

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.

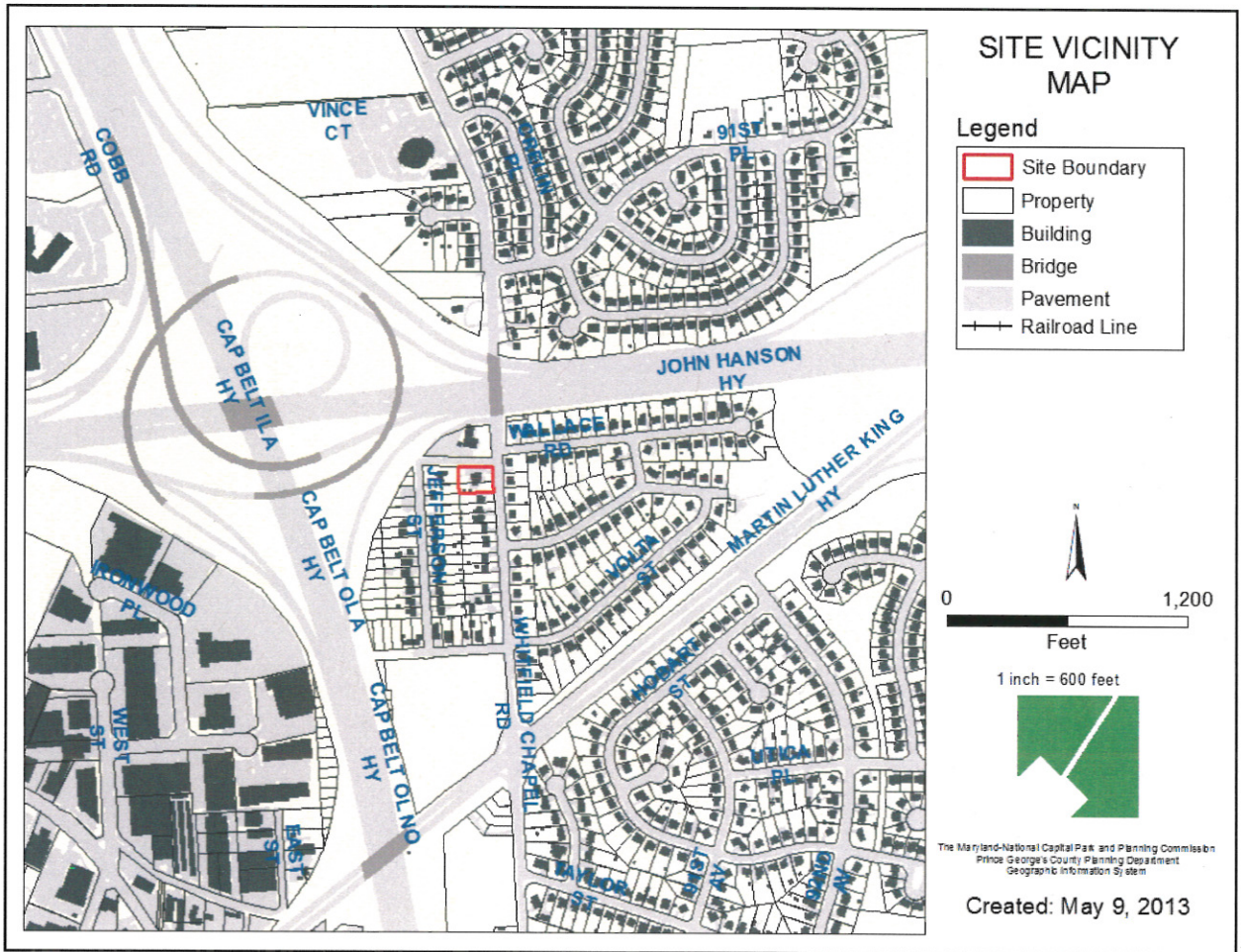
Detailed Site Plan

DSP-13023

Application	General Data	
Project Name: Ebenezer United Methodist Church Childcare Center, Lots 1 and 2, Ardmore Subdivision Location: In the southwest quadrant of the intersection of Ebenezer Lane and Whitfield Chapel Road. Applicant/Address: Ebenezer United Methodist Church 4910 Whitfield Chapel Road Lanham, MD 20706	Planning Board Hearing Date:	06/04/15
	Staff Report Date:	05/19/15
	Date Accepted:	03/18/14
	Planning Board Action Limit:	Waived
	Plan Acreage:	0.527
	Zone:	R-R
	Dwelling Units:	N/A
	Gross Floor Area:	2,188 sq. ft.
	Planning Area:	73
	Council District:	05
	Election District:	20
	Municipality:	N/A
	200-Scale Base Map:	206NE08

Purpose of Application	Notice Dates	
Day care center for 19 children.	Informational Mailing:	07/05/13
	Acceptance Mailing:	03/16/14
	Sign Posting Deadline:	05/05/15

Staff Recommendation		Staff Reviewer: Ruth Grover, M.U.P., A.I.C.P. Phone Number: (301) 952-4317 Email Address: 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-13023
Ebenezer United Methodist Church Childcare Center
Lots 1 and 2, Ardmore Subdivision

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

EVALUATION

This detailed site plan was reviewed and evaluated for compliance with the following criteria:

- a. Conformance to the requirements of the following sections of the Prince George's County Zoning Ordinance:
 - (1) 27-428, Purposes of the Rural Residential (R-R) Zone.
 - (2) 27-441, Uses Permitted in residential zones.
 - (3) 27-442, Regulations in residential zones.
 - (4) 27-445.03, Additional requirements for a day care center for children in residential zones.
- b. Conformance to the requirements of the 2010 *Prince George's County Landscape Manual*.
- c. Conformance to the requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance.
- d. Conformance to the Prince George's County Tree Canopy Coverage Ordinance.
- e. Referral comments.

FINDINGS

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

1. **Request:** The subject application is a request for approval of a day care center, with a maximum enrollment of 19 children, in the Rural Residential (R-R) Zone.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	R-R	R-R
Use(s)	Vacant	Day Care Center
Acreage	0.527	0.527
Lots	2	2
Enrollment	0	19 children

Parking Required:

Day Care Center 3
 (1 parking space per 8 children or
 3 spaces for 19 children)

Total Parking Provided: 3

Loading Spaces Required: 0

(one space for 10,000–100,000 square feet of GFA)

Loading Spaces Provided: 0

Minimum Outdoor Play Area Required per Section 27-464.02 of the Zoning Ordinance:

19 children x 0.5 x 75 square feet = 750 square feet*

Enclosed Play Area Provided: 875 square feet

*The Zoning Ordinance requires that all outdoor play areas for day care centers for children in residentially-zoned areas have at least 75 square feet of play space per child for 50 percent of the licensed capacity, or 75 square feet per child for the total number of children to use the play area at one time, whichever is greater. The applicant has stated that a maximum of ten children will be permitted to utilize the play area at one time. Therefore, the total required outdoor play area is 75 times 10 (half of the enrollment, rounded up), or 750 square feet. The applicant has met and exceeded this requirement by providing a play area measuring 875 square feet.

3. **Location:** The site is located in the southwestern quadrant of the intersection of Whitfield Chapel Road and Ebenezer Lane. Whitfield Chapel Road, a Maryland State Highway Administration (SHA) owned and maintained right-of-way with an ultimate right-of-way width of 80 feet, runs along the subject site's eastern frontage. Ebenezer Lane (formerly known as Belmont Street) measures 30 feet wide and runs along the subject site's northern frontage.
4. **Surrounding Uses:** The subject project is surrounded by single-family detached development to the south and west; by Ebenezer Lane to the north, with the Ebenezer United Methodist Church beyond; and by Whitfield Chapel Road to the east, with single-family detached residential development beyond. All of the surrounding land uses are located in the R-R Zone.
5. **Previous Approvals:** The site was previously approved under Section 27-121 of the Prince George's County Zoning Ordinance and Permit 29458-2001-CGU as a federally-run nursery school and day care (operated by Head Start), a public use which is exempt from the requirements of the Zoning Ordinance. In permit comments dated April 12, 2004, the Permit Review Section indicated that an application for either a private day care or a church to operate from the property would require detailed site plan (DSP) approval. Hence, the subject application was submitted.

The site is also the subject of a stormwater management concept approval, 23371-2013-00, approved by the Department of Permitting, Inspections and Enforcement (DPIE) on October 1, 2013 and valid until October 1, 2016.

6. **Design Features:** The 0.527-acre site, composed of two lots (Lots 1 and 2), is currently improved with a 2,188-square-foot one-story brick structure with a basement. This structure was originally built and utilized as a single-family residential unit, was subsequently utilized as a Head Start day care center for children and preschool, and is currently vacant.

Ebenezer United Methodist Church, with which the subject day care center for children is associated, is located on the opposite side of Ebenezer Lane. A concrete cross walk is provided between the subject site and the church to make crossing Ebenezer Lane from the day care center to the church property a safer condition.

An 875-square-foot play area is surrounded by an existing four-foot-tall fence. It is expected that only ten children will play in the area at one time.

7. **Conformance to the applicable sections of the Zoning Ordinance:** Staff has reviewed the subject project against the relevant requirements of the Zoning Ordinance and finds it in compliance. More particularly, with respect to Section 27-441(b), Table of Uses, the proposed day care center for children is a permitted use in the R-R Zone.

Each other relevant requirement of Section 27-445.03(a), Day care center for children, and Section 27-441, Table of Uses, Footnote 34, is included in **boldface** type below and is followed by staff comment:

(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: The proposed maximum enrollment for the Ebenezer United Methodist Church Childcare Center is 19. Therefore, the required play area for 50 percent of the licensed capacity is 750 square feet. As the outdoor play area indicated on the DSP measures 875 square feet, it meets and exceeds the size required by the Zoning Ordinance.

- (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;**

Comment: The subject outdoor play area is located on the same lot as the day care center, at least 25 feet from any dwelling unit, and is to be enclosed by an existing four-foot-tall chain-link fence.

- (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: The Urban Design Section is not recommending a greater setback from adjacent properties or land uses, or a higher fence, as it has not determined that it is needed in order to protect the health and safety of the children utilizing the play area. As the children enrolled at the day care will have supervision at all times when playing in the play area, the existing four-foot-tall fence should be sufficient. The play area is located as is required by the Zoning Ordinance, at least 25 feet from all surrounding residential units, and the Urban Design Section does not recommend a greater setback.

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

Comment: There are several shade trees located proximate to the outdoor playground area which should provide sufficient shade for the children playing in the designated area during the warmer months of the year, in accordance with this requirement.

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

Comment: As the site plan indicates that there will be no “night use” of the play area, lighting pursuant to this requirement is not required.

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

Comment: A note on the DSP indicates that the hours of operation will be 6:00 a.m. to 7:00 p.m. and that there will be no night use of the outdoor play area in conformance to this requirement.

In addition, per Section 27-445.03, a site plan prepared in accordance with the following is required for the day care center. Each requirement is included in **boldface** type followed by staff comment.

(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 the Section.**

Comment: Should the subject site plan be approved as recommended and in accordance with this requirement, it may be said that the subject applicant has conformed to this requirement.

(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 located 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: General Note 19.b. indicates that the maximum number of children to be included in the day care will be 19, in accordance with Subpart (i) of the above requirement. The site plan indicates the adjacent uses and the building to the south on the adjacent lot. The location and size of the outdoor play area are indicated as required by Subpart (iii) of the above requirement, and the location, quantity, and type of screening are located in accordance with Subpart (iv) of the above requirement. Therefore, it may be said that the applicant has conformed to this requirement.

8. **Prince George's County Landscape Manual:** The underlying DSP application is for the conversion of the existing 2,188-square-foot single-family detached house into a day care center for 19 children on a 0.527-acre lot in the R-R Zone. The original single-family detached residential property was previously improved and used as a federally-run Head Start center. However, since federal uses are not subject to the Zoning Ordinance including the 2010 *Prince George's County Landscape Manual* (Landscape Manual) per Section 27-121, the only previously permitted use of the site is as a residential single-family home. The site is subject to Section 4.2, Requirements for Landscape Strips along Streets; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual because it involves a change in use from residential to nonresidential. The applicant has filed a request for Alternative Compliance from Section 4.7, Buffering Incompatible Uses, for a reduction in the width of the building setbacks and landscape yards provided along the western and southern property lines, adjacent to existing single-family detached homes. The Urban Design Section will first discuss this application, then the applicability of the other sections of the Landscape Manual.

REQUIRED: 4.7 Buffering Incompatible Uses, along the western property line, adjacent to an existing single-family detached home.

Length of bufferyard	112 feet
Minimum building setback	30 feet
Landscape yard	20 feet
Bufferyard occupied by existing trees	6 percent
Fence or wall	Yes
Plant Units (80 per 100 l. f.)	43

PROVIDED: 4.7 Buffering Incompatible Uses, along the western property line, adjacent to an existing single-family detached home.

Length of bufferyard	112 feet
Minimum building setback	75 feet
Landscape yard	2–20 feet
Bufferyard occupied by existing trees	6 percent
Fence or wall	Yes
Plant units	62

REQUIRED: 4.7 Buffering Incompatible Uses, along the southern property line, adjacent to an existing single-family detached home.

