

The Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Development Review Division
 301-952-3530



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

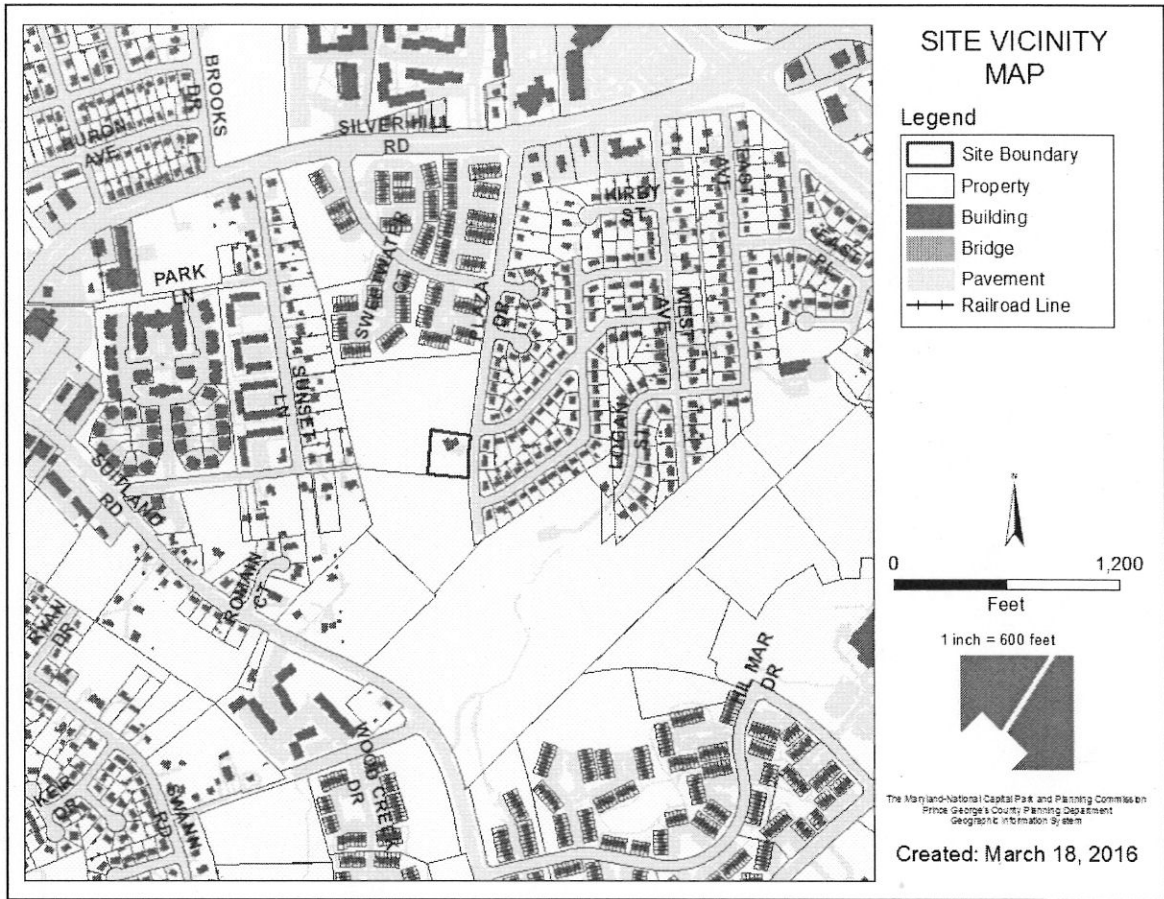
Detailed Site Plan

DSP-16014

Application	General Data	
Project Name: EPIC-SMVI Location: On the west side of Plaza Drive, approximately 1,650 feet south of its intersection with Silver Hill Road. Applicant/Address: Southern Maryland Vocational Industries, Inc. dba EPIC 8000 Parston Drive Forestville, MD 20747 Owner: State of Maryland 301 W. Preston Street Baltimore, MD 21201	Planning Board Hearing Date:	04/06/17
	Staff Report Date:	03/23/17
	Date Accepted:	02/01/17
	Planning Board Action Limit:	04/12/17
	Plan Acreage:	1.07
	Zone:	R-55
	Dwelling Units:	N/A
	Gross Floor Area:	3,225 sq. ft.
	Planning Area:	75A
	Council District:	07
	Election District:	06
	Municipality:	N/A
200-Scale Base Map:	204SE05	

Purpose of Application	Notice Dates	
Use of existing building as an eleemosynary/philanthropic institution	Informational Mailing:	04/15/16
	Acceptance Mailing:	01/26/17
	Sign Posting Deadline:	03/07/17

Staff Recommendation		Staff Reviewer: Jill Kosack, RLA, ASLA Phone Number: 301-952-4689 E-mail: Jill.Kosack@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-16014
EPIC-SMVI

The Urban Design staff has completed the review of the subject application and appropriate referrals and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions as described in the Recommendation section of this technical staff report.

EVALUATION

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

- a. The requirements of the One-Family Detached Residential (R-55) Zone and the site design guidelines of the Prince George's County Zoning Ordinance;
- b. The requirements of the 2010 *Prince George's County Landscape Manual*;
- c. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- d. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;
- e. Referral comments.

FINDINGS

Based upon the analysis of the subject detailed site plan, the Urban Design Section recommends the following findings:

1. **Request:** The subject application is for approval of a detailed site plan (DSP) to use the existing building as an eleemosynary/philanthropic institution.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	R-55	R-55
Use(s)	Eleemosynary/Philanthropic Institution	Eleemosynary/Philanthropic Institution
Acreage	1.07	1.07
Parcel	1	1
Gross Floor Area (sq. ft.)	3,225	3,225

Other Development Data:

Parking Spaces Required

Institution (18 occupants/operators @ 1 space/ 3) **6**

Total Parking Required **6**

Parking Spaces Provided **6**

Standard Spaces **4**

Compact Spaces **1**

Van-Accessible ADA Spaces **1**

Loading Spaces Required **0 spaces**

Institution less than 10,000 square feet

Loading Spaces Provided **0 spaces**

3. **Location:** The subject site is located in Planning Area 75A, Council District 7. Specifically, the property is located on the west side of Plaza Drive, approximately 1,650 feet south of its intersection with Silver Hill Road.

4. **Surrounding Uses:** The subject property is bounded to the north, south, and west by vacant, wooded property zoned R-O-S (Reserved Open Space) and owned by the State of Maryland and the Maryland-National Capital Park and Planning Commission (M-NCPPC). To the west, beyond Plaza Drive, are single-family detached homes in the One-Family Detached Residential (R-55) Zone, part of the Oak Knoll Subdivision.

5. **Previous Approvals:** The subject property is known as Part of Parcel A, (Liber 6409, Folio 89), in the Suitland-Morauer Elementary School Subdivision. The Suitland-Morauer Elementary School Subdivision was recorded on August 21, 1968 as WWW69-51. At the time the final plat of subdivision was recorded, Parcel A, in its entirety, was 9.12 acres in size. The property is a legal acreage parcel. The existing single-family residential style structure was constructed on or around 1985.

The subject property has an approved Stormwater Management Concept Plan, 13303-2016-00, which was approved on July 11, 2016 and is valid until July 11, 2019.

6. **Design Features:** The subject application is to use the existing building as an eleemosynary/philanthropic institution. Specifically, the DSP is to use the building as a gathering

place for day services and a staging area for community activities and training for intellectually challenged adults, including life skills for daily living, work and community activities. The change in use has been approved by the State of Maryland, which is the owner of the property. No exterior construction is proposed or required for the new use.

The existing one-story, 3,225-square-foot, L-shaped building sits at the northeastern corner of the property, within 45 feet of the right-of-way of Plaza Drive. Access to the site is provided via a drive connecting to Plaza Drive. The associated parking is located to the south and east of the building and a fenced outdoor patio area is located to the north. Utility easements and existing woodlands cover the majority of the southern and western portions of the property.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The application has been reviewed for compliance with the requirements of the Zoning Ordinance in the R-55 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 eleemosynary/philanthropic institution use is permitted as follows:

(C) A building containing no more than 7,000 square feet of gross floor area on a lot or parcel with not more than 1.5 acres for use by an organization providing benevolent services; for a permitted use, any change in occupant or use shall require Detailed Site Plan approval by the District Council

Comment: The existing building is 3,225 square feet and the subject parcel is 1.07 acres in conformance with this requirement. Therefore, the proposed change in use of the subject property is permitted, pursuant to Detailed Site Plan approval by the District Council. The subject property has been operated for over 30 years as an eleemosynary or philanthropic facility. The subject site has been operated by SMVI (EPIC) for over 20 years through its lease with the Maryland Department of Health and Mental Hygiene. Until recently, the building was used as a home for intellectually challenged adults and, subsequently, as a school owned by the State of Maryland.

b. The submitted DSP appears to be in conformance with the applicable parts of Section 27-442, Regulations in the Residential Zones, including lot coverage, lot width, and yard depths. However, the plan does not demonstrate conformance due to the lack of zoning information. Therefore, a condition has been included in the Recommendation section of this report requiring this information to be added.

c. The DSP is in conformance with the applicable site design guidelines contained in Section 27-274, as cross-referenced in Section 27-283. The majority of the design guidelines do not apply since the subject property, its improvements, and use as an eleemosynary or philanthropic institutional type facility have existed since approximately 1985 and there are no proposed changes to the existing site and building with this DSP. However, the existing development does conform to various site design guidelines, such as by providing pedestrian access into the site from the right-of-way, preserving green areas on the property, and using a single-family architectural style that is harmonious with the neighborhood.

8. **2010 Prince George’s County Landscape Manual:** The proposed development is generally exempt from the standards of the 2010 *Prince George’s County Landscape Manual* (Landscape Manual) since no increase in gross floor area (GFA) or impervious surface for parking or loading is proposed. The subject property was not previously subject to the 1990 Prince George’s County Landscape Manual. Additionally, no dumpster or loading area is proposed requiring conformance with Section 4.4.

9. **Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance:** This State-owned property received a Natural Resources Inventory Equivalency Letter, NRI-EL-128-2016, dated June 22, 2016, and a Forest Conservation Act exemption letter, S17-06, from the Department of Natural Resources. Therefore, the application is exempt from the WCO.

10. **Prince George’s County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading or building permit for more than 5,000 square feet of disturbance. The proposed institution will be located in an existing structure; therefore, the application is exempt from TCC requirements.

11. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
 - a. **Historic Preservation**—In a memorandum dated February 16, 2017, the Historic Preservation Section stated that a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. This proposal will not impact any historic sites, historic resources or known archeological sites.

