The applicant shall provide a shade structure made of fabric or other material that provides solid shade, prior to signature approval.

(v) 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

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

The applicant has indicated that the existing school operates between the hours of 8:30 a.m. to 3:30 p.m. and will accommodate 150 students. The day care center will operate from 7:00 a.m. to 6:30 p.m. and accommodates 20 children. The playground will not be in use after 5:30 p.m. Both requirements relating to the hours of operation have been met.

(2) Site Plan

(B) In addition to the submittal requirements of Part 3, Division 9, the Detailed Site Plan shall show:

(i) The proposed enrollment;

The applicant is reducing the number of students enrolled in the school from 250 to 150 in order to accommodate a day care center for 20 children. This requirement has been met.

(ii) The location and use of all buildings located on adjoining lots;

The applicant has provided the location and use of all buildings on adjoining lots. No buildings are within 50 feet of the play area or school building. The day care center will be located in two vacant classrooms in the existing school building. This requirement has been met.

(iii) The location and size of outdoor play or activity areas; and

The play area is located in the southeast corner of the site. The amount of play area required for the proposed enrollments of the school and day care center is 16,500 square feet. The amount of play area being provided is 25,150 square feet. The play area is 8,650 square feet larger than the requirement. This requirement has been met.

(iv) The location, quantity, and type of screening and landscaping.

There are existing woodland and partially mature landscape bufferyards in place. The applicant has provided all required landscape schedules. This requirement has been met.

Section 27-562 Lighting.

Adequate lighting shall be provided if the parking lot is to be used at night. The lighting shall be arranged so as not to reflect or glare on land used for residential purposes.

There are no changes to the existing parking. Review of the previous approvals for the subject property indicates that sufficient lighting was provided at the time of approval of each parking lot. This standard has been met.

8. ***Prince George's County Landscape Manual***: The application is exempt from Section 4.3, Parking Lot Requirements, of the Landscape Manual as it is an application for a change of use that does not necessitate an increase in the number of parking spaces. The application is also exempt from Section 4.7, Buffering Incompatible Uses, as no increase in gross floor area (GFA) is proposed. The site is subject to Section 4.4, Screening Requirements. The existing conditions are in conformance with previous approvals, which included landscape manual plantings and screening.

9. **Referral Agencies and Departments:** The subject application was referred to the concerned agencies and divisions, referenced below. The following findings are based on the comments contained in the referrals and evidence presented at the hearing.

   a. **Community Planning:** The subject application is consistent with the 2002 *Prince George's County Approved General Plan* Development Pattern policies for the Developed Tier, and that the application conforms to the land use recommendations in the 1989 Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity for urban-density residential uses. The subject property retained R-55 zoning in the 1989 Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity. The master plan designates this area for detached single-family residential use, and recognizes the land use as institutional for the current existing church and school on the subject property.

b. **Department of Parks and Recreation (DPR):** A referral was sent to the Department of Parks and Recreation for comment on any potential impacts to the adjacent M-NCPPC community center. No comments were received at the time of the writing of this report

c. **Permit Review Section:** The Permit Review Section provided several comments requesting corrections to the parking schedule, enrollment information, and other matters, which have been required, prior to signature approval, of this detailed site plan.

d. **The Department of Human Resources (Child Care Licensing Office):** The Department of Human Resources (Child Care Licensing Office) responded that they have no comments on the subject application.

10. As required by Section 27-285(b) of the Zoning Ordinance, the detailed site plan represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the Detailed Site Plan DSP-91043-07, subject to the following conditions:

1. Prior to signature approval, the plans shall be revised to:

a. Correct the parking schedule to show the parking ratio for the school as one space for every six students, for students from kindergarten through 8th grade (K–8).

b. Correct the parking schedule to include the day care center, the number of children for the day care center use, and the parking ratio for that use at one space for every eight children.

c. Correct the breakdown of enrollment for the number of students to reflect that the proposed enrollment is 150 students.

d. Update the site plan, landscape plan, and TCP II to match for the calculations of the playground area provided, and demonstrate the total number of students in the school and the total number of children in the day care center on all three plans.

e. Provide a fabric shade structure or other comparable shade-producing features in the play area, and provide corresponding details and specifications for the selected shade structure.

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

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This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Squire, seconded by Commissioner Clark, with Commissioners Squire, Clark, Cavitt, Vaughns and Parker voting in favor of the motion at its regular meeting held on Thursday, February 25, 2010, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 18th day of March 2010.

Patricia Colihan Barney
Executive Director

Frances J. Guertin

By Frances J. Guertin
Planning Board Administrator

PCB:FJG:CJ:arj

APPROVED AS TO LEGAL SUFFICIENCY.

M-NCPPC Legal Department

Date 3/8/10