Length of bufferyard	153 feet
Minimum building setback	30 feet
Landscape yard	20 feet
Bufferyard occupied by existing trees	11 percent
Fence or wall	No
Plant Units (80 per 100 l. f.)	109

PROVIDED: 4.7 Buffering Incompatible Uses, along the southern property line, adjacent to an existing single-family detached home.

Length of bufferyard	153 feet
Minimum building setback	8 feet
Landscape yard	8–20 feet
Bufferyard occupied by existing trees	11 percent
Fence or wall	No
Plant units	168

Justification of Recommendation

The underlying DSP application proposes to convert a single-family residence (previous Head Start Program facility) into a day care center for children. The applicant is requesting Alternative Compliance from Section 4.7, Buffering Incompatible Uses, of the Landscape Manual. A Section 4.7, Type ‘B’ bufferyard, which includes a 30-foot building setback and a 20-foot-wide landscaped yard, is required along the western and southern property boundaries adjacent to existing single-family detached homes. Due to existing improvements on the property, it is not possible to meet the full requirements along either property line. Along the western property line, a fenced outdoor play area reduces the provided landscape yard to a minimum of two feet wide for approximately 35 linear feet of the 112-foot length, with no reduction in the required building setback. As an alternative to the normal requirements of Section 4.7, the applicant states that they are providing a six-foot-high sight-tight fence along the entire western property length and an additional 19 plant units. Along the southern property line, two existing 12-foot-square sheds reduce the provided building setback landscape yard to eight feet for approximately 24 linear feet. As an alternative to the normal requirements of Section 4.7, the applicant states that they are providing an additional 59 plant units along the southern property line.

The Alternative Compliance Committee agreed that the applicant has provided a fence and additional plant units to make up for the minor incursions by the existing site improvements into the required setback and landscape yard. Given the provision of a fence and additional plant units, the Alternative Compliance Committee finds the applicant's proposed alternative compliance measures to be equally effective as normal compliance with Section 4.7 of the Landscape Manual. The submitted landscape plan needs some minor technical corrections as addressed in the conditions added to this approval.

Comment: The Alternative Compliance application for relief from Section 4.7 of the Landscape Manual along the western and southern property lines, adjacent to Lots 3 and 35, is recommended for approval as a companion case to the DSP, subject to the following conditions:

- a. Prior to certification of the detailed site plan, the following corrections shall be made:
 - (1) Revise the plant labels on the landscape plan to match the plant list in terms of types and quantities.
 - (2) Correct the Section 4.2 schedule for Ebenezer Lane so that the number of ornamental and evergreen trees provided matches the number shown on the landscape plan.
 - (3) Correct the number of plant units required in the Section 4.7 schedule for Bufferyard 1 to 43.

The application is also subject to Sections 4.2, 4.4, and 4.9 of the Landscape Manual. Each section is listed in **boldface** type below, followed by staff comment:

Section 4.2—Section 4.2 generally requires landscape strips along streets. In the subject case, it requires a landscape strip along both Ebenezer Lane and Whitfield Chapel Road frontages. On Sheet DSLP2 of the plan set, the applicant has provided two separate Section 4.2 schedules, one for each frontage. Regarding the Whitfield Chapel Road frontage, the applicant noted the requirement that three shade trees and 30 shrubs be included along that frontage. The schedule then states and the plan reflects that the required three shade trees and 30 shrubs are, in fact, indicated along the Whitfield Chapel Road frontage of the subject project. The applicant has also selected option one for the required Section 4.2 landscape strip along Ebenezer lane, requiring four shade trees and 33 shrubs in this case. The applicant has chosen to provide four ornamentals instead of two of the shade trees, resulting in the following landscaping required: two shade trees, four ornamental trees, and 33 shrubs. This is what is reflected on the plans for the project. A typographic error in the landscape schedule which states that three instead of four ornamental trees are to be included along this frontage would be corrected by a proposed condition in the Recommendation section of this report.

Section 4.4—Section 4.4 requires the screening of loading spaces, outdoor merchandise storage, trash and recycling facilities, and mechanical equipment. The subject has none of these shown, except for a small heating/air conditioning unit located adjacent to the building behind a set of stairs on the western side of the building. As the heating/air conditioning unit is small and will be screened from roadways and other properties by the adjacent stairs, vegetation, and a fence, it may be said that the mechanical equipment is adequately screened as required by this section.

Section 4.9—Section 4.9, Sustainable Landscaping Requirements, stipulates that a percentage of plants within each plant type shall be native species. The applicant has, on Sheet DSPL2 of the plan set, included a schedule for the sustainable landscaping requirements. The schedule correctly states that four of the shade trees are required to be and are native; that three of the total number of ornamental trees are required to be native and five are provided, meeting and exceeding this requirement; that eight of the evergreen trees are required to be native and that 25 are provided, meeting and exceeding this requirement; and that 19 of the shrubs are required to be native and that 27 native shrubs have been provided, meeting and exceeding this requirement. Therefore, and because no invasive species are proposed nor found on the site, and no trees are proposed to be planted on slopes greater than 3:1, it may be said that the applicant has conformed to the requirements of Section 4.9 of the Landscape Manual.

9. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The subject site has been issued a Standard Letter of Exemption from the requirements of the Prince George's County Woodland Exemption for the use of the site as a day care center for children. The stated reasons that the property qualified for the exemption are that there are no previously approved tree conservation plans associated with this property and that it measures less than 40,000 square feet in size.
10. **Prince George's County Tree Canopy Coverage Ordinance:** The subject project is exempt from the requirements of the Tree Canopy Coverage Ordinance as it does not involve in excess of 5,000 square feet of land disturbance.
11. **Referrals:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
 - a. **Historic Preservation**—In an e-mail dated January 21, 2015, the Historic Preservation Section stated that Detailed Site Plan DSP-13023 would have no effect on Prince George's County historic sites, historic resources or historic districts.
 - b. **Archeological Review**—In a memorandum dated January 29, 2015, the Historic Preservation Section stated that they do not recommend that a Phase I archeological survey be required for the site, as a search of current and historic photographs and topographic and historic maps indicate that the probability of finding archeological sites within the subject property is low. In conclusion, they stated that the subject proposal would not impact any documented historic sites or resources, documented properties, or archeological resources.
 - c. **Community Planning**—In a memorandum dated February 6, 2015, the Community Planning Division stated that the proposed development is consistent with the *Plan Prince George's 2035 Approved General Plan* (Plan Prince George's 2035) and the 1990 Approved Master Plan and Adopted Sectional Map Amendment for Largo-Lottsford, Planning Area 73, (Largo Lottsford Master Plan and SMA) policies that suggest low- to medium-density residential land uses for the site. More particularly, with respect to Plan Prince George's 2035, the Community Planning Division stated that the proposed development is located in the Established Community policy area and that Plan Prince George's 2035 states that this policy area is most appropriate for context-sensitive infill and low- to medium-density development. Further, the Community Planning Division recommended maintaining and enhancing existing public services, facilities, and infrastructure to ensure that the needs of existing residents are met. Regarding planning issues, the Community Planning Division stated that Plan Prince George's 2035

(page 93) sets forth two major land use policies to stabilize neighborhoods in the Established Community policy area and improve the quality of life for their residents. Policy 9 of that discussion suggests that the stable neighborhoods in these areas be maintained and Policy 10 calls for limiting commercial services outside of designated regional, local, and suburban centers. With respect to the Largo-Lottsford Master Plan and SMA, the Community Planning Division stated that the development is located in an established single-family detached residential neighborhood designated as Neighborhood A, Enterprise Community, by the master plan.

The Community Planning Division also noted that the subject property is located within the Joint Base Andrews Interim Land Use Control area. More particularly, it is located within Imaginary Surface F, establishing a height limit of 500 feet above the runway surface. Although the property is outside of the 65 dBA Ldn and above noise contour and the accident potential zones, these designations should be noted on the DSP.

Comment: A proposed condition in the Recommendation section of this staff report would require that, prior to certificate approval, the plans be revised to include a note stating that the subject project is located within the Joint Base Andrews Interim Land Use Control area, that it is located in Imaginary Surface F (establishing a limit of 500 feet above the runway), and outside the 65 dBA Ldn and above noise contour and the accident potential zone. Policies 9 and 10 of the master plan are guiding suggestions, not development district standards or a use table which has to be followed more strictly. The use is otherwise allowed in the R-R Zone and meets the requirements of the various evaluation criteria.

- d. **Transportation**—In a memorandum dated February 26, 2015, the Transportation Planning Section stated that they had reviewed Detailed Site Plan DSP-13023 and offered the following review comments:

The site is subject to the general requirements of site plan review, which include attention to parking, loading, on-site circulation, etc. There are no specific transportation-related requirements imposed by the zone or the use, and otherwise no traffic-related findings are required.

The site is adjacent to Whitfield Chapel Road, a master plan collector roadway listed in the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) with an ultimate right-of-way of 80 feet. There is an existing entrance to the site from Whitfield Chapel Road (MD 950A). This will be closed and restored per SHA standards. A new commercial entrance is shown on Ebenezer Lane. This entrance will improve traffic safety by reducing conflicts between vehicles on Whitfield Chapel Road. The proposed freestanding signage is proposed to be located outside the ultimate master plan right-of-way.

Three parking spaces are shown on the site plan, one is a handicap-accessible parking space. Additional parking is available at the main church on the north side of Ebenezer Road; a crosswalk also exists on Ebenezer Road. There is a concrete sidewalk from Ebenezer Road to the site. In addition, on-street parking is allowed on Whitfield Chapel Road.

In conclusion, the Transportation Planning Section stated that, from the standpoint of transportation, it is determined that this plan is acceptable and meets the finding required for a DSP as described in Section 27-285.

- e. **Subdivision**—In comments dated February 23, 2015, the Subdivision Review Section offered the following regarding the subject project:

The subject property is composed of Lots 1 and 2, known as the Ardmore Subdivision, recorded on December 7, 1909 in Plat Book BDS 1-83, in the Prince George's County Land Records. The property is located on Tax Map 52 in Grid C-2, measures approximately 22,651 square feet, and is improved with a 2,188-square-foot single-family detached dwelling unit. The site plan proposes a day care center for children located in the vacant single-family detached dwelling unit on the site. There is no additional gross floor area being proposed with this DSP.

Pursuant to Section 24-111(c)(2) of the Subdivision Regulations, this site is exempt from the requirement of filing a preliminary plan of subdivision because the total development proposed does not exceed 5,000 square feet of gross floor area.

In closing, the Subdivision Section indicated that failure of the site plan and record plat to match (including bearings, distances, and lot sizes) would result in permits being placed on hold until the plans are corrected.

- f. **Trails**— In a memorandum dated March 6, 2015, the Transportation Planning Section stated that they had reviewed the subject DSP for conformance with the Master Plan of Transportation (MPOT) and the Largo-Lottsford Master Plan and SMA in regard to implementation of trails, bikeways, and pedestrian improvements.

According to the MPOT, the Transportation Planning Section found that the DSP was impacted by a single master plan trail and that Whitfield Chapel Road is designated a bikeway and sidewalk corridor. The MPOT includes the following wording regarding the planned facilities:

Whitfield Chapel Road Sidewalks and On-Road Bicycle Facilities: These sidewalk improvements will connect existing residential communities to MD 450, Whitfield Chapel Park, and MD 704 (page 23).

Lastly, the Complete Streets section of the MPOT includes the following policies regarding sidewalk construction and accommodation of pedestrians:

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

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

Noting that a standard sidewalk is provided along the western side of Whitfield Chapel Road to the north of the subject site, no sidewalks exist to the south of the subject site and a crosswalk and sidewalk connection link the subject site to the property to the north. The Transportation Planning Section then noted that the revised plans that were submitted January 20, 2015 reflected sidewalks along both Ebenezer Lane and Whitfield Chapel Road.

The Transportation Planning Section then concluded that, from a standpoint of non-motorized transportation, this plan would be acceptable, fulfill the intent of the applicable master plan and functional plans and prior conditions of approval, and meet the finding required for DSPs by Section 27-285 of the Zoning Ordinance, provided the following condition is placed on the approval:

- (1) In conformance to the requirements of the 2009 *Approved Countywide Master Plan of Transportation*, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:
 - (a) A standard sidewalk along the subject site's entire frontage as shown on the DSP of Whitfield Chapel Road, unless modified by SHA;
 - (b) A standard sidewalk along the subject site's entire frontage as shown on the DSP of Ebenezer Lane, unless modified by the County; and
 - (c) One "Share the Road with a Bike" sign along Whitfield Chapel Road, in accordance with SHA requirements prior to issuance of the first use and occupancy permit for the project. The applicant shall purchase the sign from the state and install it in accordance with SHA's Manual on Uniform Traffic Control Devices provisions for bicycle facilities. This requirement shall be subject to SHA approval.

Comment: Taking into consideration that the revised plans show sidewalk along both Whitfield Chapel Road and Ebenezer Lane, proposed conditions in the Recommendation section of this staff report would implement the above suggestions of the Transportation Planning Section with respect to pedestrian and bicycle facilities for the project.

- g. **Environmental Planning**—The Environmental Planning Section stated in e-mailed comments dated April 10, 2014 and January 20, 2015 that they reviewed the subject DSP and found no outstanding issues regarding the environmentally-related aspects of the DSP. More particularly, they offered the following:

The site is exempt from the requirements of the Woodland and Wildlife Habitat Conservation Ordinance because fewer than 10,000 square feet of woodland are located on it and it is the subject of no previously approved tree conservation plan. In this regard, the Environmental Planning Section has issued a Woodland Conservation Exemption Letter, valid on July 14, 2013.