 - b. **Community Planning**—In a memorandum dated March 20, 2017, the Community Planning Division provided the following summarized analysis:

The *Approved Plan Prince George’s 2035 General Plan* (Plan Prince George’s 2035) designates the area in the Established Communities Growth Policy area. The vision for Established Communities is a context-sensitive infill and low to medium-density development. The 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment* classified the site in the R-55 Zone. It does not conform with the Public and Private Open Space land use recommendation of the Subregion 4 Master Plan SMA for the R-55 Zone classification. Findings of conformance with the master plan or general plan are not required with this application.

 - c. **Transportation Planning**—In a memorandum dated February 8, 2017, the Transportation Planning Section offered the following comments:

The use is changing from a housing facility to a training facility; both uses are under the eleemosynary or philanthropic institution use. Both uses would generate approximately the same amount of traffic. No new construction is proposed, and access and circulation would remain the same. This is acceptable.

The site is not adjacent to any planned transportation facilities. Plaza Drive is a primary residential street and platted with a 60-foot right-of-way. Access is appropriate for this use.

The site plan was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment* in terms of master plan trails and bikeways. Since the site does not require a preliminary plan, it is not subject to Section 24-124.01 of the Subdivision Regulations or the “Transportation Review Guidelines, Part 2, 2013,” which are used for evaluating the adequacy of bicycle and pedestrian facilities. The site is not within or adjacent to any active transportation facilities.

Plaza Drive is constructed with a four-foot sidewalk on the east side of the street, and no sidewalk on the west side along the frontage of the site. The site is part of a larger site, which has never been developed, and it is nearly 500 feet to an existing sidewalk. Given the nature of the type of use under review, the Transportation Planning Section deems the construction of sidewalk along the property’s frontage to be of limited function to the operation of the use.

Transportation Conclusion

From the standpoint of transportation, it is determined that this plan is acceptable and meets the finding required for a detailed site plan as described in the Zoning Ordinance. From the standpoint of non-motorized transportation, it is determined that this plan is acceptable as well.

- d. **Subdivision Review**—In a memorandum dated March 3, 2017, the Subdivision Review Section provided the following discussion:

On June 26, 1986, Prince George’s County conveyed a 1.07-acre portion of Parcel A to the State of Maryland via Liber 6409, Folio 89, (for the use of the Department of Health and Mental Hygiene). As a result, the subject 1.07-acre parcel that is now shown on the detailed site plan (DSP) application was legally subdivided from the original 9.12-acre tract in accordance with Section 24-107(c)(5) of the Subdivision Regulations, as it was a conveyance to a governmental agency for a public use. Therefore, the property is a legal acreage parcel.

No increase in gross floor area is proposed with the subject application. As a result, a new preliminary plan of subdivision (PPS) is not required at this time pursuant to Section 24-107(c)(7)(B) of the Subdivision Regulations, and, therefore, there are no subdivision issues.

- e. **Department of Parks and Recreation**—In a memorandum dated March 1, 2017, DPR indicated that the subject application has no impacts to park property.
- f. **Permit Review**—In a memorandum dated February 13, 2017, the Permit Review Section offered numerous comments that have been addressed through revisions to the plan.
- g. **Environmental Planning**—In an e-mail dated March 7, 2017, the Environmental Planning Section indicated that with a signed NRI Equivalency Letter and a Forest Conservation Act exemption letter from the Department of Natural Resources, they had no comments on the DSP.
- h. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated March 7, 2017, DPIE offered the following comments:

- (1) The subject property is located at 3001 Plaza Drive in District Heights, south of its intersection with Lubbock Road.
- (2) The proposed Detailed Site Plan is consistent with the approved Site Development Concept Plan No. 13303-2016-0, dated July 11, 2016. Stormwater facilities are not required due to no proposed development at this time.
- (3) All improvements within the public rights-of-way, as dedicated for public use to the County, are to be in accordance with the County's Road Ordinance, Department of Public Works and Transportation's (DPW&T) Specifications and Standards and the Americans with Disabilities Act (ADA).
- (4) The following will only be required when development is proposed:
 - Full-width, two-inch mill and overlay may be required along the property frontage in accordance with DPW&T's Specifications and Standards.
 - Conformance with street tree and street lighting standards is required.
- (5) Existing utilities may require relocation and/or adjustments. Coordination with the various utility companies is required.
- (6) Sidewalk and ramps are required along Plaza Drive within the property limits in accordance with Sections 23-105 and 23-135 of the County Road Ordinance.
- (7) There is no development proposed with this referral, its sole purpose is the reuse of an existing building for an eleemosynary/philanthropic institution. DPIE has no objection to the proposed DSP-16014.
- (8) This memorandum incorporates the Site Development Plan Review pertaining to Stormwater Management (County Code 32-182(b)). The following comments are provided pertaining to this approval phase:
 - (a) Final site layout, exact impervious area locations are not shown on plans.
 - (b) Exact acreage of impervious areas have not been provided.
 - (c) Proposed grading is shown on plans.
 - (d) Delineated drainage areas at all points of discharge from the site have not been provided.
 - (e) Stormwater volume computations have not been provided.
 - (f) Erosion/sediment control plans that contain the construction sequence, and any phasing necessary to limit earth disturbances and impacts to natural resources, and an overlay plan showing the types and locations of ESD devices and erosion and sediment control practices are not included in the submittal.
 - (g) A narrative in accordance with the code has not been provided.

- (h) Applicant shall provide items (a-g) at the time of filing site development fine grading permits.

Comment: DPIE's comments are required to be addressed at the time of technical plan approvals and prior to issuance of permits by DPIE.

- i. **Prince George's County Police Department**—At the time of the writing of this technical staff report, the Police Department did not provide comments on the subject application.

- j. **Prince George's County Health Department**—In a memorandum dated February 24, 2017, the Environmental Engineering/Policy Program of the Health Department indicated that they had completed a health impact assessment review of the DSP and had the following comments/ recommendations:

- (1) Miscellaneous solid waste materials (household debris) on the site must be collected and properly disposed via a tire reclamation firm and/or to the municipal waste landfill.

Comment: This is noted. The applicant is responsible for properly disposing of waste materials.

- (2) There is an increasing body of scientific research suggesting that artificial light pollution can have lasting adverse impacts on human health. Indicate that all proposed exterior light fixtures will be shielded and positioned so as to minimize light trespass caused by spill light.

Comment: There are no proposed exterior light fixtures with this DSP.

- (3) During the construction phase of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

Comment: No construction is proposed with this application. The applicant would have to demonstrate conformance with this requirement if any construction is proposed in the future.

- (4) During the construction phase of this project, no noise should be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.

Comment: No construction is proposed with this application. The applicant would have to demonstrate conformance with this requirement if any construction is proposed in the future.

- k. **The City of District Heights**—At the time of the writing of this technical staff report, the City of District Heights did not provide comments on the subject application.

1. **Maryland Department of Health and Mental Hygiene**—At the time of the writing of this technical staff report, no memorandum was received with regard to the subject application.
12. Based on the foregoing analysis and as required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP 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.
13. Section 27-285(b)(4) of the Zoning Ordinance provides the following required finding for approval of a DSP:
 - (4) **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 in accordance with the requirement of Subtitle 24-130(b)(5).**

Comment: The subject property received a Natural Resources Inventory Equivalency Letter, NRI-EL-128-2016, dated June 22, 2016, which indicates that there are no regulated environmental features located on the subject site. Therefore, this requirement does not apply.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, Urban Design staff recommends that the Planning Board adopt the findings of this report and recommends APPROVAL of Detailed Site Plan DSP-16014 for EPIC–SMVI, to the District Council, subject to the following conditions:

1. Prior to certificate approval of the detailed site plan, the following revisions shall be made:
 - a. Add a chart to the general notes regarding conformance with the regulations in Section 27-442 of the Prince George’s County Zoning Ordinance.
 - b. Label the width of the access from Plaza Drive.

ITEM:

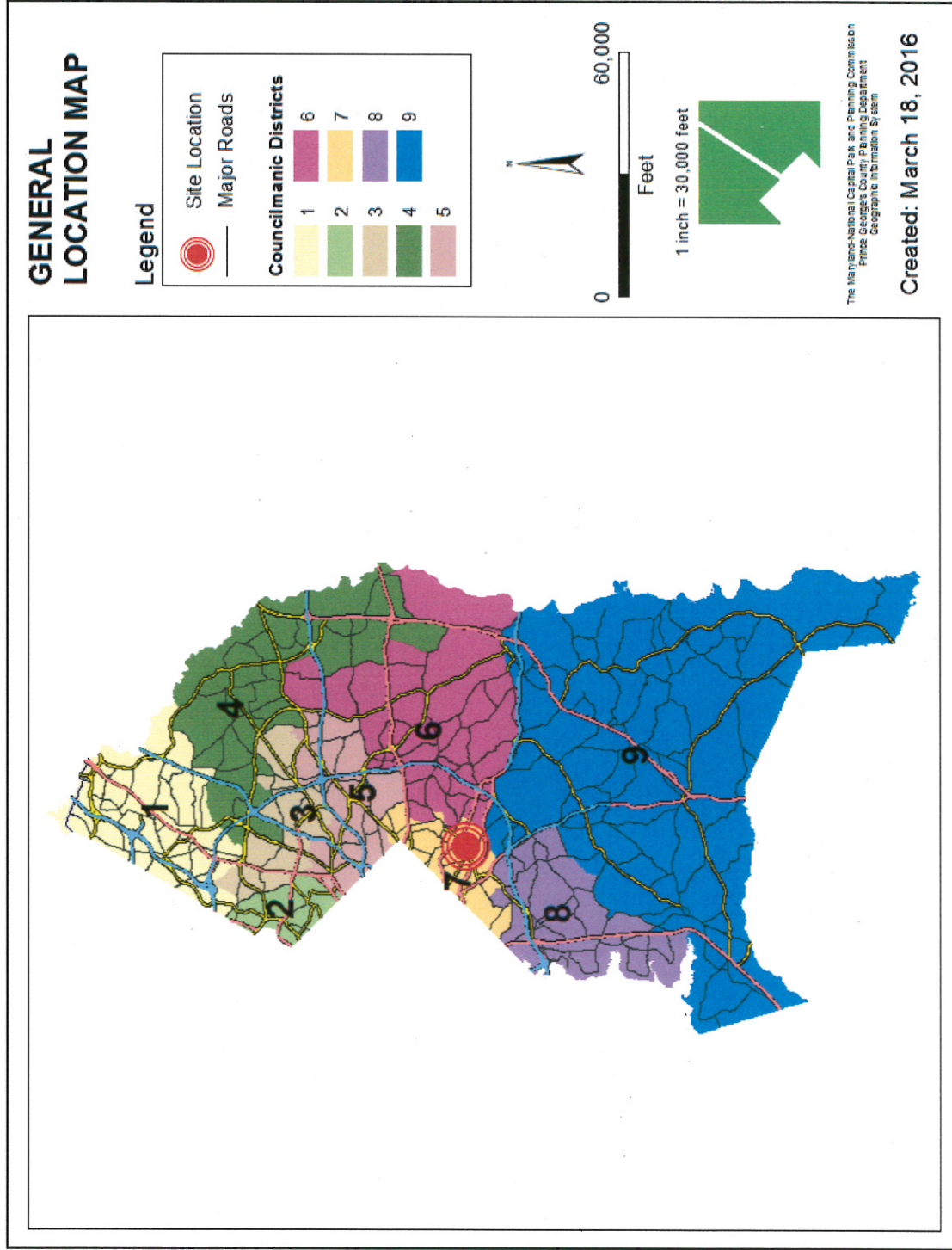
CASE: DSP-16014

EPIC - SMVI

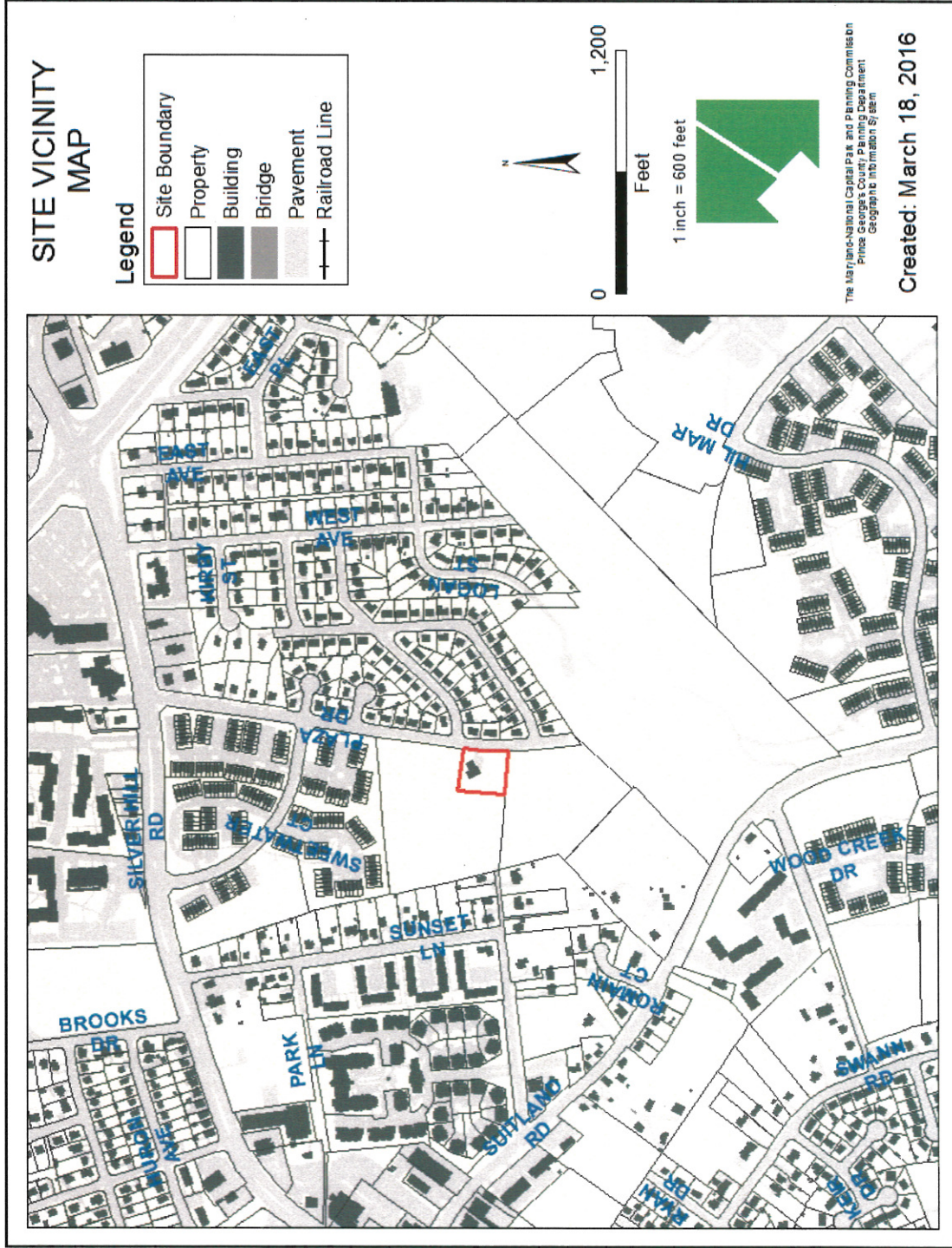
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