Noting that the subject site is not in a transit or development district overlay zone, the Environmental Planning Section stated that the subject site contains none of the following environmental features: specimen trees, wetlands and/or streams, 100-year floodplain, primary management area, Chesapeake Bay critical area, green infrastructure plan areas, scenic and/or historic roadways, or Marlboro clay soils. With respect to noise, noting that

Whitfield Chapel Road is a collector roadway, that Ebenezer Lane is an undesignated roadway, that the use is not residential, and that an outdoor playground is included on the DSP, the Environmental Planning Section stated that no on-site noise contours would be required to be added to the DSP.

- h. **Prince George's County Fire/EMS Department**—In a memorandum dated April 7, 2014, the Fire/EMS Department offered information regarding needed accessibility, private road design, and the location and performance of fire hydrants. On May 13, 2015, the Office of the Fire Marshal confirmed that the revised plans have no impact on their original comments.
- i. **Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated May 19, 2015, DPIE offered the following:
- Right-of-way dedication and frontage improvements including curb and gutter, sidewalk, and street trees will be required for Ebenezer Lane as determined by the Prince George's County Department of Public Works and Transportation (DPW&T) and DPIE. The right-of-way along Whitfield Chapel Road is maintained by SHA; therefore, coordination with SHA official is necessary.
 - DPIE has no objection for the proposed commercial entrance at Ebenezer Lane.
 - The site has an approved Site Development Concept Plan, 23374-2013, dated October 1, 2013. The proposed DSP is determined to be consistent with the approved concept plan.
 - All improvements within the public rights-of-way, as dedicated for public use to the County, are to be designed in accordance with the County's Road Ordinance, DPW&T's standards and specifications, and the Americans with Disabilities Act.
 - Main sidewalk is required at both sides of Ebenezer Lane within the permit frontage.
 - Full-width two-inch mill and overlay for the frontage on Ebenezer Lane is required.
 - Compliance with DPW&T's Utility Policy is required. Proper temporary and final patching and the related mill and overlay, in accordance with the established DPW&T's Policy and Specification for Utility Installation and Maintenance Permits, are required.

Comment: DPIE's requirements will be met through their separate permitting process.

- j. **Prince George's County Police Department**—In a memorandum dated January 22, 2015, the Police Department indicated that, after reviewing the plans and visiting the site, they would like all existing exterior building-mounted lights to be checked and certified for proper operation.

Comment: A proposed condition in the Recommendation section of this staff report would require that, prior to issuance of a use and occupancy permit, the applicant shall provide written certification from a licensed electrician that all exterior building-mounted lights have been examined and are operating properly.

- k. **Prince George's County Health Department**—In a memorandum dated February 18, 2015, the Health Department stated that they had completed a health impact assessment review for the subject project and offered the following comments or recommendations:

The site is located within 300 feet of a major arterial road at the intersection of John Hanson Highway (US 50) and the Capital Beltway (I-95/495). Published scientific reports have found that noise generated from 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.

There is an emerging body of evidence indicating that fine particulate air pollution from traffic is associated with childhood asthma. Several large-scale studies demonstrate that increased exposure to fine particulate air pollution is also associated with detrimental cardiovascular outcomes, including increased risk of death from ischemic heart disease, higher blood pressure, and coronary artery calcification.

Comment: It would appear that the issues raised by the Health Department are outside the Planning Board's jurisdiction and authority to condition.

- l. **Maryland State Highway Administration (SHA)**—In a letter dated January 22, 2015, SHA offered numerous comments including a request that the applicant be required by condition to access the subject site solely from Ebenezer Lane.

Comment: The applicant's revised plans indicate access solely from Ebenezer Road.

- m. **Verizon**—In e-mails dated March 24, 2014 and May 13, 2015, a representative of Verizon stated that there would be no Verizon requirements for the subject application as it does not propose any exterior building alterations or any grading surrounding the existing structure.

- n. **City of Bowie**—At the time of this writing, the City of Bowie has not provided staff with comment regarding the subject project.

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 requires that a DSP demonstrate that regulated environmental features have been preserved and/or restored to the fullest extent possible if environmental features exist. In this case, the property is devoid of any environmental features.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-13023, Ebenezer United Methodist Church Childcare Center, subject to the conditions below:

1. Prior to certification, the applicant shall make the following revisions to the plans and submit the following documentation:
 - a. Indicate the land use of the lots adjacent to the subject site on the detailed site plan.
 - b. Add a note to the plans stating that the subject project is located within the Joint Base Andrews Interim Land Use Control area, Imaginary Surface F, establishing a height limit of 500 feet above the runway and that it is located outside both the 65 dBA Ldn and above noise contour and the accident potential zone.
 - c. Revise the plant labels on the landscape plan to match the plant list in terms of types and quantities.
 - d. Correct the Section 4.2 schedule for Ebenezer Lane so that the number of ornamental and evergreen trees “provided” matches the number shown on the landscape plan.
 - e. Correct the number of plant units “required” in the Section 4.7 schedule for Bufferyard 1 to 43.
 - f. Add a note to the plans stating that a maximum of ten children will be allowed in the play area at a time.
2. Prior to issuance of a use and occupancy permit for the project:
 - a. The applicant shall purchase and install one “Share the Road with a Bike” sign along Whitfield Chapel Road, in accordance with the Maryland State Highway Administration’s (SHA) Manual on Uniform Traffic Control Devices provisions for bicycle facilities, unless this requirement is modified by SHA.
 - b. Provide written certification from a licensed electrician stating that all exterior building-mounted lights have been examined and are operating properly.

ITEM:

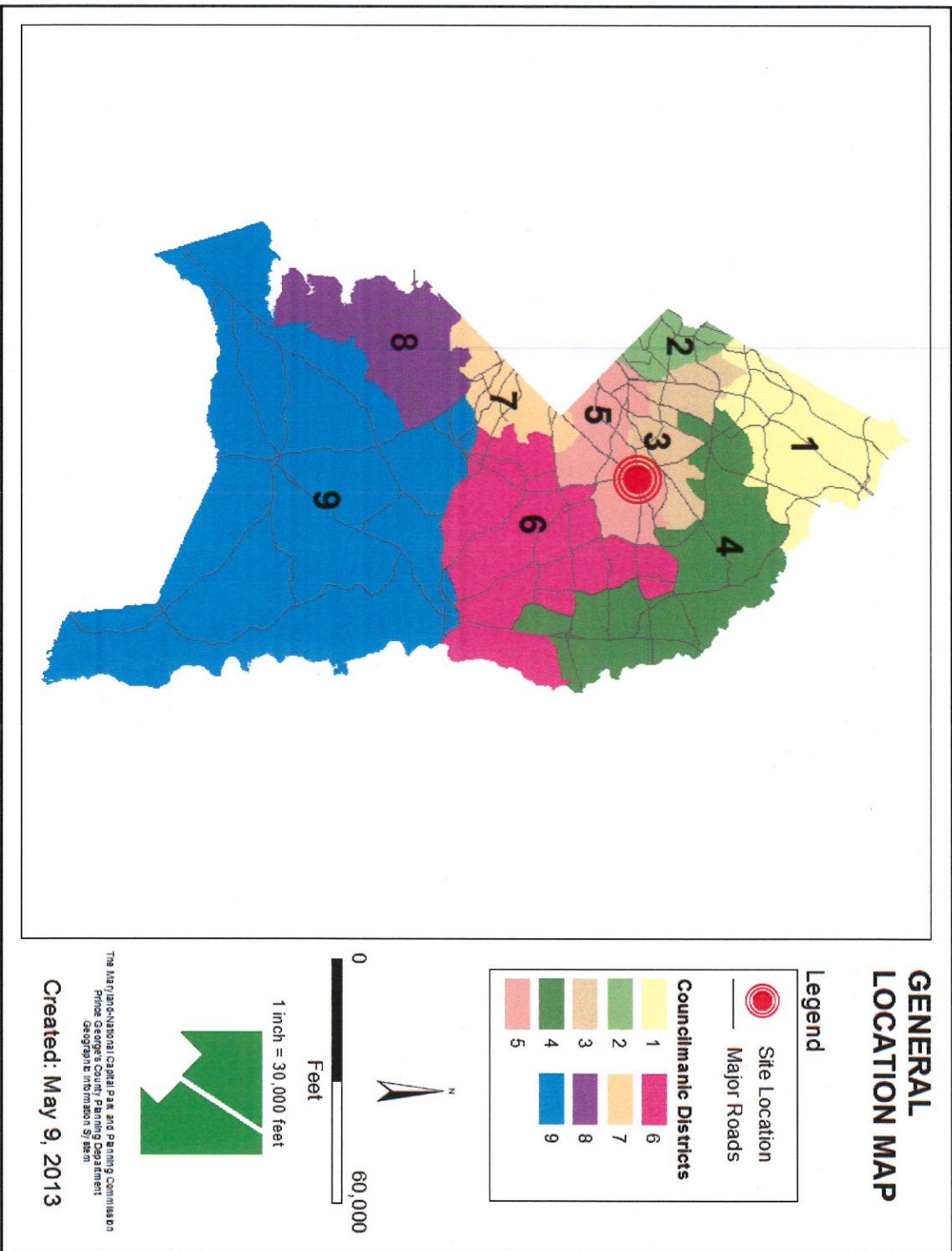
CASE: DSP-13023

**EBENEZER UNITED METHODIST CHURCH
CHILDCARE CENTER
LOTS 1 AND 2, ARDMORE SUBDIVISION**

THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT

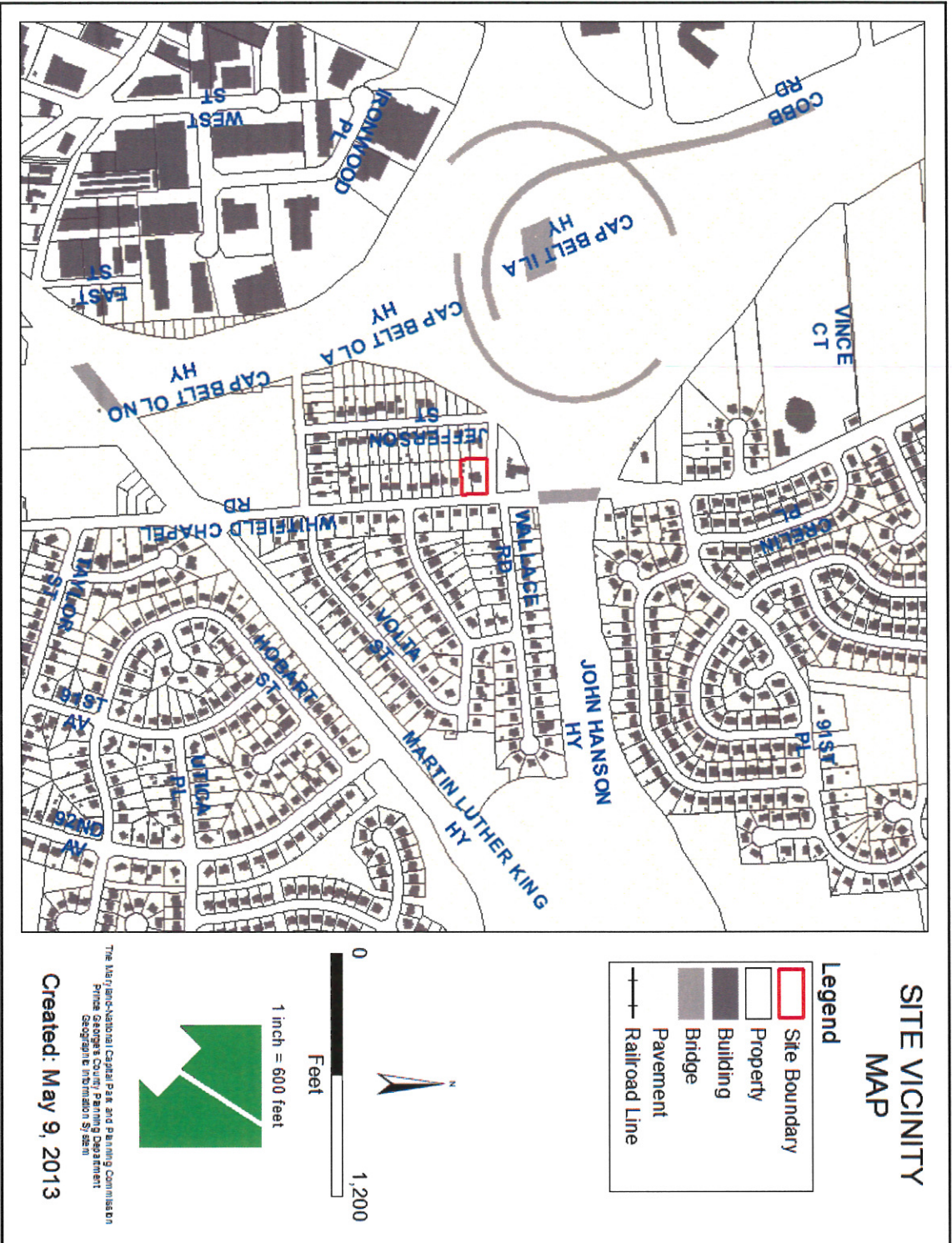


GENERAL LOCATION MAP



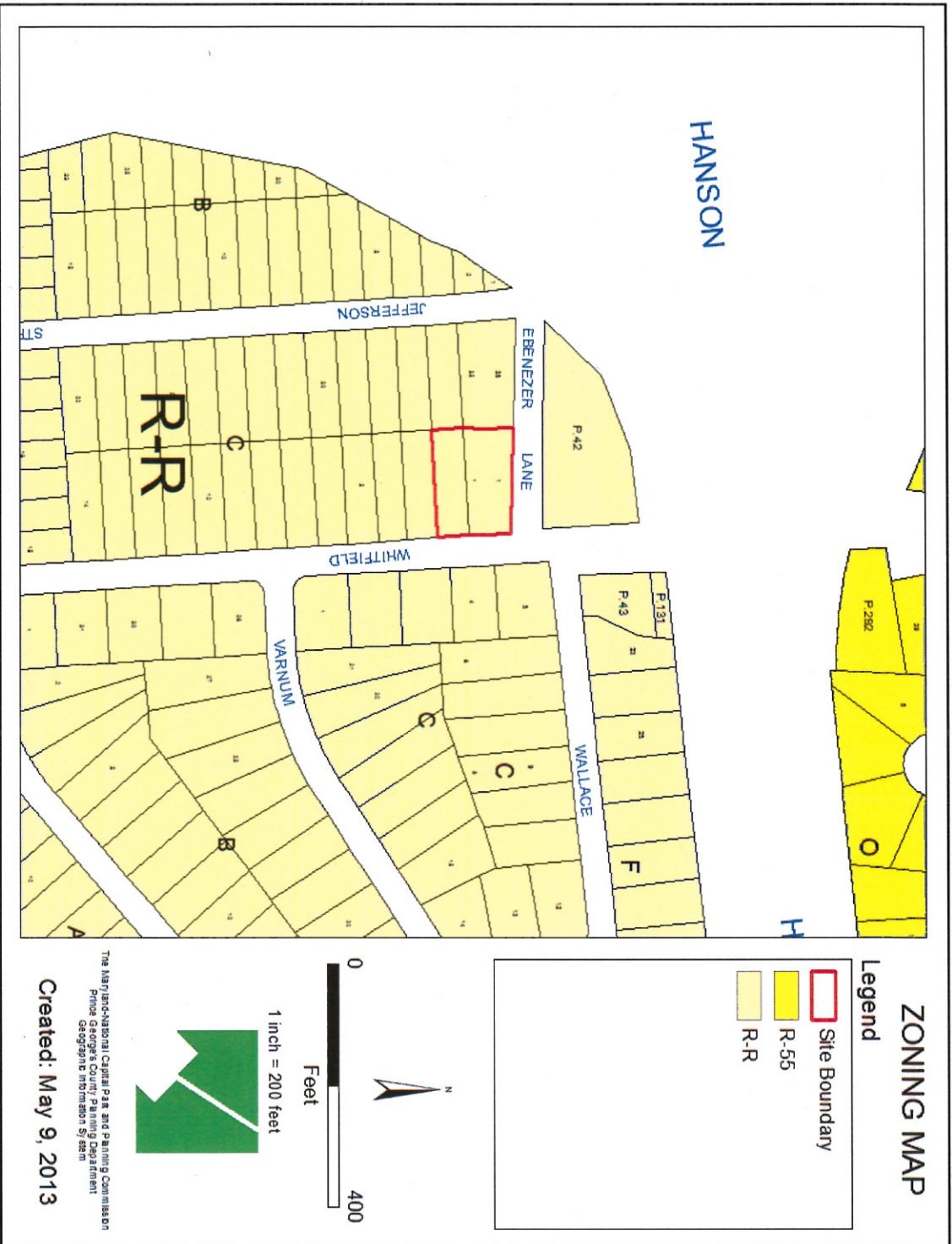
SITE VICINITY

Case # DSP-13023



ZONING MAP

Case # DSP-13023



Slide 4 of 11

6/4/2015

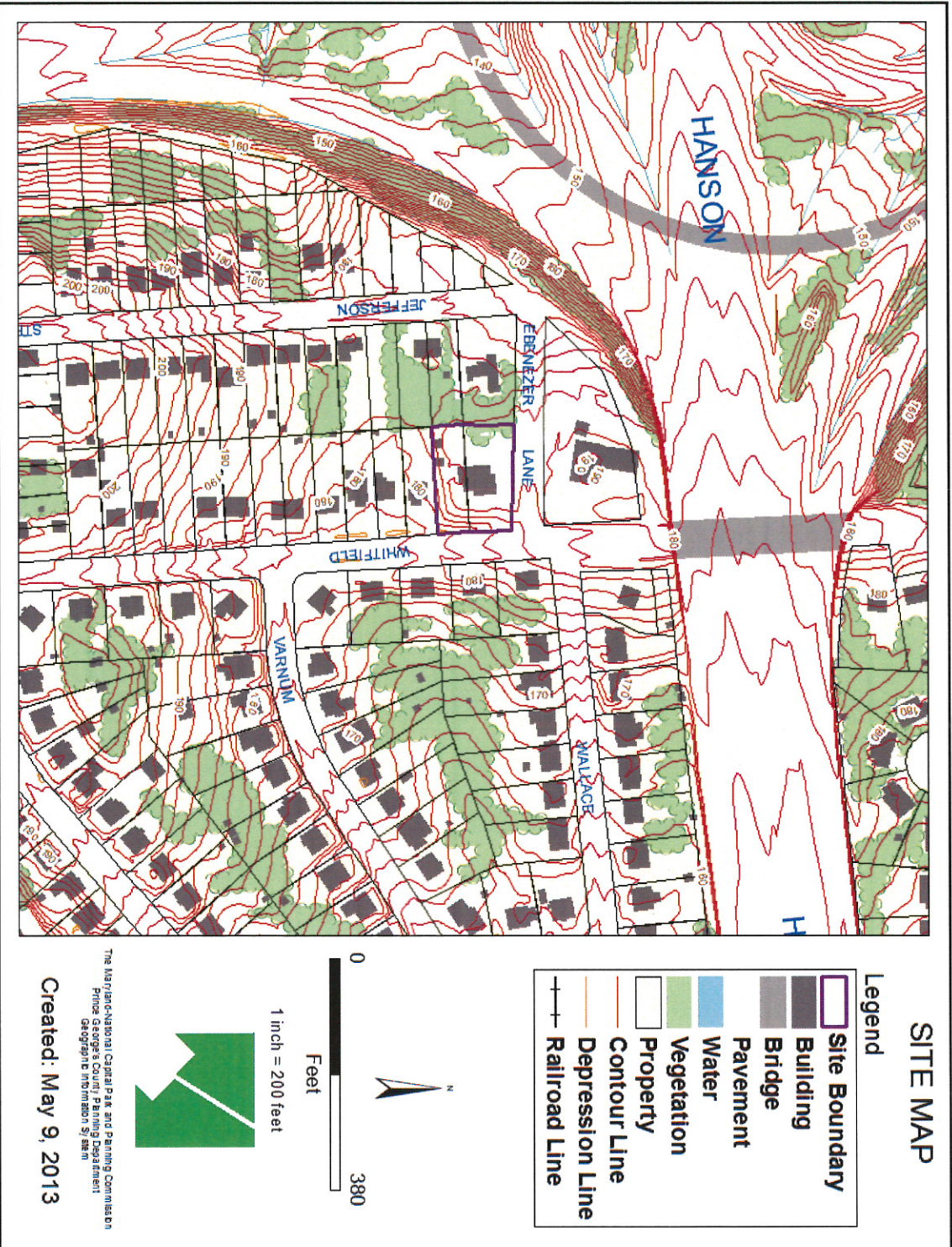


AERIAL MAP

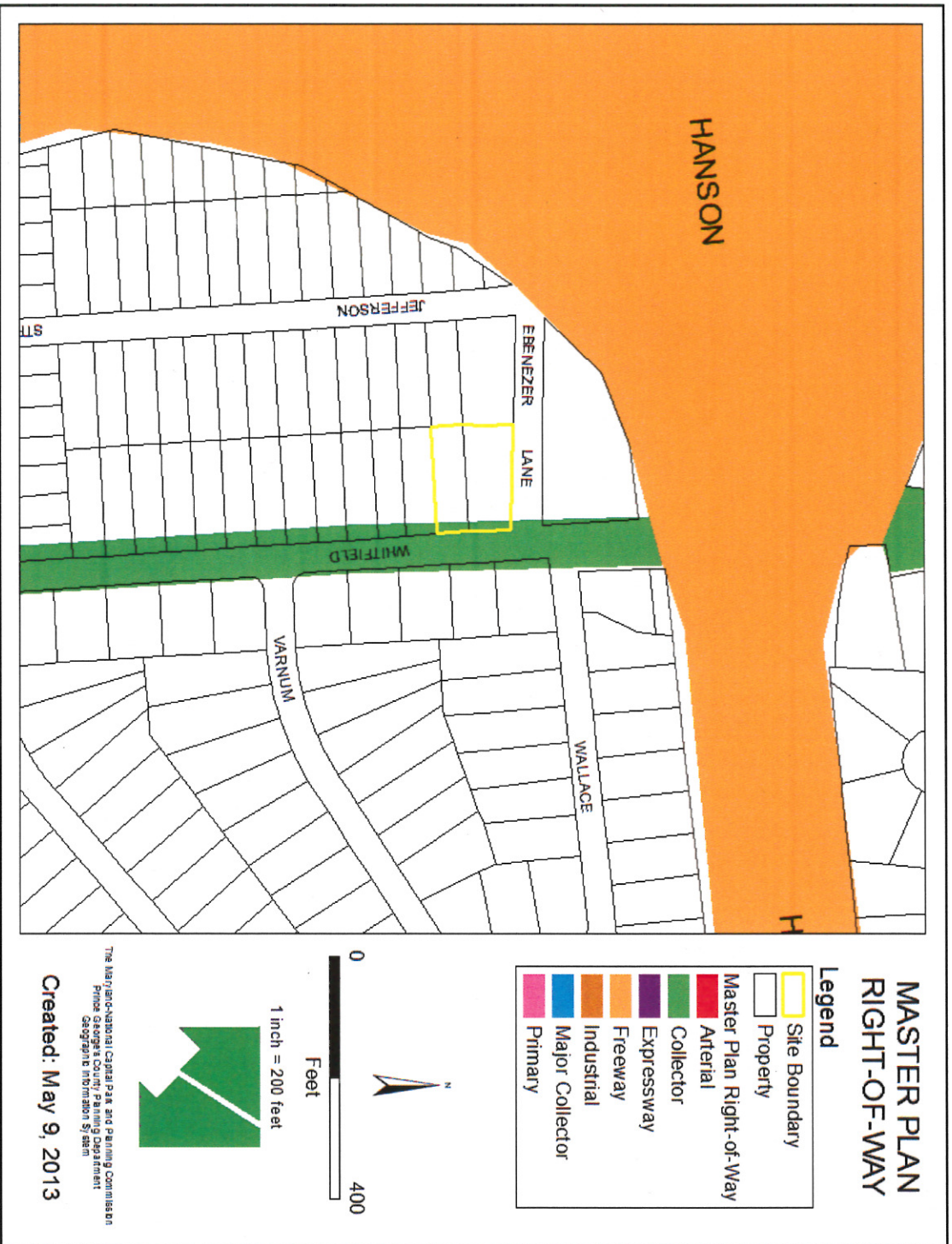


SITE MAP

Case # DSP-13023



MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW) WITH APPROXIMATE SITE BOUNDARY OUTLINED



LANDSCAPE PLAN NOTES

WHITFIELD CHURCH ROAD

Requirements for Landscaping Along Streets

1) General Tree Spacing: Spacing Per Center, Spacing Per Side

2) Use of proposed development: Residential, Commercial, Industrial

3) Use of existing development: Residential, Commercial, Industrial

4) Use of existing development: Residential, Commercial, Industrial

5) Minimum number of trees: 1 or 2

6) Minimum number of trees: 1 or 2

7) Minimum number of trees: 1 or 2

8) Minimum number of trees: 1 or 2

9) Minimum number of trees: 1 or 2

10) Minimum number of trees: 1 or 2

11) Minimum number of trees: 1 or 2

12) Minimum number of trees: 1 or 2

13) Minimum number of trees: 1 or 2

14) Minimum number of trees: 1 or 2

15) Minimum number of trees: 1 or 2

WHITFIELD CHURCH ROAD

Requirements for Landscaping Along Streets

1) General Tree Spacing: Spacing Per Center, Spacing Per Side

2) Use of proposed development: Residential, Commercial, Industrial

3) Use of existing development: Residential, Commercial, Industrial

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8) Minimum number of trees: 1 or 2

9) Minimum number of trees: 1 or 2

10) Minimum number of trees: 1 or 2

11) Minimum number of trees: 1 or 2

12) Minimum number of trees: 1 or 2

13) Minimum number of trees: 1 or 2

14) Minimum number of trees: 1 or 2

15) Minimum number of trees: 1 or 2

WHITFIELD CHURCH ROAD

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8) Minimum number of trees: 1 or 2