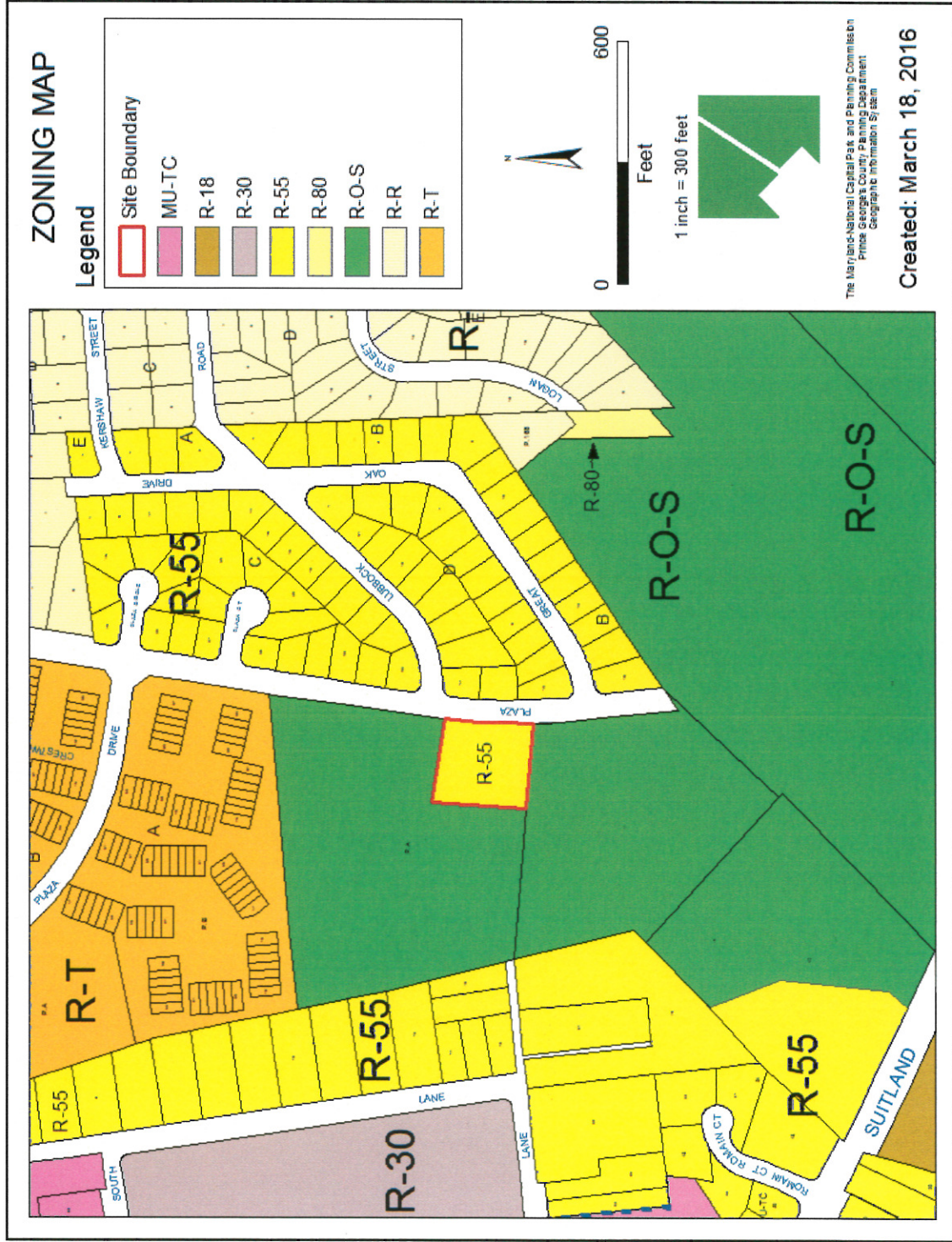
GENERAL LOCATION MAP



SITE VICINITY



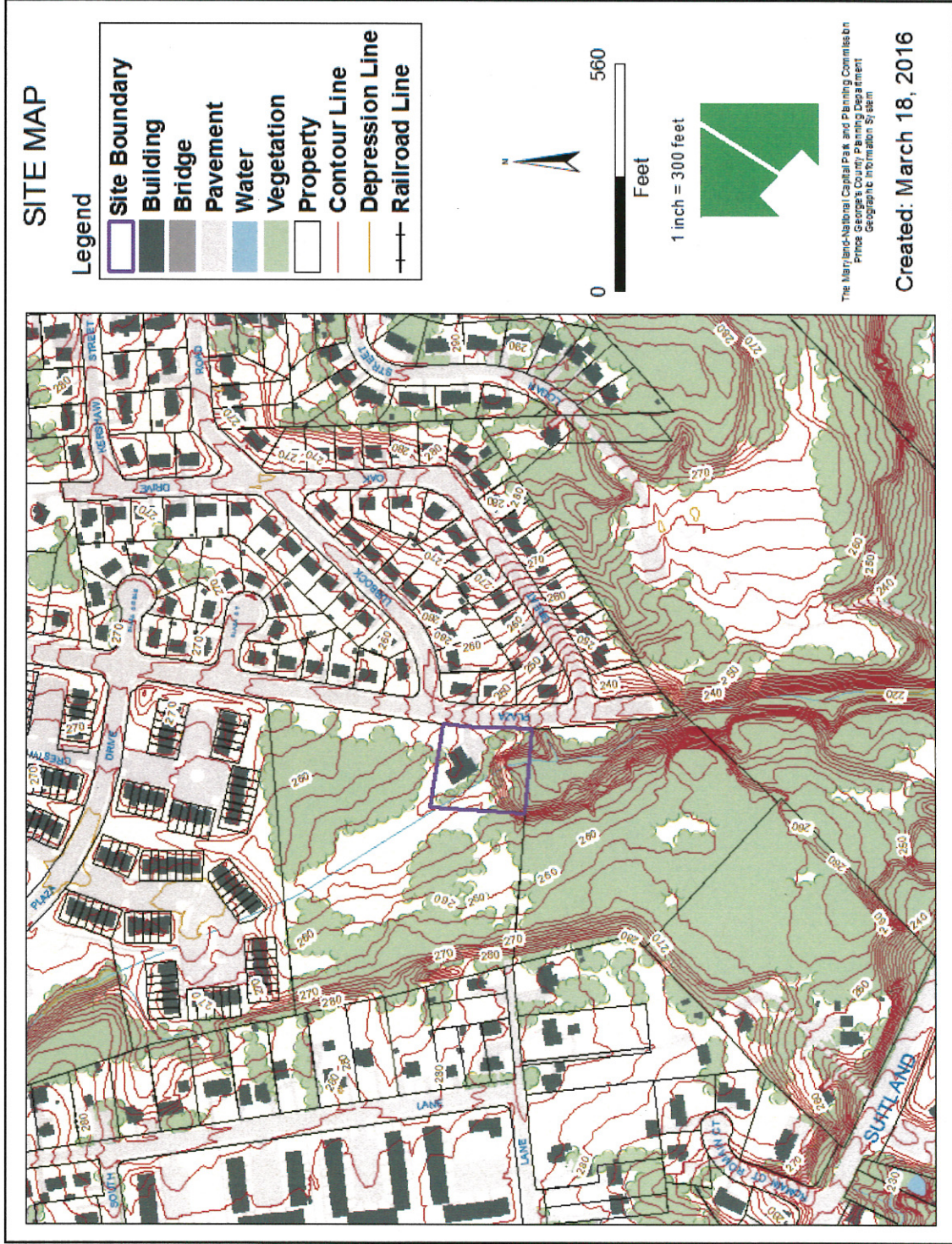
ZONING MAP



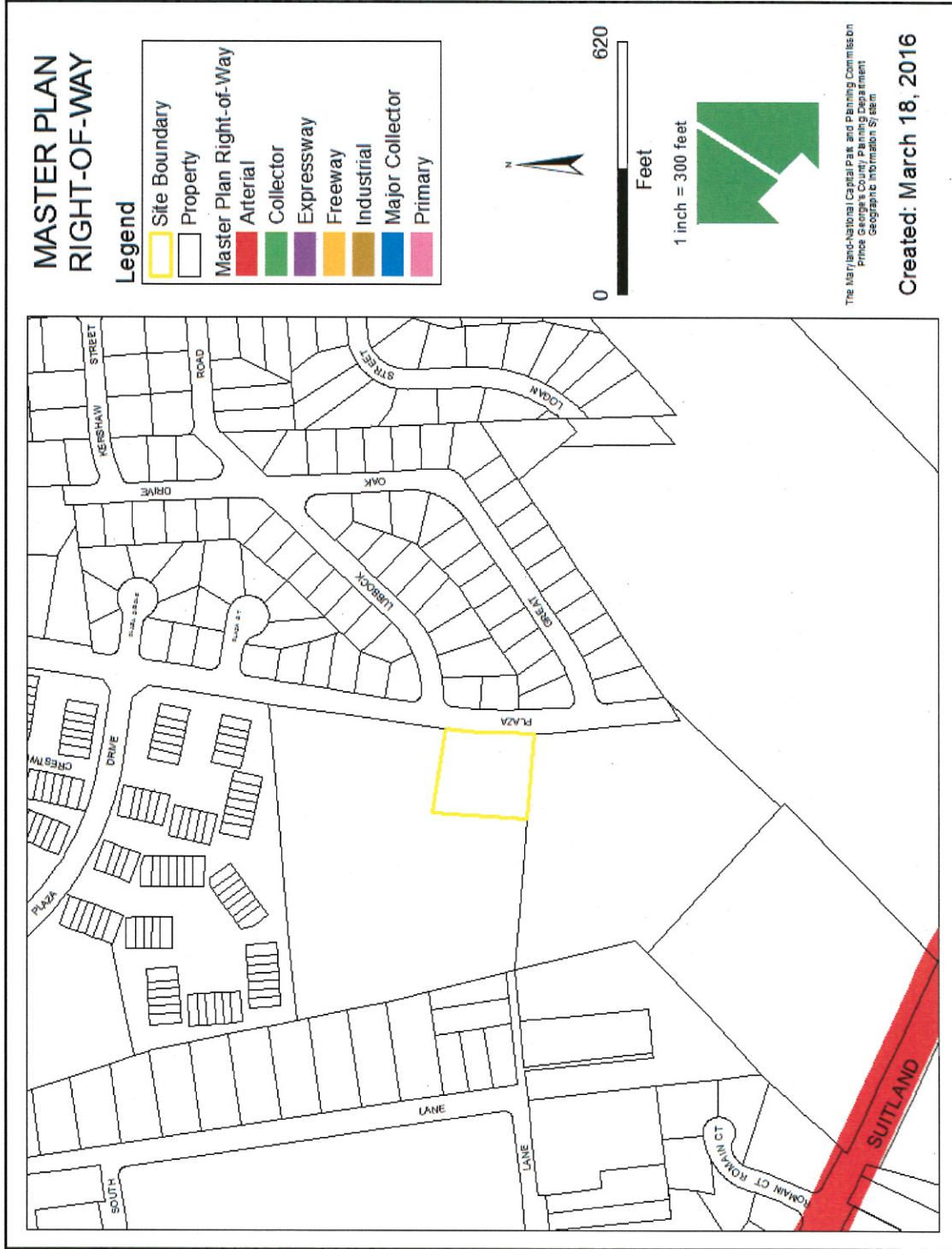
AERIAL MAP



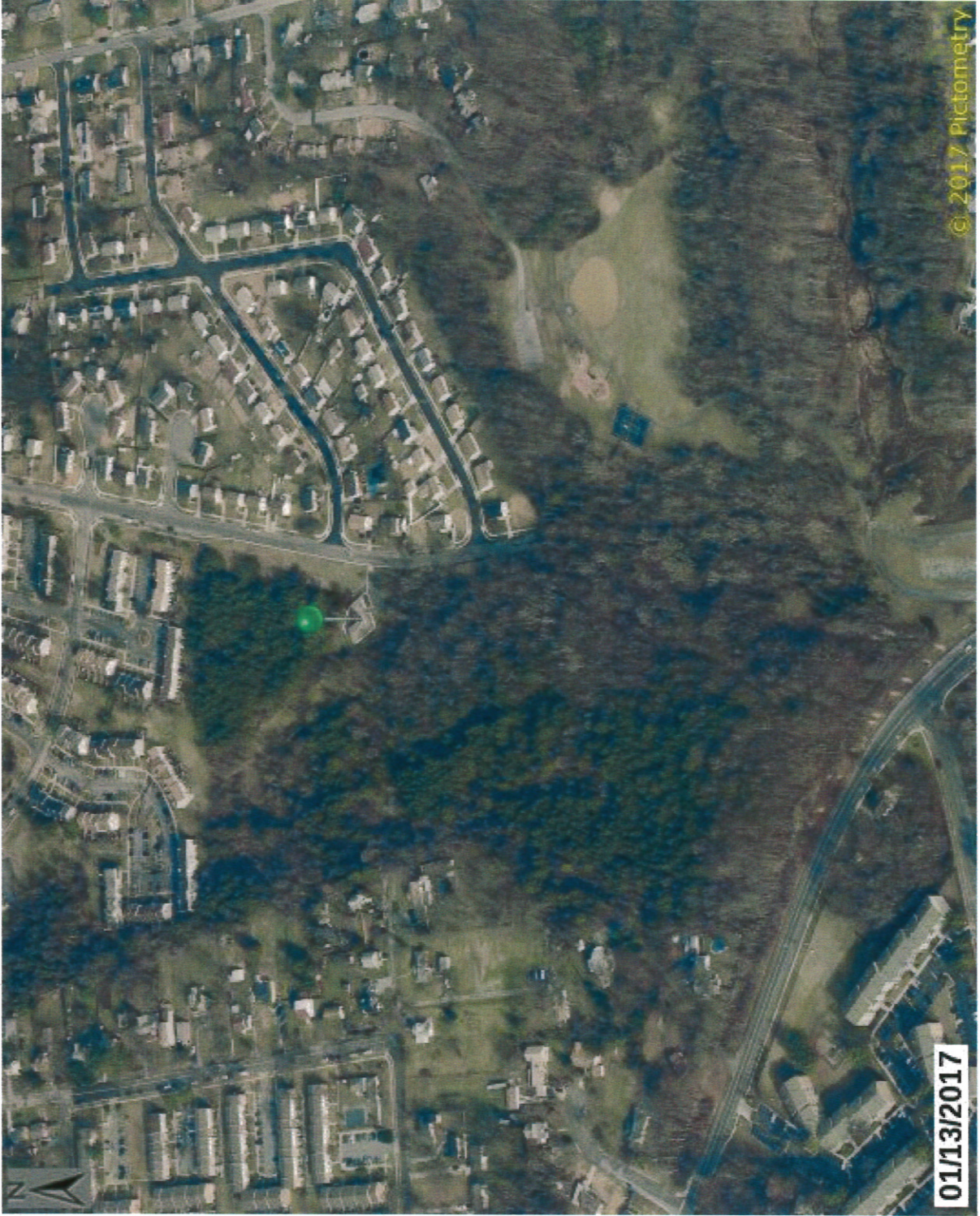
SITE MAP



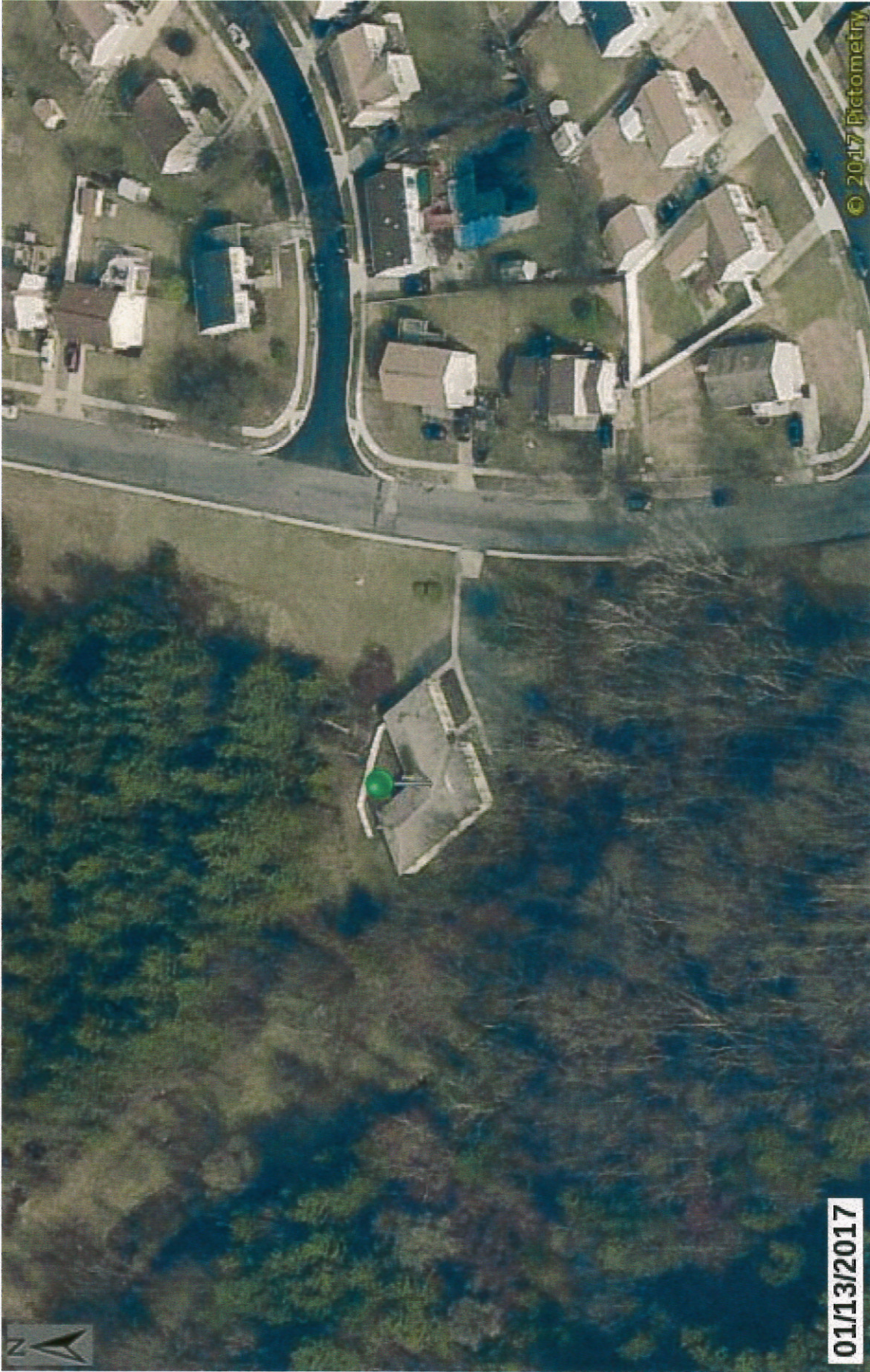
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



BIRD'S-EYE VIEW LOOKING NORTH



EASTERN BUILDING ELEVATION



MAIN BUILDING ENTRANCE



NORTHERN OUTDOOR PATIO



LAW OFFICES

SHIPLEY & HORNE, P.A.

Russell W. Shipley
Arthur J. Horne, Jr.*
Dennis Whitley, III*
Robert J. Antonetti, Jr.

1101 Mercantile Lane, Suite 240
Largo, Maryland 20774
Telephone: (301) 925-1800
Facsimile: (301) 925-1803
www.shpa.com

Bradley S. Farrar
L. Paul Jackson, II*

* Also admitted in the District of Columbia

January 11, 2017

VIA HAND DELIVERY

Ms. Jill Kosack
Development Review Division
Prince George's County Planning Department
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

**RE: Detailed Site Plan (DSP-16014) ~ Approval of a Eleemosynary
or Philanthropic Institution in Accordance with Section 27-
441(b) (R-55 Table of Uses)**

Dear Ms. Kosack:

On behalf of the Applicant, Southern Maryland Vocational Industries, Inc. (SMVI) d/b/a EPIC, by and through their attorneys, Arthur J. Horne, Jr., and Shipley & Horne, P.A., hereby submit this statement of justification in support of a new eleemosynary or philanthropic institution facility as a permitted use in the R-55 Zone pursuant to the Table of Uses in Section 27-441 (b) of the Zoning Ordinance. The proposed eleemosynary or philanthropic facility use is subject to approval of a Detailed Site Plan. The application is submitted for property known as Part of Parcel "A", Suitland-Morauer Elementary School (the "Property") located on the west side of Plaza Drive, in District Heights, Maryland. This Detailed Site Plan has been prepared in accordance with the following criteria:

1. The requirements of the Zoning Ordinance for the R-55 Zone
2. The Woodland Conservation and Tree Preservation Ordinance
3. The requirements of the *Landscape Manual*
4. The requirements for the preparation and approval of Detailed Site Plans.

A. Description of Subject Property and Immediate Neighborhood:

The subject site ("Property") is an improved site containing approximately 1.07± acres in the R-55 (One-Family Detached Residential) Zone that is owned by the State of Maryland. More specifically, the Property is located on Tax Map 80, Grid F4, part of Parcel "A". The Property forms a square shaped parcel with approximately 219 feet of road frontage on Plaza Drive, south of its intersection with Lubbock Road. The site is improved with an existing one-story 3,225 gross square foot single-family residential style structure, constructed on or around 1985. The improvements are served by a six (6) space paved parking lot that accesses Plaza Drive by a

single driveway entrance from the east side of the property. Plaza Drive exists as a fully improved two-lane paved open road section along the entire property frontage. A review of the digital aerial imagery maintained by M-NCPPC confirms that the subject property and improvements predate the constructing of most, if not all the residential structures in the surrounding neighborhood.

The Property is located within Subregion 4, Planning Area 75A. The immediate neighboring properties to the north, south and west of the subject site are comprised of large secondary growth wooded parcels owned by M-NCPPC. The surrounding neighborhood beyond the M-NCPPC property and across Plaza Drive to the east is improved with a mixture of single family homes in the R-55 and R-R Zones, as well as residential townhouses in the R-T Zone.

B. Previous Approvals:

The Property was placed within the R-55 Zone prior to the Approved Subregion 4 Master Plan and Sectional Map Amendment, approved June 1, 2010. The property is also the subject of an approved Natural Resources Inventory (NRI) Equivalency Letter 128-2016 approved June 22, 2016, with an expiration date of June 22, 2021; and a Stormwater Management Concept Plan 13303-2016-00 approved on July 11, 2016, The property along with the surrounding M-NCPPC owned property also has an approved Type 2 Tree Conservation Plan TCP2-045-96. The State-owned property is exempt from the requirements of the Forest Conservation Act, as determined by Maryland Department of Natural Resources, due to the area of disturbance being less than the minimum required for FCA review. The exemption letter for this case (FCP S17-0+6) is provided with the submitted application documents.