9) Minimum number of trees: 1 or 2

10) Minimum number of trees: 1 or 2

11) Minimum number of trees: 1 or 2

12) Minimum number of trees: 1 or 2

13) Minimum number of trees: 1 or 2

14) Minimum number of trees: 1 or 2

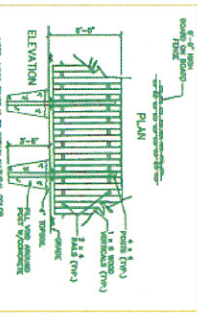
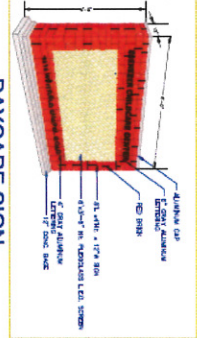
15) Minimum number of trees: 1 or 2

PLANTING NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE SELECTION, PURCHASE, AND DELIVERY OF ALL PLANTS AND MATERIALS TO BE USED IN THE LANDSCAPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES TO REMAIN ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANTS AND MATERIALS TO REMAIN ON THE SITE.
2. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A DETAILED PLANTING SCHEDULE ON THE LANDSCAPE PLAN AND/OR LISTED IN THE PLANTING SCHEDULE.
3. ALL PLANTS SHALL BE PROVIDED TO THE WEEDSCHEDULE SPECIFIED IN THE PLANT SCHEDULE.
4. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTS FOR NINETY (90) DAYS AFTER PLANTING. PLANTS SHALL BE MAINTAINED UNTIL THEY ARE ESTABLISHED AND CAPABLE OF SURVIVING ON THEIR OWN.
5. ALL PLANTING AREAS SHALL CONTAIN A PLANTING SOIL MIX COMPOSED OF 2/3 TOPSOIL, 1/3 SAND, AND 1/3 COMPOST. PLANTS SHALL BE PLANTED AT THE SPECIFIED SPACING AND DEPTH AS SHOWN ON THE PLANTING SCHEDULE.
6. PLANTS SHALL BE PLANTED AT THE SPECIFIED SPACING AND DEPTH AS SHOWN ON THE PLANTING SCHEDULE.
7. ALL PLANTS AND MATERIALS SHALL BE PROVIDED TO THE WEEDSCHEDULE SPECIFIED IN THE PLANTING SCHEDULE.
8. ALL PLANT MATERIALS SHALL BE SET UNBUNDLED AND TO BE UNBUNDLED IMMEDIATELY UPON DELIVERY TO THE WEEDSCHEDULE SPECIFIED IN THE PLANTING SCHEDULE.
9. ALL PLANT MATERIALS SHALL BE SET UNBUNDLED AND TO BE UNBUNDLED IMMEDIATELY UPON DELIVERY TO THE WEEDSCHEDULE SPECIFIED IN THE PLANTING SCHEDULE.
10. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES TO REMAIN ON THE SITE.
11. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANTS AND MATERIALS TO REMAIN ON THE SITE.
12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES TO REMAIN ON THE SITE.

PLANT LIST

SYMBOL	QUANTITY	SYMBOL	QUANTITY	SYMBOL	QUANTITY	SYMBOL	QUANTITY
SP-1	1	SP-2	1	SP-3	1	SP-4	1
SP-5	1	SP-6	1	SP-7	1	SP-8	1
SP-9	1	SP-10	1	SP-11	1	SP-12	1
SP-13	1	SP-14	1	SP-15	1	SP-16	1
SP-17	1	SP-18	1	SP-19	1	SP-20	1
SP-21	1	SP-22	1	SP-23	1	SP-24	1
SP-25	1	SP-26	1	SP-27	1	SP-28	1
SP-29	1	SP-30	1	SP-31	1	SP-32	1
SP-33	1	SP-34	1	SP-35	1	SP-36	1
SP-37	1	SP-38	1	SP-39	1	SP-40	1
SP-41	1	SP-42	1	SP-43	1	SP-44	1
SP-45	1	SP-46	1	SP-47	1	SP-48	1
SP-49	1	SP-50	1	SP-51	1	SP-52	1
SP-53	1	SP-54	1	SP-55	1	SP-56	1
SP-57	1	SP-58	1	SP-59	1	SP-60	1
SP-61	1	SP-62	1	SP-63	1	SP-64	1
SP-65	1	SP-66	1	SP-67	1	SP-68	1
SP-69	1	SP-70	1	SP-71	1	SP-72	1
SP-73	1	SP-74	1	SP-75	1	SP-76	1
SP-77	1	SP-78	1	SP-79	1	SP-80	1
SP-81	1	SP-82	1	SP-83	1	SP-84	1
SP-85	1	SP-86	1	SP-87	1	SP-88	1
SP-89	1	SP-90	1	SP-91	1	SP-92	1
SP-93	1	SP-94	1	SP-95	1	SP-96	1
SP-97	1	SP-98	1	SP-99	1	SP-100	1



M.A.C.P.C. APPROVALS

PROJECT: EBENEZER CHILD-CARE CENTER

DATE: MARCH 4, 2015

APPROVED BY: [Signature]

DATE: [Date]

NO.	REVISION	DATE
1	REVISION FOR MNDPC COMMENTS	3/4/15
2	REVISION FOR MNDPC COMMENTS	3/27/15
3	REVISION FOR MNDPC COMMENTS	3/27/15

EBENEZER CHILD-CARE CENTER

PROJECT TITLE: EBENEZER CHILD-CARE CENTER

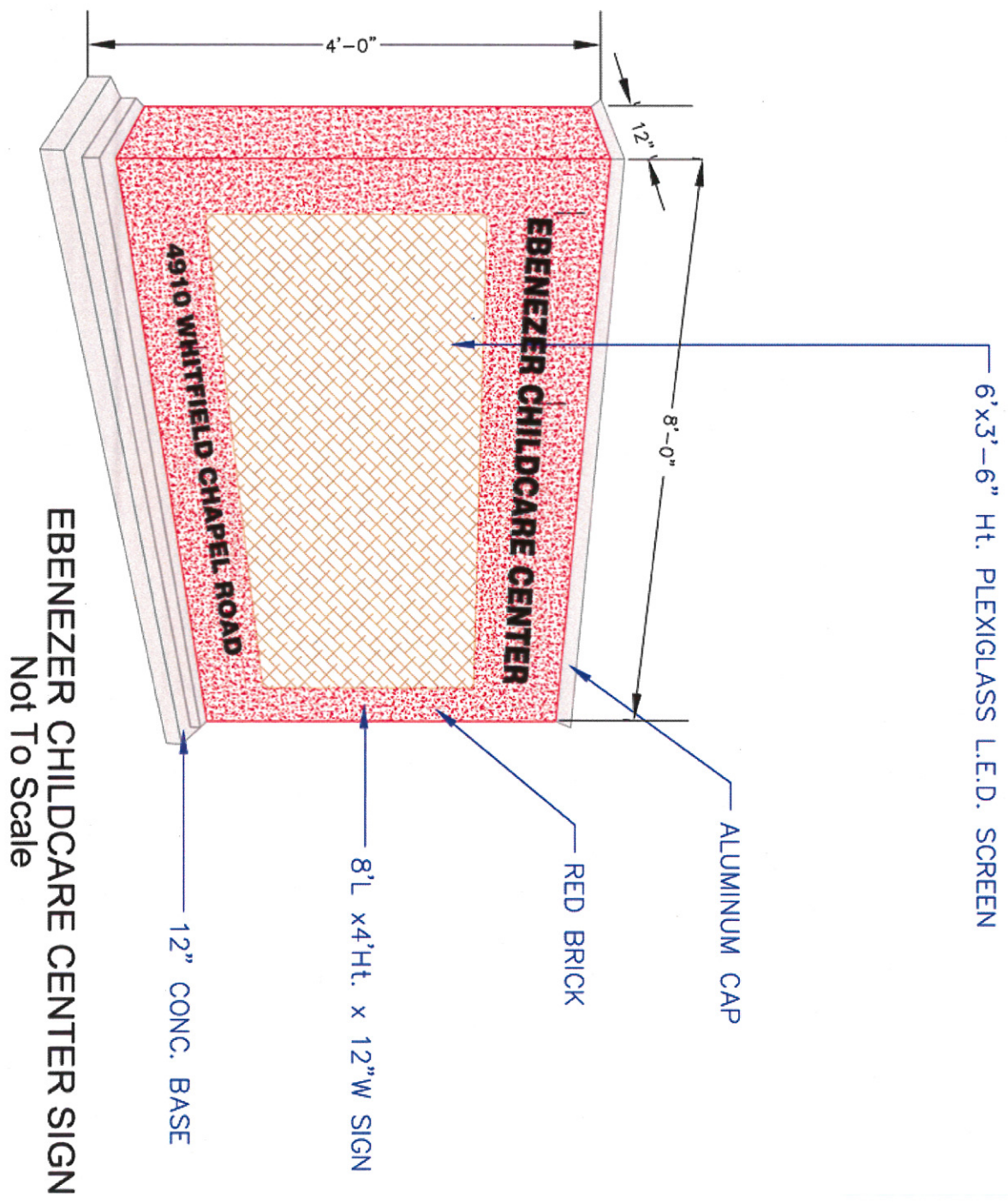
DATE: MARCH 4, 2015

SCALE: AS SHOWN

DESIGNER: DSLP2



PROPOSED SIGN





**JUSTIFICATION STATEMENT
For DSP-13023
On behalf of
Ebenezer Childcare
At
Ebenezer United Methodist Church
July 5, 2013**

Description of Proposed Use/Request

Project concerns a request for DSP approval of a Childcare center under the auspices and direction of Ebenezer United Methodist Church (hereinafter referred to as EUMC). The proposed Childcare center's location is at 4910 Whitfield Chapel Road in Lanham Maryland 20706

Description and Location of The Subject Property

The site comprises 0.527 acres and is zoned R-R. The location is approximately 1 mile north of the intersection of Martin Luther King, Jr. Blvd. and Whitfield Chapel Road Road , on the west side of Whitfield Chapel Road. The overall site comprises two lots (Lots 1 and 2) and has an existing 1 story brick structure with basement, currently vacant but previously permitted and used as a Headstart Center, under the auspices of of Prince George's County Public Schools. Ebenezer United Methodist Church is located across the street. The surrounding neighborhood is comprised of single-family detached homes to the south and west.

Description of Each Required Finding

Sec. 27-445.03 Day care center for children.

(a) A day care center for children may be permitted, subject to the following:

(1) An ample outdoor play or activity area shall be provided, in accordance with the following:

(A) 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 proposed for capacity for the Ebenezer Childcare center is 19 children. The outdoor play area required for fifty percent (50%) of the licensed capacity is 750 square feet. Outdoor play area provided is 875 square feet, which exceeds the requirement for 50% of the proposed capacity.

JUSTIFICATION STATEMENT
For DSP-13023
Ebenezer Childcare Center at
Ebenezer United Methodist Church
July 5, 2013
Page 2

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

Existing play area is located at least twenty-five (25) feet from any dwelling on an adjoining lot and proposes a chainlink fence four (4) feet in height.

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

No potential issue with this finding.

(D) Any 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;

Play area is proposed in an existing year area with no street crossing.

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

The play area is shielded by existing trees affected by sun in the summer.

(F) 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;

Play area will not be used after daylight hours

(G) Outdoor play shall be limited to the hours between 7am and 6am.
Outdoor play shall be limited to the hours between 7am-6pm in the summer and 7am-4pm during the winter.

(b) In addition, the site plan shall show:

(1) The proposed enrollment;

Proposed enrollment is 19 children

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

Existing SF-detached houses to the west and south are shown on the DSP.

(3) The location and size of outdoor play or activity areas.

The location and size of the proposed play area is shown on the Detailed Site Plan.

(4) The location, quantity, and type of screening and landscaping

The location, quantify, and type of screening and landscaping is shown on the Detailed Site and Landscape Plan.

**JUSTIFICATION STATEMENT
For DSP-13023
Ebenezer Childcare Center at
Ebenezer United Methodist Church
July 5, 2013
Page 3**

We request approval of the Detailed Site Plan for the Ebenezer United Methodist Church Childcare Center.

DIGITERRA DESIGN, LLC

Darrell V. Oliver
Agent for Ebenezer United Methodist Church Childcare Center

Grover, Ruth

From: Lester, Thomas
Sent: Wednesday, January 21, 2015 3:19 PM
To: Grover, Ruth
Subject: DSP-13023 Ebenezer United Methodist Church Daycare Center

Ruth,

I reviewed the following referral and provided comment.

DSP-13023 Ebenezer United Methodist Church Daycare Center

No effect on Historic Sites, Historic Resources, or Historic Districts.

Thank you,

Thomas Lester
Principal Planning Technician
M-NCPPC, Prince George's County
Historic Preservation Section
301-952-3756
Thomas.Lester@ppd.mncppc.org



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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

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

January 29, 2015

MEMORANDUM

TO: Ruth Grover, Planner Coordinator
Urban Design Section
Development Review Division

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

SUBJECT: **DSP-13023, Ebenezer United Methodist Church Daycare**

Phase I archeological survey is not recommended on the above-referenced 0.53-acre property located at 4910 Whitfield Chapel Road in Lanham, Maryland. The application proposes a daycare center for 19 children in the R-R Zone. 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 documented historic sites or resources, documented properties, or archeological resources.

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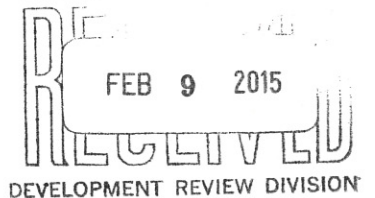
MN
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



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

February 6, 2015



MEMORANDUM

TO: Ruth Grover, Urban Design Section, Development Review Division
VIA: Brandon Scott Rowe, Planner Coordinator, Community Planning Division
FROM: William Washburn, Planner Coordinator, Community Planning Division
SUBJECT: **Detailed Site Plan DSP-13023. Ebenezer United Methodist Church Daycare Center**

ASP by LRZ
W

DETERMINATIONS

The proposed development is consistent with Plan 2035 and Largo-Lottsford Master Plan policies that mandate low- to medium-density residential land uses at this site.

BACKGROUND

Location: One mile north of the intersection of MLK Highway (MD 704) and Whitfield Chapel Road
Size: 0.53 acres
Existing Uses: Church
Proposal: Day care center for 19 children

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: The proposed development site is located in the Established Community policy area. *Plan Plan Prince George's 2035* states that this policy area is most appropriate for context-sensitive infill and low- to medium-density development and recommends maintaining and enhancing existing public services, facilities, and infrastructure to ensure that the needs of existing residents are met.

Master/Sector Plan: The development site is in an established single-family detached residential neighborhood designated as Neighborhood A, Enterprise Community by the 1990 *Largo-Lottsford Approved Master Plan Amendment and Adopted Sectional Map Amendment*.

Planning Area/Community: PA 73/Enterprise Community, Neighborhood A

- Land Use: Suburban residential
- Environmental: Refer to the Environmental Planning Section referral for conformance with the Environmental Envelope chapter of the 1990 *Largo-Lottsford Approved Master Plan Amendment and Adopted Sectional Map Amendment* and the 2005 *Countywide Green Infrastructure Plan*..
- Historic Resources: None identified
- Transportation: Whitfield Chapel Road is an existing collector (C-329). The nearest Metrorail station is New Carrollton.
- Public Facilities: None identified
- Parks & Trails: None identified
- Aviation/ILUC: This property is within the Joint Base Andrews (JBA) Interim Land Use Control (ILUC) area. The property is within Imaginary Surface F, establishing a height limit of 500 feet above the runway surface. The property is outside of the 65 dBA and above noise contour. It is also outside of the Accident Potential Zones (APZs). Though these categories do not impact the subject property, they should be noted on the DSP.
- SMA/Zoning: The 1990 *Largo-Lottsford SMA* classified this property in the R-R (Rural Residential) Zone, which permits a maximum density of 2.17 dwelling units per net acre.

PLANNING ISSUES

Plan Prince George's 2035 (page 93) sets forth two major land use policies to help stabilize neighborhoods in the Established Community policy area and improve the quality of life for their residents. Policy 9 mandates that the stable neighborhoods in these areas be maintained. Policy 10 calls for limiting the expansion of commercial services outside of designated Regional, Local, and Suburban Centers.

No master plan issues were identified with this application.

RECOMMENDED CONDITIONS

No master plan-related conditions are recommended.

cc: Ivy Lewis, Chief, Community Planning Division



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 26, 2015

MEMORANDUM

TO: Ruth Grover, Urban Design Section, Development Review Division

VIA:  Tom Masog, Transportation Planning Section, Countywide Planning Division

FROM: Eric Jenkins, Transportation Planning Section, Countywide Planning Division


SUBJECT: DSP-13023, Ebenezer United Methodist Church (Revised Plan)

The Transportation Planning Section has reviewed the detailed site plan application referenced above. The subject site consists of 0.53 acres of land in the R-R Zone. The site is located in the southwest quadrant of the intersection of Whitfield Chapel Road and Ebenezer Road. The applicant proposes a daycare center for 19 children.

Review Comments

The site is subject to the general requirements of site plan review, which include attention to parking, loading, on-site circulation, etc. There are no specific transportation-related requirements imposed by the zone or the use, and otherwise no traffic-related findings are required.

A day care center is a permitted use in the R-R Zone but a detailed site plan is a requirement of Sec. 27-445.03 (Day care center for children) of the Zoning Ordinance.

The site has an existing single family structure of 2,188 square feet, which is proposed for the day care center. The site is adjacent to Whitfield Chapel Road, a master plan collector roadway listed in *The Approved Countywide Master Plan of Transportation* with an ultimate right-of-way of 80 feet. The proposed child care sign is now located outside of the ultimate master plan right-of-way.

There is an existing entrance to the site from Whitfield Chapel Road (MD 950A). This will be closed and restored per State Highway Administration (SHA) standards. A new commercial entrance is shown on Ebenezer Lane. This entrance will improve traffic safety by reducing conflicts between vehicles on Whitfield Chapel Road.

Three parking spaces are shown on the site plan, one is handicapped parking. Additional parking is available at the main church on the north side of Ebenezer Road; a crosswalk also exists on Ebenezer Road. There is a concrete sidewalk from Ebenezer Road to the site. In addition, on street parking is allowed on Whitfield Chapel Road

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 Section 27-285.

February 23, 2015

MEMORANDUM

TO: Ruth Grover, Urban Design Section

VIA: Whitney Chellis, Subdivision Section *WM for WC*

FROM: Williamayah, Subdivision Section *(WM)*

SUBJECT: **REVISED** Ebenezer United Methodist Church Daycare, DSP-13023

This referral supersedes the referral dated April 15, 2014 for Ebenezer United Methodist Church Daycare. The subject property is composed of Lots 1 and 2, known as the Ardmore Subdivision, recorded on December 7, 1909 in Plat Book BDS 1-83, in the County Land Records. The property is located on Tax Map 52 in Grid C-2, and is approximately 22,956 square feet, and is improved with a 2,188-square-foot single-family dwelling. The site plan proposes a childcare center use located in the vacant dwelling. There is no additional gross floor area being proposed with this DSP.

Pursuant to Section 24-111(c)(2) of the Subdivision Regulations, this site is exempt from the requirement of filing a preliminary plan of subdivision because the total development proposed does not exceed five thousand (5,000) square feet of gross floor area.

Failure of the site plan and record plat to match (including bearings, distances, and lot sizes) will result in permits being placed on hold until the plans are corrected. There are no other subdivision issues at this time.




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

March 6, 2015

MEMORANDUM

TO: Ruth Grover, Development Review Division
FROM:  Fred Shaffer, Transportation Planning Section, Countywide Planning Division
SUBJECT: Detailed Site Plan Review for Master Plan Trail Compliance

The following Detailed Site Plan was reviewed for conformance with the *Approved Countywide Master Plan of Transportation* and/or the appropriate area Master Plan in order to provide the Master Plan Trails.

Detailed Site Plan Number: DSP-13023

Name: Ebenezer United Methodist Church Daycare

Type of Master Plan Bikeway or Trail

Private R.O.W.*	<u> </u>	Public Use Trail Easement	<u> </u>
PG Co. R.O.W.*	<u> X </u>	Nature Trails	<u> </u>
SHA R.O.W.*	<u> </u>	M-NCPPC – Parks	<u> </u>
HOA	<u> </u>	Bicycle Parking	<u> </u>
Sidewalks	<u> X </u>	Trail Access	<u> </u>

*If a Master Plan Trail is within a city, county, or state right-of-way, an additional two - four feet of dedication may be required to accommodate construction of the trail.

The Transportation Planning Section has reviewed the preliminary plan application referenced above for conformance with the 2009 *Approved Countywide Master Plan of Transportation (MPOT)* and/or the appropriate area master/sector plan in order to implement planned trails, bikeways, and pedestrian improvements. Staff recommendations based on current or proposed conditions are also included in this memo.

Review Comments (Master Plan Compliance and Prior Approvals)

The subject application is comprised of 0.53 acres in the R-R zone and is located along the west side of Whitefield Chapel Road just south of US 50. The subject site is within the area covered by the *Approved Master Plan Amendment and Adopted Sectional Map Amendment for Largo-Lottsford, Planning Area 73* (area master plan). The application proposes a 19 child daycare center within an existing one-story structure.

The 2009 Approved Countywide Master Plan of Transportation (MPOT) includes one master plan trail issue that impacts the subject site. Whitfield Chapel Road is designated as a bikeway and sidewalk corridor and the MPOT includes the following wording regarding the planned facilities:

Whitfield Chapel Road Sidewalks and On-Road Bicycle Facilities: These sidewalk improvements will connect existing residential communities to MD 450, Whitfield Chapel Park, and MD 704 (MPOT, page 23).

The Complete Streets Section of the MPOT includes the following policies regarding sidewalk construction and the accommodation of pedestrians.

POLICY 1:

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

POLICY 2:

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

Currently, a standard sidewalk exists along the west side of Whitfield Chapel Road to the north of the subject property, but no sidewalks exist to the south of the subject site. There is an existing crosswalk and sidewalk connection linking the subject site with the property to the north.

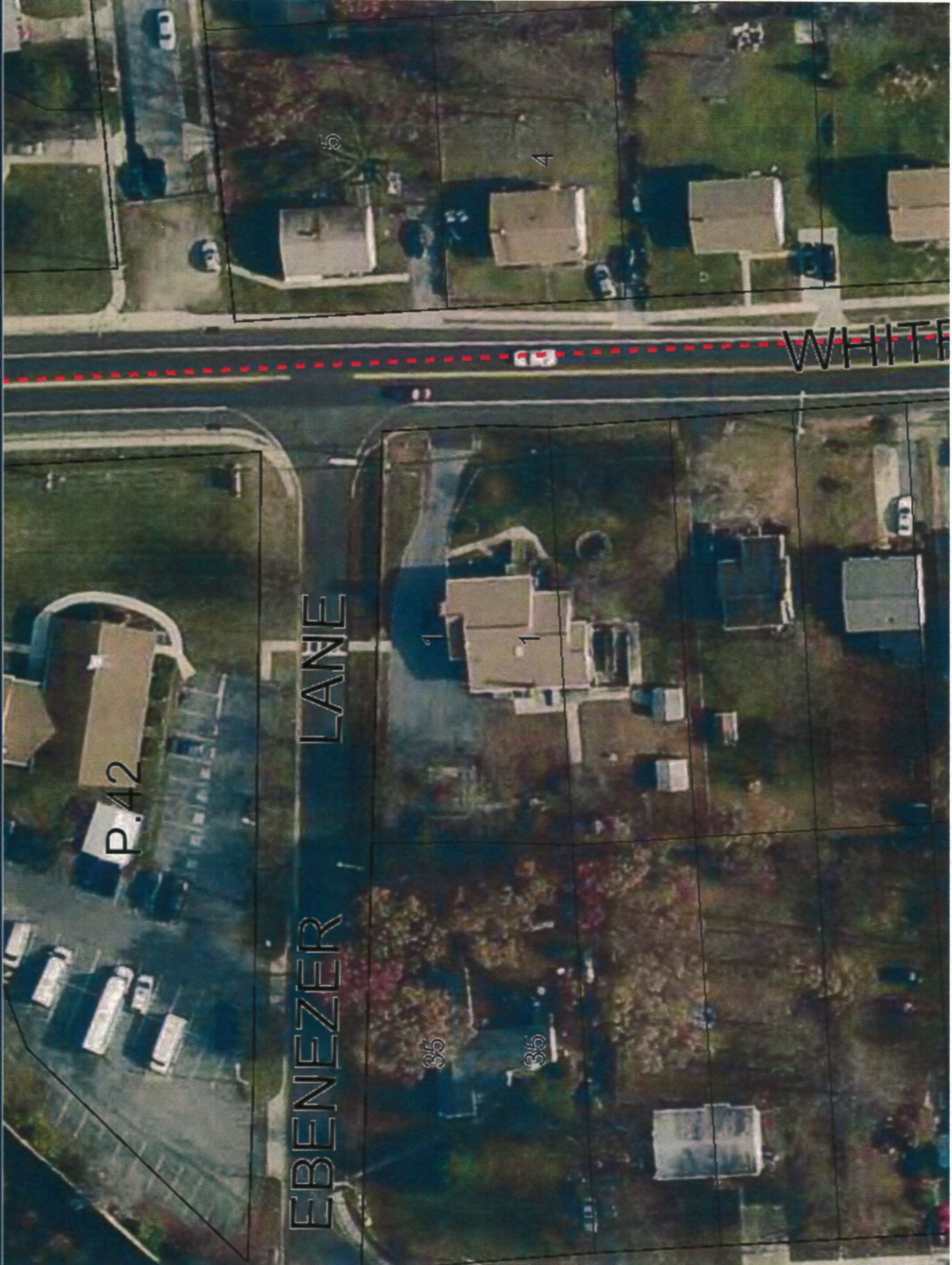
Note: The revised plans submitted on January 20, 2015 reflect the recommended sidewalks along both Ebenezer Lane and Whitfield Chapel Road.

Conclusion

From the standpoint of non-motorized transportation, it is determined that this plan is acceptable, fulfills the intent of applicable master plans and functional plans, fulfills prior conditions of approval, and meets the finding required for a detailed site plan as described in Section 27-285 if the following conditions were to be placed.

In conformance with the 2009 *Approved Countywide Master Plan of Transportation*, the applicant and the applicant's heirs, successors and/or assigns shall provide the following:

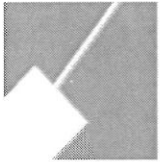
- a. Provide a standard sidewalk along the subject site's entire frontage of Whitfield Chapel Road, unless modified by SHA.
- b. Provide a standard sidewalk along the subject site's entire frontage of Ebenezer Lane, unless modified by DPW&T.
- c. One "Share the Road with a Bike" sign along Whitfield Chapel Road in accordance with SHA requirements prior to the issuance of the first building permit. The applicant will purchase the sign from the state and install it in accordance with the state's manual on Uniform Traffic Control Devices dealing with the section on bicycle facilities. If SHA declines this signage, this condition shall be void.