C. Development Data Summary and Comparison:

	Existing	Proposed
Zone	R-55	R-55
Use(s)	Home for intellectually challenged adults	Training Center for intellectually challenged adults
Acreage	1.07 [±]	1.07 [±]
Lots	1	1
Building Coverage	3,225 square feet	3,225 square feet
Square Footage/GFA	3,225 square feet	3,225 square feet
Building Height	1 story	1 story
Off-Street Parking	6	6
Loading Spaces	0	0

D. Section 27-107.01 (82) – Eleemosynary or Philanthropic Institution Definition:

“(82) Eleemosynary or Philanthropic Institution: Any facility operated by a private, nonprofit organization offering religious, social, physical, recreational, emergency, or benevolent services, and which is not already specifically allowed in the various zones.

The organization shall not carry on a business on the premises. The term shall not include an "Adult Day Care Center," "Congregate Living Facility," or "Group Residential Facility." (CB-90-1985)"

Response: The subject State-owned property and its improvements have been operated by nonprofit eleemosynary or philanthropic institutions for the past approximately 30 years as a home for intellectually challenged adults. The goal of the Applicant, who has leased and operated the facility for the past 20+ years, is to use the building for a gathering place day services and a staging area for community activities and training for intellectually challenged adults, providing day services, including training in life skills for daily living, work and community activities. The change in use has been approved by the State who is the owner of the property.

E. Relationship to Requirements in the Zoning Ordinance:

A. Section 27-441(b) – Table of Uses:

The Property is in the R-55 Zone and is proposed for reuse of the existing 3,225 square-foot structure for the proposed vocational training center operating as a permitted Eleemosynary/Philanthropic institution facility:

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
Eleemosynary or philanthropic institution:									
(A) An adaptive reuse of a structure last occupied by a Federal postal facility on a lot or parcel not more than 25,000 square feet in area for use by an organization serving the homebound	SE	SE	SE	SE	P	SE	SE	SE	SE
(B) An adaptive reuse of a structure(s) last owned by the Federal Government on a parcel with not more than 8 acres for use by survivors of domestic violence and their families, including social services and rehabilitative services related thereto, such as educational and employment training, counseling, and day care.	X	P	X	X	X	X	X	X	X
(C) A building containing no more than 7,000 square feet of gross floor area on a lot or parcel with not more than 1.5 acres for use by an organization providing benevolent services; for a permitted use, any change in occupant or use shall require Detailed Site Plan approval by the District Council	SE	SE	SE	SE	SE	SE ²⁴	P	SE	SE
(D) All others (CB-78-1997; CB-8-1998; CB-105-2012; CB-97-2013, CB-70-2014)	SE	SE ¹⁰⁰	SE	SE ¹⁰⁰	SE	SE	SE	SE	SE

Response: The existing building and subject parcel meet the dimensional requirements of the above standard. Therefore, the proposed change in use of the subject property is permitted, pursuant to Detailed Site Plan approval by the District Council. The subject 1.07 acre property is zoned R-55 and is improved with an existing 3,225 gross square foot structure with a paved parking area supporting six (6) spaces that has been operated for over 30 years as a eleemosynary or philanthropic facility. The subject site at 3001 Plaza Drive has been operated by SMVI (EPIC) for over 20 years through its lease with the Maryland Department of Health and Mental Hygiene. Until recently, the building was used as a home for intellectually challenged adults and subsequently as a school owned by the State of Maryland. For purposes of obtaining approval of a pending Detailed Site Plan (DSP-16014) and Use Permit Application, the Applicant, through their attorney, assert that this instant application satisfies the above standards and an

eleemosynary or philanthropic institution use is a permitted use pursuant to a Detailed Site Plan.

F. Section 27-281: - Purposes of Detailed Site Plans:

(b) *General DSP Purposes:*

(1) *The general purposes of Detailed Site Plans are:*

(A) *To provide for development in accordance with the principles for the orderly, planned, efficient and economical development contained in the General Plan, Master Plan, or other approved plan;*

Response: Although the subject property and its existing improvements are estimated to have been constructed in the early to mid-1980's and predate the land use policy recommendations contained in the *Plan Prince George's 2035* ("General Plan") and the 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment (SMA)*, the proposed reuse of the subject property and its existing improvements enhances an established service promoted by both the General Plan and Sector Plan

A review of the Approved March 2008 Public Safety Facilities Master Plan reveals that the proposed site is served by District Heights Co. 26 designated as a Volunteer/Career Fire/EMS station which houses 2-Engines, 1-Ambulance, and 1-Truck within Police District III. The plan recommends a new District Heights Co. Fire/EMS Station. This recommendation is also contained in the September 2008 General Plan Growth Policy Update. However, it is important that the 2008 Public Safety Facilities Master Plan indicates that the subject property is within the minimum five-minute response time for fire and emergency management services.

The September 2010 Approved Water Resources Functional Master Plan is a policy document primarily intended to guide decisions about growth and development, land preservation, environmental and water resource protection, and the infrastructure needed to support land use. This proposal complies with this requirement since there is not any proposed new construction and the existing facility is in accordance with current standards for fire protection and storm water management, as well as all State and County building/grading codes. There are no identifiable FEMA or other designated 100-year floodplains on the property. Finally, this proposed interior modification to the use of an existing facility complies with the above purpose that will continue to operate in accordance with all County, State and Federal regulations and laws, as assured by the various permit procedures. The site currently has an approved stormwater management concept plan (Concept Plan Number 13303-2016-00).

The 2005 Approved Countywide Green Infrastructure Plan (GIP) identifies a contiguous network of environmentally sensitive areas and recommends goals, policies, strategies and objectives to preserve, protect, and enhance these areas by 2025. However, there are no GIP network elements identified on or near the subject property.

Nevertheless, proposed development of the site is consistent with the environmental goals contained in the GIP.

The subject property is also consistent with the County's Ten Year Water and Sewer Plan and is appropriate for development. The site is within water and sewer Systems Area 3, meaning it is currently served by public water and sewer.

(B) To help fulfill the purposes of the zone in which the land is located;

The purposes of the R-55 (One-Family Detached Residential) Zone are:

(a) Purposes.

(1) The purposes of the R-55 Zone are:

(A) To provide for and encourage variation in the size, shape, and width of one-family detached residential subdivision lots, in order to better utilize the natural terrain;

(B) To facilitate the planning of higher density one-family residential developments with small lots and dwellings of various sizes and styles;

(C) To encourage the preservation of trees and open spaces; and

(D) To prevent soil erosion and stream valley flooding.

Response: As noted above, the subject property, its improvements, and use as an eleemosynary or philanthropic institutional type facility have existed since the property was originally developed in the early-1980's. As there are no proposed changes to the existing site and building improvements, this standard does not apply to the instant application.

The project is preserving woodland acreage onsite and will develop pursuant to an approved stormwater management plan (Concept Plan Number 13303-2016-00).

(C) To provide for development in accordance with the site design guidelines established in this Division; and

(a) The Detailed Site Plan shall be designed in accordance with the same guidelines as required for a Conceptual Site Plan (Section 27-274).

- (b) *The guidelines shall only be used in keeping with the character and purpose of the proposed type of development, and the specific zone in which it is to be located.*
- (c) *These guidelines may be modified in accordance with Section 27-286.*

(2) *Parking, loading, and circulation.*

(A) *Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site. As a means of achieving these objectives, the following guidelines should be observed:*

- (i) *Parking lots should generally be provided to the rear or sides of structures;*
- (ii) *Parking spaces should be located as near as possible to the uses they serve;*
- (iii) *Parking aisles should be oriented to minimize the number of parking lanes crossed by pedestrians;*
- (iv) *Large, uninterrupted expanses of pavement should be avoided or substantially mitigated by the location of green space and plant materials within the parking lot, in accordance with the Landscape Manual, particularly in parking areas serving townhouses; and*
- (v) *Special areas for van pool, car pool, and visitor parking should be located with convenient pedestrian access to buildings.*

Response: As noted above, the subject property, its improvements, and use as an eleemosynary or philanthropic institutional type facility have existed since the property was originally developed in the early-1980's. As there are no proposed changes to the existing site and building improvements, this standard does not apply to the instant application.

(B) *Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians. To fulfill this goal, the following guidelines should be observed:*

- (i) *Loading docks should be oriented toward service roads and away from major streets or public view; and*
- (ii) *Loading areas should be clearly marked and should be separated from parking areas to the extent possible.*

Response: Due to the small size of the existing improvements, as well as the scale of the proposed use, no loading spaces are required nor provided.

(C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers. To fulfill this goal, the following guidelines should be observed:

- (i) The location, number and design of driveway entrances to the site should minimize conflict with off-site traffic, should provide a safe transition into the parking lot, and should provide adequate acceleration and deceleration lanes, if necessary;**
- (ii) Entrance drives should provide adequate space for queuing;**
- (iii) Circulation patterns should be designed so that vehicular traffic may flow freely through the parking lot without encouraging higher speeds than can be safely accommodated;**
- (iv) Parking areas should be designed to discourage their use as through-access drives;**
- (v) Internal signs such as directional arrows, lane markings, and other roadway commands should be used to facilitate safe driving through the parking lot;**
- (vi) Drive-through establishments should be designed with adequate space for queuing lanes that do not conflict with circulation traffic patterns or pedestrian access;**
- (vii) Parcel pick-up areas should be coordinated with other on-site traffic flows;**
- (viii) Pedestrian access should be provided into the site and through parking lots to the major destinations on the site;**
- (ix) Pedestrian and vehicular circulation routes should generally be separated and clearly marked;**
- (x) Crosswalks for pedestrians that span vehicular lanes should be identified by the use of signs, stripes on the pavement, change of paving material, or similar techniques; and**
- (xi) Barrier-free pathways to accommodate the handicapped should be provided.**

Response: Established vehicular and pedestrian circulation operates in accordance with the above guidelines to ensure safe, efficient, and convenient access. Internal parking and driveway signs marking circulation patterns and parking areas will be provided prior to occupancy of the facility.

(3) Lighting.

(A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the site's design character. To fulfill this goal, the following guidelines should be observed:

- (i) *If the development is used at night, the luminosity, orientation, and location of exterior light fixtures should enhance user safety and minimize vehicular/pedestrian conflicts;*
- (ii) *Lighting should be used to illuminate important on-site elements such as entrances, pedestrian pathways, public spaces, and property addresses. Significant natural or built features may also be illuminated if appropriate to the site;*
- (iii) *The pattern of light pooling should be directed on-site;*
- (iv) *Light fixtures fulfilling similar functions should provide a consistent quality of light;*
- (v) *Light fixtures should be durable and compatible with the scale, architecture, and use of the site; and*
- (vi) *If a variety of lighting fixtures is needed to serve different purposes on a site, related fixtures should be selected. The design and layout of the fixtures should provide visual continuity throughout the site.*

Response: As noted above, the subject property, its improvements, and use as an eleemosynary or philanthropic institutional type facility have existed since the property was originally developed approximately 1985. As there are no proposed changes to the existing site and building improvements, this standard does not apply to the instant application.

(4) Views.

- (A) *Site design techniques should be used to preserve, create, or emphasize scenic views from public areas.*

Response: As there are no proposed changes to the existing site and building improvements, this standard does not apply to the instant application.

(5) Green area.

- (A) *On-site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use. To fulfill this goal, the following guidelines should be observed:*

- (i) *Green area should be easily accessible in order to maximize its utility and to simplify its maintenance;*
- (ii) *Green area should link major site destinations such as buildings and parking areas;*
- (iii) *Green area should be well-defined and appropriately scaled to meet its intended use;*

- (iv) *Green area designed for the use and enjoyment of pedestrians should be visible and accessible, and the location of seating should be protected from excessive sun, shade, wind, and noise;*
- (v) *Green area should be designed to define space, provide screening and privacy, and serve as a focal point;*
- (vi) *Green area should incorporate significant on-site natural features and woodland conservation requirements that enhance the physical and visual character of the site; and*
- (vii) *Green area should generally be accented by elements such as landscaping, pools, fountains, street furniture, and decorative paving.*

Response: The DSP retains a significant portion of the Property in green area within the south and western quadrants of the site. By nature, the said green area acts as a natural buffer. As discussed previously in this report, the Property is surrounded by M-NCPPC-owned parcels that are covered in dense secondary woodlands.

(6) *Site and streetscape amenities.*

- (A) *Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site. To fulfill this goal, the following guidelines should be observed:*
 - (i) *The design of light fixtures, benches, trash receptacles, bicycle racks and other street furniture should be coordinated in order to enhance the visual unity of the site;*
 - (ii) *The design of amenities should take into consideration the color, pattern, texture, and scale of structures on the site, and when known, structures on adjacent sites, and pedestrian areas;*
 - (iii) *Amenities should be clearly visible and accessible, and should not obstruct pedestrian circulation;*
 - (iv) *Amenities should be functional and should be constructed of durable, low maintenance materials;*
 - (v) *Amenities should be protected from vehicular intrusion with design elements that are integrated into the overall streetscape design, such as landscaping, curbs, and bollards;*
 - (vi) *Amenities such as kiosks, planters, fountains, and public art should be used as focal points on a site; and*
 - (vii) *Amenities should be included which accommodate the handicapped and should be appropriately scaled for user comfort.*

Response: The existing site design contributes to the fabric and residential character of the community that has grown around the subject site during its approximately 30 years

of existence. The Property provides an attractive single-family residential scale of development and provides a large preserved area of woodlands.

(7) *Grading.*

(A) *Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites. To the extent practicable, grading should minimize environmental impacts. To fulfill this goal, the following guidelines should be observed:*

- (i) *Slopes and berms visible from streets and other public areas should appear as naturalistic forms. Slope ratios and the length of slopes should be varied if necessary to increase visual interest and relate manmade landforms to the shape of the natural terrain;*
- (ii) *Excessive grading of hilltops and slopes should be avoided where there are reasonable alternatives that will preserve a site's natural landforms;*
- (iii) *Grading and other methods should be considered to buffer incompatible land uses from each other;*
- (iv) *Where steep slopes cannot be avoided, plant materials of varying forms and densities should be arranged to soften the appearance of the slope; and*
- (v) *Drainage devices should be located and designed so as to minimize the view from public areas.*

Response: As there are no proposed changes to the existing site and building improvements, this standard does not apply to the instant application.