I have looked over the 1/20/15 referral with plan changes and the previous (below) email to you concerning the subject application. All of the comments still stand EXCEPT the site now needs to file for a Woodland Conservation Exemption letter, because the site's old letter has expired.

If you have any questions please contact me.

Thanks



Chuck Schneider
Senior Planner
Environmental Planning Section
Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
9400 Peppercorn Place, Suite 230
Largo, MD 20774
301-883-3240-p
alwin.schneider@ppd.mnccppc.org

From: Schneider, Alwin
Sent: Thursday, April 10, 2014 10:46 AM
To: Grover, Ruth
Subject: DSP-13023 / Ebenezer United Methodist Church Daycare

Ruth,

On April 10, 2014 the Environmental Planning Section (EPS) has reviewed the above referenced application; there are no issues or comments for the proposed improvements. The application is for a 0.527 acre parcel, which is zoned R-R and wants to use the formerr daycare site for a new daycare site for 19 children. No tree or woodland disturbance impacts are proposed.

Woodlands: The site is exempt from the Prince George's County Woodland Conservation Ordinance, because the site has less than 10,000 square feet of woodland and no previously approved tree conservation plans. The site has a WCO Exemption Letter that expires July 12, 2014.

Specimen Trees: No Specimen Trees located on-site

Wetlands/Streams: Not found on-site

100 Year Floodplain: Not found on-site

PMA Impacts: No PMA on-site and no PMA impacts

Chesapeake Bay Critical Area: No CBCA on-site

Green Infrastructure Plan: No GIP areas are shown on the subject property.

Noise: Whitfield Chapel Road is a collector roadway adjacent to the site - Ebenezer Lane is an un-identified (collector) Master Plan roadway- no residential use proposed- there is an existing outside playground areas on the submitted plans- no noise contours on-site is required.

Scenic/Historic Roadway: No Historic or Scenic Roads adjacent to the site

Marlboro Clay Soils: Not found on-site

TDOZ – No Issue – not within a TDOZ

DDOZ - No Issue- not in a DDOZ

This email is in lieu of a memo.

Thanks

Chuck Schneider

Senior Planner

The Maryland -National Capital Park and Planning Commission

Prince George's County Planning Department

Environmental Planning Division

9400 Peppercorn Places, Suite 230

Largo, Md 20774

301-883-3240

Alwin.Schneider@ppd.mncppc.org

Grover, Ruth

From: Schneider, Alwin
Sent: Thursday, February 05, 2015 8:08 AM
To: Grover, Ruth
Subject: RE: DSP-13023 / Ebenezer United Methodist Church Daycare

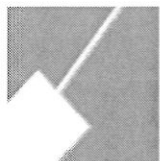
They do not need a new WCO-EL at this time...I must have messed the year up in my comments..the rest of the memo still stands.

From: Grover, Ruth
Sent: Wednesday, February 04, 2015 4:35 PM
To: Schneider, Alwin
Subject: RE: DSP-13023 / Ebenezer United Methodist Church Daycare

Hi, Chuck,

Per your comment below that Ebenezer United Methodist Church Day Care for Children does not have a valid letter of exemption; I wanted to let you know that I have one in the file that expires 7/15. Is that not adequate? I will go ahead and scan it in and attach it to this email. Please let me know if you want to revise your comments and/or need any further information from me regarding this case.

Best,
Ruth



Ruth E. Grover, M.U.P., A.I.C.P.
Planner Coordinator
Urban Design Section
Maryland-National Capital Park and Planning Commission
Prince George's County Planning Board
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772
301-952-4317-p
301-953-3749-f
ruth.grover@ppd.mncppc.org

From: Schneider, Alwin
Sent: Tuesday, January 27, 2015 3:37 PM
To: Grover, Ruth
Subject: FW: DSP-13023 / Ebenezer United Methodist Church Daycare

Ruth,



THE PRINCE GEORGE'S COUNTY GOVERNMENT
Fire/EMS Department



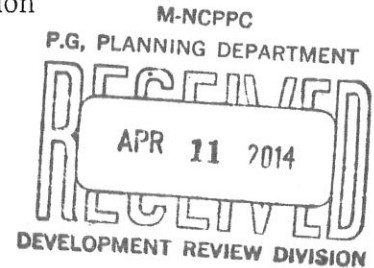
Office of the Fire Marshal

Date: 4/7/14

TO: Ruth Grover Planner, Urban Design Section
Development Review Division

FROM: Kenny Oladeinde, Project Coordinator
Office of the Fire Marshal

RE: DSP-13023



The following Preliminary Plan Referral has been reviewed by this office according to Departmental Procedures and Operational Guidelines of the Prince George's County Fire/ Emergency Medical Services Department.

Description: Ebenezer United Methodist church
child care center
District #5

Please be advised Subtitle 11-276, titled required Access for *Fire Apparatus*, which states:

“(a) All premises which the Fire/EMS Department may be called upon to protect in case of fire or other emergencies and which are not readily accessible to fire apparatus from public streets shall be provided with suitable gates, access roads, and fire lanes so that all buildings on the premises are accessible to fire apparatus, and in accordance to Subtitle 4, the County Building Code Section 4-222.”

Private roads shall be: “(a) At least 22 feet in width.”

Subtitle 11-277, title *Fire Lanes States*:

“(b) Whenever the Fire Chief or his authorized representative shall find that any private entrance, exit sidewalk, vehicular driveway, interior private driveway, sidewalk, fire lane, or fire hydrant is obstructed by snow, debris, construction material, trash containers, vehicles, or other matter likely to interfere with the ingress or operation of the Fire Department or other emergency vehicles in case of fire, he may order the obstruction removed. To effectuate this Subsection, the Fire Chief or his authorized representative may order "no parking" fire lane signs erected and may designate the placement thereof. He may order that curbs be painted a distinctive color.”

6820 Webster Street
Landover Hills, Maryland 20784



Page Two

Please note and direct the owner to comply with aforementioned Subtitle. I have highlighted on the submitted drawings all areas which may contribute to the loss of emergency vehicle access due to its configuration. These locations shall be marked with painted yellow curbs and posted 'No Parking Fire Lane by order of the Prince George's County Fire/EMS Department' signs. The developer should contact the Fire /EMS Department's Office of Office of the Fire Marshal to assist in designating the fire lanes.

In addition, please be advised Subtitle 4-164. Fire Protection Systems; Section 912, Yard Hydrants. (a) Section 912.1 is added to read as follows: "Location and Performance of Fire Hydrants." Every building of more than one thousand (1,000) square feet in area shall be provided with sufficient fire hydrants located such that no exterior portion of the building is located more than five hundred (500) feet from a fire hydrant. The distance shall be measured as a hose line would be laid along paved streets, through parking lot entrances, and around obstructions, in accordance with the determination of the authority having jurisdiction. A fire hydrant is required within two hundred (200) feet of any required fire department connection, as hose is laid. The fire department connection must be located on the front, address side of the building and be visible from a fire hydrant or as approved by the Fire Code Official. Each hydrant shall provide a minimum of one thousand (1,000) gpm at a residual pressure of twenty (20) psi.

Also areas may be highlighted on the drawing in noted colors to show areas that do not accommodate the turning radius of a 43-foot wheel base vehicle or other comments. These areas need to be widened to allow emergency apparatus to turn.

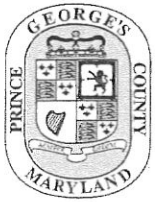
Any courts or dead-end created should provide 43-foot turning radius within 200 feet of the end of the road.

These requirements should be incorporated into the final plat and a condition of release of the use and occupancy permit. If I may be of further assistance, please contact me at (301)-583-1830

mko

H: \ DSP-13023

Copy to: Christine Osei, Public Facilities Planner, Special Projects Section,
Countywide Planning Department, Maryland National Capital Park and
Planning Commission.



Rushern L. Baker, III
County Executive

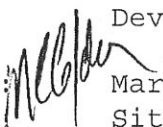
THE PRINCE GEORGE'S COUNTY GOVERNMENT
Department of Permitting, Inspections and Enforcement
Site/Road Plan Review Division



MEMORANDUM

May 19, 2015

TO: Ruth Grover, Urban Design Section
Development Review Division, M-NCPPC

FROM:  Mary C. Giles, P.E., Associate Director
Site/Road Plan Review Division, DPIE

RE: Ebenezer United Methodist Church Daycare
Detailed Site Plan No. DSP-13023

CR: Whitfield Chapel Road, 2-5096

CR: Ebenezer Lane, 2-5581

This memorandum is in response to the revision for the Detailed Site Plan No. DSP-13023 referral, requesting that the existing driveway at Whitfield Chapel Road be closed and a new commercial driveway entrance at Ebenezer Lane be constructed. The Department of Permitting, Inspections and Enforcement (DPIE) offers the following:

- The property is located on the west side of Whitfield Chapel Road, approximately 1,400 feet north of the intersection of Whitfield Chapel Road and Martin Luther King Jr. Boulevard.
- Right-of-way dedication and frontage improvements including curb and gutter, sidewalk and street trees will be required for Ebenezer Lane as determined by the Department of Public Works and Transportation (DPW&T) and DPIE. The right-of-way along Whitfield Chapel Road is maintained by the Maryland State Highway Administration (SHA); therefore, coordination with SHA official is necessary.
- DPIE has no objection for the proposed commercial entrance at Ebenezer Lane.
- The site has an approved Site Development Concept Plan No. 23374-2013, dated October 1, 2013. The proposed Detailed Site Plan is determined to be consistent with the approved concept plan.

Ruth Grover
May 8, 2015
Page 2

- 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 Standards and Specifications and the Americans with Disabilities Act (ADA).
- Main sidewalk is required at both sides of Ebenezer Lane within the permit frontage.
- Full-width, 2-inch mill and overlay for the frontage on Ebenezer Lane is required.
- Compliance with DPW&T's Utility Policy is required. Proper temporary and final patching and the related mill and overlay in accordance with the established DPW&T's Policy and Specification for Utility Installation and Maintenance Permits are required.

If you have any questions or require additional information, please contact Mr. Steve Snyder, District Engineer for the area, at 301.636.2060.

MCG:EEU:dab

cc: Rey de Guzman, P.E., Chief, Site/Road Section, S/RPRD, DPIE
Steve Snyder, P.E., District Engineer, S/RPRD, DPIE
Edwin Udenkwo, Engineer, S/RPRD, DPIE
Digitera Design, LLC 8910 Simpson Lane, Suite 3, Clinton,
Maryland 20735
Ebenezer United Methodist Church, 4910 Whitfield Chapel Road,
Lanham, Maryland 20706

Ruth Grover
May 19, 2015
Page 2

- 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 Standards and Specifications and the Americans with Disabilities Act (ADA).
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MCG:EEU:dab

cc: Rey de Guzman, P.E., Chief, Site/Road Section, S/RPRD, DPIE
Steve Snyder, P.E., District Engineer, S/RPRD, DPIE
Edwin Udenkwo, Engineer, S/RPRD, DPIE
Digitera Design, LLC 8910 Simpson Lane, Suite 3, Clinton,
Maryland 20735
Ebenezer United Methodist Church, 4910 Whitfield Chapel Road,
Lanham, Maryland 20706



**PRINCE GEORGE'S COUNTY
POLICE DEPARTMENT**

MEMORANDUM

DATE: January 22, 2015

TO: Ruth Grover, Planner Coordinator
Urban Design Section
Development Review Division

FROM: Corporal R. Kashe #2357
Prince George's County Police Department
Community Services

SUBJECT: **DSP- 13023, Ebenezer United Methodist Church Daycare Center**

After reviewing the plans and visiting the site I would like all existing exterior building mounted lights to be checked and certified for proper operation.



Division of Environmental Health

Date: February 18, 2015

To: Ms. Ruth Grover, Urban Design, M-NCPPC

From: *S. Ross*
Sheveir Ross, Environmental Sanitarian, Environmental Engineering/Policy Program

Re: DSP-13023, Ebenezer United Methodist Church Daycare Center

The Environmental Engineering Program of the Prince George's County Health Department has completed a health impact assessment review of the detailed site plan submission for Ebenezer United Methodist Church Daycare Center, and has the following comments:

1. The site is located approximately 300 feet from a major arterial road at the intersection of US Route 50 and the Capital Beltway – US Route 95. 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. There is an emerging body of evidence indicating that fine particulate air pollution from traffic is associated with childhood asthma.
2. Several large scale studies demonstrate that increased exposure to fine particulate air pollution is also associated with detrimental cardiovascular outcomes, including increased risk of death from ischemic heart disease, higher blood pressure and coronary artery calcification.