(8) *Service areas.*

(A) *Service areas should be accessible, but unobtrusive. To fulfill this goal, the following guidelines should be observed:*

- (i) *Service areas should be located away from primary roads, when possible;*
- (ii) *Service areas should be located conveniently to all buildings served;*
- (iii) *Service areas should be effectively screened or enclosed with materials compatible with the primary structure; and*
- (iv) *Multiple building developments should be designed to form service courtyards which are devoted to parking and loading uses and are not visible from public view.*

Response: As discussed above, due to small size of the subject improvements and the scale of the proposed use, designated loading and service areas are neither required nor provided.

(9) Public spaces.

(A) A public space system should be provided to enhance a large-scale commercial, mixed-use, or multifamily development. To fulfill this goal, the following guidelines should be observed:

- (i) Buildings should be organized and designed to create public spaces such as plazas, squares, courtyards, pedestrian malls, or other defined spaces;**
- (ii) The scale, size, shape, and circulation patterns of the public spaces should be designed to accommodate various activities;**
- (iii) Public spaces should generally incorporate sitting areas, landscaping, access to the sun, and protection from the wind;**
- (iv) Public spaces should be readily accessible to potential users; and**
- (v) Pedestrian pathways should be provided to connect major uses and public spaces within the development and should be scaled for anticipated circulation.**

Response: Given the location of the Property and the nature of the proposed use (which desires a private secluded setting for the purposes of utilizing the site in support of the applicant's day training programs for intellectually challenged adults), the site will not have any significant public space as part of its design.

(10) Architecture.

(A) When architectural considerations are referenced for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with a unified, harmonious use of materials and styles.

Response: There will be no change to the single-family residential architectural design, materials or elevation in height of the existing building improvements.

(B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.

Response: As noted in 6 above, the existing site design and building improvements contributes to the fabric and residential character of the community that has grown around the subject site during its approximately 30 years of existence. The Property provides an attractive single-family residential scale development surrounded by a large preserved area of woodlands.

(C) *These guidelines may be modified in accordance with Section 27-277.*

Response: There are no significant modifications sought by the Applicant.

(G) **Specific DSP Purposes:**

(1) *The specific purposes of Detailed Site Plans are:*

- (A) *To show the specific location and delineation of buildings and structures, parking facilities, streets, green areas, and other physical features and land uses proposed for the site;*
- (B) *To show specific grading, planting, sediment control, tree preservation, and storm water management features proposed for the site;*
- (C) *To locate and describe the specific recreation facilities proposed, architectural form of buildings, and street furniture (such as lamps, signs, and benches) proposed for the site; and*
- (D) *To describe any maintenance agreements, covenants, or construction contract documents that are necessary to assure that the Plan is implemented in accordance with the requirements of this Subtitle.*

Response: As there are no proposed changes to the existing site and building improvements, this standard does not apply to the instant application.

(H) **Section 27-285 (b): Required findings for Detailed Site Plans:**

- (1) *The Planning Board may approve a Detailed Site Plan if it finds that the plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. If it cannot make these findings, the Planning Board may disapprove the Plan.*
- (2) *The Planning Board shall also find that the Detailed Site Plan is in general conformance with the approved Conceptual Site Plan (if one was required).*
- (3) *The Planning Board may approve a Detailed Site Plan for Infrastructure if it finds that the plan satisfies the site design guidelines as contained in Section 27-274, prevents offsite property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge.*

Response: The proposed reuse of the existing site continues the established history of eleemosynary or philanthropic institutional use of the Property that was established with its original development in approximately 1985. The proposal will allow the Applicant to

continue using the site without requiring unreasonable costs and without detracting from the utility of the proposed development, its intended purpose, or the neighborhood. It is noted that a Conceptual Site Plan is not required pursuant to the Table of Uses in Section 27-441 (b) of the Zoning Ordinance.

(I) Section 27-430: Regulations for development in the R-55 Zone

(c) *Regulations.*

(1) *Additional regulations concerning the location, size, and other provisions for all buildings and structures in the R-55 Zone are as provided for in Divisions 1 and 5 of this Part, the Regulations Tables (Division 4 of this Part), General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.*

Response: The proposed use represents a reasonable alternative to satisfying all site design guidelines for the Property. The alternatives proposed will allow the Applicant to use the site without requiring unreasonable costs or detracting from the utility of the proposed use and planned curriculum in support of the Applicant's day programs for intellectually challenged adults.

Conclusion:

As discussed herein (and all other application materials filed by the Applicant for this case), the proposed use of the subject property as an Eleemosynary or Philanthropic Institution facility is in harmony with the requirements of Zoning Ordinance, including Section 27-441 (b) of the Table of Uses for the R-55 Zone, as well as with requirements of the General Plan and Master Plan. This Detailed Site Plan will ensure that the Property is properly buffered in a way that efficiently utilizes the site relative to its physical features. Based on these findings, the Applicant respectfully requests that this Detailed Site Plan be approved to allow the utilization of the Property and its improvements in support of the Applicant's day programs for intellectually challenged adults.

Please call me if you have any questions.

Respectfully submitted,



Arthur J. Horne, Jr.

cc: Ms. Clarissa Mitchell
Mr. Lawrence Ceasar
Mr. Barry Caison



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**Prince George's County Planning Department
Historic Preservation Section**

**(301) 952-3680
www.mncppc.org**

February 16, 2017

MEMORANDUM

TO: Jill Kosack, Planner Coordinator
Urban Design Section
Development Review Division

FROM: Howard Berger, Supervisor *HB*
Jennifer Stabler, Archeology Planner Coordinator *JAS*
Historic Preservation Section
Countywide Planning Division

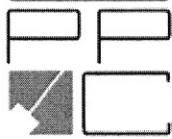
SUBJECT: **DSP-16014, Suitland, Morauer Elementary School, EPIC/SMVI**

The subject property comprises 1.07 acres abutting the west side of Plaza Drive, south of its intersection with Lubbock Road in Suitland, Maryland. The subject application proposes the change in use of the existing 3,225 square foot single-family residential style structure constructed about 1985 and used by nonprofit eleemosynary or philanthropic institutions for the past 30 years as a home for intellectually challenged adults. The applicant proposes to use the building for a gathering place for day services and a staging area for community activities and training for intellectually challenged adults, providing day services, including life skills for daily living, work and community activities. The subject property is zoned R-55.

A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. This proposal will not impact any historic sites, historic resources or known archeological sites.

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MIN
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

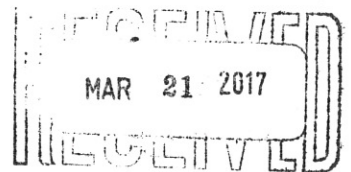


Prince George's County Planning Department
Community Planning Division

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco
301-952-3972

M-NCPPC

P.G. PLANNING DEPARTMENT



DEVELOPMENT REVIEW DIVISION

March 20, 2017

MEMORANDUM

TO: ✓ Jill Kosack, Urban Design, Development Review Division
VIA: David Green, Planning Supervisor, Community Planning Division
FROM: Chidy Umeozulu, Planner Coordinator, Community Planning Division
SUBJECT: **DSP 16014, Epic Suitland, Morauer Elementary School**

Handwritten initials and signature in blue ink.

DETERMINATIONS

Findings of conformance to the master plan or general plan are not required with this application. However, it does not conform with the Public and Private Open Space land use recommendation of the 2010 Approved Subregion 4 Master Plan but retains the R-55 Zone classification.

BACKGROUND

Location: Abutting the west side of Plaza Drive, south of it's intersection with Lubbock Road
Size: 1.07 acres
Existing Uses: One-story single-family residential style building
Proposal: Eleemosynary/Philanthropic Institution

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: Plan Prince George's 2035 designates the area in the Established Communities Growth Policy area. The vision for Established Communities is a context-sensitive infill and low to medium-density development.

Master/Sector Plan: 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment*

Planning Area/

Community: PA 75A/Suitland

Land Use: Public and Private Open Space

Environmental: Refer to the Environmental Planning Section referral for conformance with the Environmental Infrastructure Chapter of the master plan and the 2005 *Countywide Green Infrastructure Plan*.

- Historic Resources: There are no historic sites or resources on or adjacent to the site.
- Transportation: Plaza Drive is a local residential street with a terminus on M-NCPPC Local Park.
- Public Facilities: There are no public facilities on or adjacent to the subject site.
- Parks & Trails: The property is surrounded on three sides by wooded park land.
- Aviation/ILUC: The subject property is not located within the Military Installation Overlay (M-I-O Zone).
- SMA/Zoning:** 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment* classified the site in the R-55 Zone.

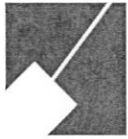
PLANNING ISSUES

There are no master plan issues associated with this detailed site plan.

RECOMMENDED CONDITIONS

N/A

cc: Ivy A. Lewis, Chief, Community Planning Division
Long-range Agenda



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Countywide Planning Division, Transportation Planning Section

(301) 952-3680
www.mncppc.org

February 8, 2017

MEMORANDUM

TO: Jill Kosack, Urban Design Section, Development Review Division
FROM: Tom Masog, Transportation Planning Section, Countywide Planning Division
SUBJECT: DSP-16014, Suitland Morauer Elementary School EPIC/SMVI
Review of Vehicular and Active Transportation

The Transportation Planning Division has reviewed the detailed site plan application referenced above. The site consists of 1.07 acres in the R-55 Zone. The site is located on the west side of Plaza Drive south of its intersection with Lubbock Road, and approximately 1,500 feet south of the intersection of MD 458 (Silver Hill Road) and Plaza Drive. The applicant is proposing to place an eleemosynary or philanthropic institution within an existing building. No new construction is proposed.

Background

The applicant is proposing to use the existing building of 3,225 square feet as a training center under the eleemosynary or philanthropic institution use. The use requires detailed site plan review but there are no transportation-specific requirements for the use. There appears to have been a preliminary plan of subdivision for this site prior to 1968, and Parcel A of Suitland Morauer Elementary School was subsequently recorded. The site is a small part of Parcel A, and the existing building on this site is the only development that ever occurred. It appears that there are no underlying transportation conditions.

Review Comments for Traffic Compliance

The use is changing from a housing facility to a training facility; both uses are under the eleemosynary or philanthropic institution use. Both uses would generate approximately the same amount of traffic. No new construction is proposed, and access and circulation would remain the same. This is acceptable.

The site is not adjacent to any planned transportation facilities. Plaza Drive is a primary residential street and platted with a 60-foot right-of-way. Access is appropriate for this use.

Review Comments for Active Transportation Compliance

The site plan was reviewed for conformance with the *Approved Countywide Master Plan of Transportation* and the *Approved Subregion 4 Master Plan and Endorsed Sectional Map Amendment* in terms of master plan trails and bikeways. Since the site does not require a preliminary plan it is not subject to Section 24-124.01 of the Subdivision Regulations or the Transportation Review Guidelines – Part 2 which are used for evaluating the adequacy of bicycle and pedestrian facilities. The site is not within or adjacent to any active transportation facilities.

Plaza Drive is constructed with a four-foot sidewalk on the east side of the street, and no sidewalk on the west side along the frontage of the site. The site is part of a larger site which has never been otherwise developed, and it is nearly 500 feet to existing sidewalk. Given the nature of the type of use under review,

the Transportation Planning Section deems the construction of sidewalk along the property's frontage to be of limited function to the operation of the use.

Conclusion

From the standpoint of transportation, it is determined that this plan is acceptable and meets the finding required for a detailed site plan as described in the Zoning Ordinance. From the standpoint of non-motorized transportation, it is determined that this plan is acceptable as well.

March 3, 2017

MEMORANDUM

TO: Jill Kosack, Urban Design Section
VIA: Sherri Conner, Subdivision Section *SC*
FROM: John Ferrante, Subdivision Section *JF*
SUBJECT: DSP-16014, Suitland, Morauer Elementary School, EPIC/SMVI

The subject property is known as Part of Parcel A, (Liber 6409, Folio 89), in the Suitland-Morauer Elementary School Subdivision. The Suitland-Morauer Elementary School Subdivision was recorded on August 21, 1968 as WW69-51. At the time the final plat of subdivision was recorded, Parcel A, in its entirety, was 9.12 acres in size.

On June 26, 1986, Prince George's County conveyed a 1.07-acre portion of Parcel A to the State of Maryland via Liber 6409, Folio 89, (for the use of the Department of Health and Mental Hygiene). As a result, the subject 1.07-acre parcel that is now shown on the detailed site plan (DSP) application was legally subdivided from the original 9.12-acre tract in accordance with Section 24-107(c)(5) of the Subdivision Regulations, as it was a conveyance to a governmental agency for a public use. Therefore, the property is a legal acreage parcel.

The property is located on Tax Map 80 in Grid F-4, is located in the R-55, (One-Family Detached Residential) Zone and is currently improved with approximately 3,225 square feet of gross floor area. Through the subject DSP application, the applicant is requesting to utilize the existing structure as an Eleemosynary or Philanthropic institution.

No increase in gross floor area is proposed with the subject application. As a result, a new preliminary plan of subdivision (PPS) is not required at this time pursuant to Section 24-107(c)(7)(B) of the Subdivision Regulations.

There are no other subdivision issues at this time.



The Maryland-National Capital Park and Planning Commission
 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772 ☎ 301-952-3530
 Development Review Division – 301-952-3749 (fax)

**** REFERRAL REQUEST ****

Date: February 1, 2017
 To: e-plan referral
 From: Jill Kosack, Urban Design Jill.Kosack@ppd.mncppc.org
 Subject: Suitland, Morauer Elementry School, EPIC/SMVI, DSP-16014

IDENTIFICATION OF MAJOR ISSUES DUE DATE: 2/16/2017

***Note:** E-mail any major issues/problems to the reviewer by the above date.

SDRC MEETING IS SCHEDULED: n/a

REFERRAL DUE DATE: March 3, 2017

<input checked="" type="checkbox"/> Full Review of New Plan	<input type="checkbox"/> Revision of Previously Approved Plan
<input type="checkbox"/> Limited or Special Review	<input type="checkbox"/> Plans/Documents Returned for Second Review Following Revision by Applicant

NOTE: This case is being reviewed at: Planning Board level OR Planning Director level

Related Cases: _____

NOTE: Plans and documents for this case will be available in Dropbox until Planning Board hearing and decision. You may download and save for your records but the plans are not final until conditions are met and the plan is certified.

REFERRAL REPLY COMMENTS: NO IMPACTS TO PARK
 Property

NOTES: The review package is located here (insert/hyperlink) PJS 3/1/17

Please send all comments to the reviewer's email provided.
 If you need assistance contact Cheryl.summerlin@ppd.mncppc.org.

February 13, 2017

MEMORANDUM

TO: Jill Kosack, Urban Design

FROM: Mary Hampton, Permits

SUBJECT: Referral Comments for DSP-16014, Suitland Morauer Elementary School, EPIC/SMVI

1. Lot coverage calculations must be provided on the site plan.
2. The parking schedule must be revised to include the proposed number of occupants and operators.
3. The centerline and proposed right of way of Plaza Drive must be demonstrated on the site plan.

Kosack, Jill

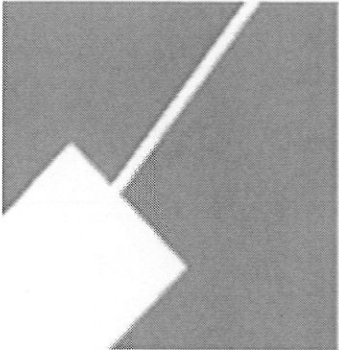
From: Burke, Thomas
Sent: Tuesday, March 07, 2017 1:22 PM
To: Kosack, Jill
Subject: Suitland, Morauer Elementary School, EPIC/SMVI DSP-16014

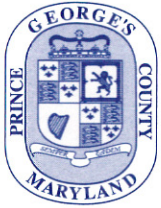
Jill,

With the signed NRI-EL and a Forest Conservation Act exemption letter from the Department of Natural Resources, for this State-owned property, I have no comments for this proposal and will not be providing a memo.

Thank you.

Thomas Burke
Senior Planner, Environmental Planning Section
M-NCPPC, Prince George's County, MD
301-952-4534
Thomas.burke@ppd.mncppc.org





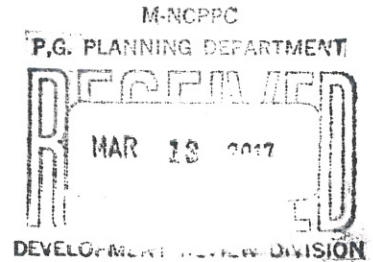
Rushern L. Baker, III
County Executive

THE PRINCE GEORGE'S COUNTY GOVERNMENT
Department of Permitting, Inspections and Enforcement
Site/Road Plan Review Division



MEMORANDUM

March 7, 2017



TO: Jill Kosack, Urban Design Section
Development Review Division, M-NCPPC

FROM: Mary C. Giles, P.E., Associate Director
Site/Road Plan Review Division, DPIE *mcg 3/6/17*

RE: Suitland Morauer Elementary School, EPIC/SMVI
Detailed Site Plan No. DSP-16014

CR: Plaza Drive, 3-1056

In response to the Detailed Site Plan No. DSP-16014 referral, the Department of Permitting, Inspections and Enforcement (DPIE) offers the following:

- The subject property is located at 3001 Plaza Drive in District Heights, south of its intersection with Lubbock Road.
- The proposed Detailed Site Plan is consistent with approved Site Development Concept Plan No. 13303-2016, dated July 11, 2016. Stormwater facilities are not required due to no proposed development at this time.
- All improvements within the public rights-of-way, as dedicated for public use to the County, are to be in accordance with the County's Road Ordinance, DPW&T's Specifications and Standards, and the Americans with Disabilities Act.
- The following will only be required when development is proposed:
 - Full-width, 2-inch mill and overlay may be required along the property frontage in accordance with DPW&T's Specifications and Standards
 - Conformance with street tree and street lighting standards is required.

- Existing utilities may require relocation and/or adjustments. Coordination with the various utility companies is required.
- Sidewalks and ramps are required along Plaza Drive within the property limits in accordance to Sections 23-105 and 23-135 of the County Road Ordinance.
- There is no development proposed with this referral, its sole purpose is the reuse of an existing building for a proposed Eleemosynary/Philanthropic institution. DPIE has no objection to the proposed DSP-16014.
- This memorandum incorporates the Site Development Plan Review pertaining to Stormwater Management (County Code 32-182(b)). The following comments are provided pertaining to this approval phase:
 - a) Final site layout, exact impervious area locations are not shown on plans.
 - b) Exact acreage of impervious areas has not been provided.
 - c) Proposed grading is shown on plans.
 - d) Delineated drainage areas at all points of discharge from the site has not been provided.
 - e) Stormwater volume computations have not been provided.
 - f) Erosion/sediment control plans that contain the construction sequence, and any phasing necessary to limit earth disturbances and impacts to natural resources, and an overlay plan showing the types and locations of ESD devices and erosion and sediment control practices are not included in the submittal.
 - g) A narrative in accordance with the code has not been provided.
 - h) Applicant shall provide items (a-g) at the time of filing site development fine grading permits.

If you have any questions or need additional information, please contact Mr. Mariwan Abdullah, P.E., District Engineer for the area, at 301.636.2060.

MCG:Nf:dar

cc: Mariwan Abdullah, P.E., District Engineer, S/RPRD, DPIE
 Nanji Formukong, Engineer, S/RPRD, DPIE
 Walton Development 1650 Tysons Boulevard, Mclean VA 22102
 Ben Dyer Associates Inc, 11721 Woodmore Road, Suite 200
 Bowie, Maryland 20721



Division of Environmental Health/Disease Control

Date: February 24, 2017

To: Jill Kosack, Urban Design, M-NCPPC

From: ^{RJ}Rita Johnson, Area Sanitarian, Environmental Engineering/Policy Program

Re: DSP-16014, Suitland-Morauer Elementary School, EPIC/SMVI

The Environmental Engineering/Policy Program of the Prince George's County Health Department has completed a health impact assessment review of the detailed site plan of the Suitland-Morauer Elementary School, EPIC/SMVI and has the following comments:

1. Miscellaneous solid waste materials (household debris) on the site must be collected and properly disposed via a tire reclamation firm and/or to the municipal waste landfill.
2. There is an increasing body of scientific research suggesting that artificial light pollution can have lasting adverse impacts on human health. Indicate that all proposed exterior light fixtures will be shielded and positioned so as to minimize light trespass caused by spill light.
3. During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control
4. During the construction phases of this project, no noise should be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.

If you have any questions or need additional information, please contact me at 301-883-7687 or rjohnson@co.pg.md.us



Environmental Engineering/Policy Program
Largo Government Center
9201 Basil Court, Suite 318, Largo, MD 20774
Office 301-883-7681, Fax 301-883-7266, TTY/STS Dial 711
www.princegeorgescountymd.gov/health