If you have any questions or need additional information, please contact me at 301-883-7622 or sgross@co.pg.md.us

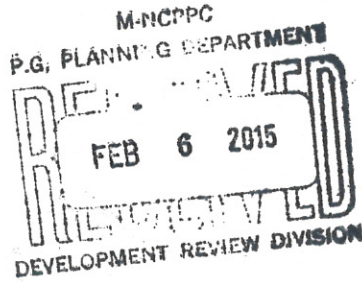


Environmental Engineering Program
Largo Government Center
9201 Basil Court, Suite 318, Largo, MD 20774
Office 301-883-7681, Fax 301-883-7266, TTY/STS Dial 711
www.princegeorgescountymd.gov/health

Lawrence J. Hogan, Jr., *Governor*
Boyd K. Rutherford, *Lt. Governor*



Pete K. Rahn, *Acting Secretary*
Melinda B. Peters, *Administrator*



January 22, 2015

RE: Prince George's County
MD 950A (Whitfield Chapel Road)
At Ebenezer Road
Detailed Site Plan DSP-13023
SHA Tracking No. : 14APPG019xx
Ebenezer United Methodist Church Day
Care Center
Mile Post: 1.38.

Ms. Ruth Grover,
Urban Planner
The Maryland-National Park & Planning
Commission
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

Dear Ms. Grover:

Thank you for the opportunity to review the revision to a previously approved site plan for the proposed Ebenezer United Methodist Church day care Center, located in Prince George's County. The State Highway Administration (SHA) review is complete and we are pleased to respond.

Based on the information provided, the following comments are offered:

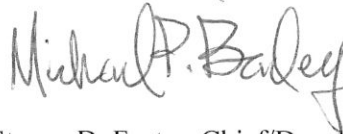
1. We note that the plan reflects access to the property from Ebenezer Road. We recommend coordination with Prince George's County Department of Public Works & Transportation for a permit to construct access improvements along Ebenezer Road.
2. An access permit is required for entrance removal and restoration improvements within the SHA right-of-way. The permit plans shall be prepared and submitted for review and approval to this office per SHA standards.
3. Any utility relocation, adjustment, connection within SHA right-of-way requires a permit from the SHA District 5 Utility Engineer. Please contact District Utility Engineer, Mr. Victor Grafton at (301)513-7350 for permitting process. All utilities work must be completed prior to the issuance of an access permit.
4. The Access Management Division Plan Review Checklist needs to be utilized in drafting the SHA improvement plans. The checklist can be accessed at www.roads.maryland.gov by selecting the Business Center drop down menu and Permits and Miss Utility Information, Access Permits, Commercial/Industrial/Residential Subdivision Access Permit, Plan Submittal Checklist. Please include a copy of the completed checklist with your next submittal. The checklist can also be accessed directly at <http://www.roads.maryland.gov/ohd2/Plan-check-list.pdf>

Ms. Ruth Grover
SHA Tracking No: 14APPG019xx
Page 2
January 22, 2014

In summation: The SHA requests that The Maryland – National Capital Park & Planning Commissions require the above noted be a condition of Detailed Site Plan DSP-13023 application approval for Ebenezer United Methodist Church Daycare Center. Please include our remarks in your staff report to the Planning Board.

Further plan submittals should reflect the above comments. Please advise the applicant to submit six (6) sets of revised plans, a CD containing the plans and supporting documentation in PDF format, as well as a point by point response, to reflect the comments noted above directly to Mr. Steven Foster attention of Mr. Michael Bailey. Please reference the SHA tracking number on future submissions. Please keep in mind that you can view the reviewer and project status via SHA Access Management Division web page at <http://www.roads.maryland.gov/pages/amd.aspx>. If you have any questions, or require additional information, please contact Mr. Bailey at 410-545-5593, by using our toll free number in Maryland only at 1-800-876-4742 x-5593 or via email at (mbailey@sha.state.md.us).

Sincerely,



for Steven D. Foster, Chief/Development Manager
Access Management Division

SDF/MB

cc: Mr. Pranoy Choudhury, SHA - Access Management Division
Mr. Victor Grafton, SHA - District 3 Utility Engineer
Mr. Thomas Masog, M-NCPPC Transportation Planning Section
(Tom.Masog@ppd.mncppc.org)
Mr. Venue Nemani, SHA- District 3 ADE Traffic
Mr. Darrell Van Oliver, engineer, Digiterra Design, LLC
(DOLIVER@DIGITERRADESIGN.COM)
Rev. Mark D. Venson, pastor, Ebenezer United Methodist Church,
(church896@verizon.net)
Mr. Eric Waltman, SHA - Access Management Division
Mr. Ryan White, SHA - RME Charles County
Mr. Brian Young, SHA- District 3, Metropolitan District Engineer

Grover, Ruth

From: Brooks, Wallace L <wallace.l.brooks@verizon.com>
Sent: Monday, March 24, 2014 8:08 AM
To: Grover, Ruth
Subject: DSP-13023,EBENEZAR UNITED METHODIST CHURCH DAYCARE.(SDRC DATE4/11/2014)

Ruth,

There are no Verizon requirements for the above referenced application as this plan does not propose any exterior building alterations or surrounding grade.

Thanks,
Wallace Brooks
Verizon Engineering
13101 Columbia Pike,FDC-1
Silver Spring,MD 20904-5248
PH:301-282-7037



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 14741 Governor Oden Bowie Drive
 Upper Marlboro, Maryland 20772

DATE: March 20, 2015
 TO: Fern V. Piret, Planning Director
 FROM: Jill Kosack, Alternative Compliance Committee
 PROJECT NAME: Ebenezer United Methodist Church Childcare Center, Lots 1 and 2, Block C
 PROJECT NUMBER: Alternative Compliance AC-14004
 COMPANION CASE: Detailed Site Plan DSP-13023

ALTERNATIVE COMPLIANCE AND TREE CANOPY COVERAGE COMMITTEE REVIEW

Recommendation: Approval Denial

Justification: SEE ATTACHED

Jill Kosack

Jill Kosack
 Reviewer's Signature

PLANNING DIRECTOR'S REVIEW

Final Decision Approval Denial
 Recommendation Approval Denial

To Planning Board
 To District Council
 To Zoning Hearing Examiner

Planning Director's Signature *Fern Piret*

APPEAL OF PLANNING DIRECTOR'S DECISION

Appeal Filed:

Planning Board Hearing Date:

Planning Board Decision: Approval Denial

Resolution Number:

Alternative Compliance: AC-14004

Name of Project: Ebenezer United Methodist Church Childcare Center, Lots 1 & 2, Block C

Underlying Case: Detailed Site Plan DSP-13023

Date: March 20, 2015

Alternative Compliance is requested from the requirements of the 2010 *Prince George's County Landscape Manual* for Section 4.7, Buffering Incompatible Uses, along the western and southern property lines.

Location:

The subject property is located on the southwestern corner of the intersection of Ebenezer Lane and Whitfield Chapel Road, approximately 200 feet south of its intersection with John Hanson Highway (US 50). More specifically, the property is located at 4910 Whitfield Chapel Road, in Lanham, Maryland, within the geography previously designated as the Developing Tier and reflected on Attachment H(5) of the *Plan Prince George's 2035 Approved General Plan*, as found in Prince George's County Planning Board Resolution No. 14-10 (see County Council Resolution CR-26-2014, Revision No. 31).

Background:

The underlying detailed site plan (DSP) application is for the conversion of the existing 2,188-square-foot single-family detached house into a day care center for 19 children on a 0.527-acre lot in the Rural Residential (R-R) Zone. The original single-family detached residential property was previously improved and used as a federally-run Head Start Center. However, since federal uses are not subject to the Zoning Ordinance including the 2010 *Prince George's County Landscape Manual* (Landscape Manual) per Section 27-121, the only previously permitted use of the site is residential single-family home. The site is subject to Section 4.2, Requirements for Landscape Strips along Streets; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual because it involves a change in use from residential to nonresidential. The applicant has filed this request for Alternative Compliance from Section 4.7, Buffering Incompatible Uses, for a reduction in the width of the building setbacks and landscape yards provided along the western and southern property lines, adjacent to existing single-family detached homes.

REQUIRED: 4.7 Buffering Incompatible Uses, along the western property line, adjacent to an existing single-family detached home.

Length of bufferyard	112 feet
Minimum building setback	30 feet
Landscape yard	20 feet
Bufferyard occupied by existing trees	6 percent
Fence or wall	Yes
Plant Units (80 per 100 l. f.)	43

PROVIDED: 4.7 Buffering Incompatible Uses, along the western property line, adjacent to an existing single-family detached home.

Length of bufferyard	112 feet
Minimum building setback	75 feet
Landscape yard	2-20 feet
Bufferyard occupied by existing trees	6 percent
Fence or wall	Yes
Plant units	62

REQUIRED: 4.7 Buffering Incompatible Uses, along the southern property line, adjacent to an existing single-family detached home.

Length of bufferyard	153 feet
Minimum building setback	30 feet
Landscape yard	20 feet
Bufferyard occupied by existing trees	11 percent
Fence or wall	No
Plant Units (80 per 100 l. f.)	109

PROVIDED: 4.7 Buffering Incompatible Uses, along the southern property line, adjacent to an existing single-family detached home.

Length of bufferyard	153 feet
Minimum building setback	8 feet
Landscape yard	8-20 feet
Bufferyard occupied by existing trees	11 percent
Fence or wall	No
Plant units	168

Justification of Recommendation:

The underlying DSP application proposes to convert a single-family residence (previous Head Start Program facility) into a day care center for children. The applicant is requesting Alternative Compliance from Section 4.7, Buffering Incompatible Uses, of the Landscape Manual. A Section 4.7, Type 'B' bufferyard, which includes a 30-foot building setback and a 20-foot-wide landscaped yard, is required along the western and southern property boundaries adjacent to existing single-family detached homes. Due to existing improvements on the property, it is not possible to meet the full requirements along either property line. Along the western property line, a fenced outdoor play area reduces the provided landscape yard to a minimum of two feet wide for approximately 35 linear feet of the 112-foot length, with no reduction in the required building setback. As an alternative to the normal requirements of Section 4.7, the applicant states that they are providing a six-foot-high sight-tight fence along the entire western property length and an additional 19 plant units. Along the southern property line, two existing 12-foot-square sheds reduce the provided building setback landscape yard to eight feet for approximately 24 linear feet. As an alternative to the normal requirements of Section 4.7, the applicant states that they are providing an additional 59 plant units along the southern property line.

The Alternative Compliance Committee agrees that the applicant has provided a fence and additional plant units to make up for the minor incursions by the existing site improvements into the required setback and landscape yard. Given the provision of a fence and additional plant units, the Alternative Compliance Committee finds the applicant's proposed alternative compliance measures to be equally effective as normal compliance with Section 4.7 of the Landscape Manual. The submitted landscape plan needs some minor technical corrections as addressed in the conditions added to this approval.

Recommendation:

The Alternative Compliance Committee recommends APPROVAL of Alternative Compliance for Section 4.7 of the 2010 *Prince George's County Landscape Manual*, along the western and southern property lines, adjacent to Lots 3 and 35, for Ebenezer United Methodist Church Childcare Center, Lots 1 and 2, Block C, subject to the following conditions:

- I. Prior to certification of the detailed site plan, the following corrections shall be made:
 - a. Revise the plant labels on the landscape plan to match the plant list in terms of types and quantities.
 - b. Correct the Section 4.2 schedule for Ebenezer Lane so that the number of ornamental and evergreen trees provided matches the number shown on the landscape plan.
 - c. Correct the number of plant units required in the Section 4.7 schedule for Bufferyard 1 to 43.

THE PRINCE GEORGE'S COUNTY GOVERNMENT



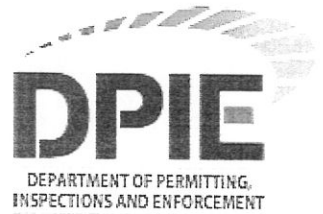
Department of Permitting, Inspections and Enforcement

Site/Road Plan Review Division

9400 Peppercorn Place, Suite 420

Largo, Maryland 20774

(301) 883-5710



STORMWATER MANAGEMENT CONCEPT APPROVAL

CASE NAME: ARDMORE_EBENEZER CHILDCARE CENTER
APPLICANT'S NAME: EBENEZER UNITED ME
ENGINEER: DIGITERRA DESIGN LLC

CASE #: 23371-2013-00

REQUIREMENTS:

Technical Review is required for PUBLIC/PRIVATE Storm Drain/SWM Construction.

Type of Storm Drainage/SWM Construction is PRIVATE.

These additional approvals are required: None.

These fees apply: REVIEW.

These bonds apply: None.

Required water quality controls: None.

Required water quantity controls: None.

No maintenance agreement is required.

No special conditions apply.

Required easements: None.

**Storm Water Management fee payment of none in lieu of providing on-site attenuation/quality control measures.
(Fee-In-Lieu subject to change during technical review.)**

CONDITIONS OF APPROVAL:

1. WHITEFIELD CHAPEL ROAD AND EBENEZER LANE IMPROVEMENTS ALONG PROPERTY FRONTAGE ARE REQUIRED.
 2. STREET CONSTRUCTION PERMIT FROM DPIE WILL BE REQUIRED.
 3. THIS APPLICATION INCLUDES UTILIZING EXISTING BUILDING FOR THE PROPOSED CHILDCARE CENTER. NO ON-SITE GRADING IS PROPOSED. NO GRADING PERMIT FOR ON-SITE WORK IS REQUIRED.
 21. SITE DEVELOPMENT PERMIT REQUIRED INCLUDING ULTIMATE R/W FRONTAGE IMPROVEMENTS, INCLUDING STORM DRAINAGE, STREET TREES AND STREET LIGHTING.
- REVIEWED BY MS.

APPROVED BY:

Rey De Guzman

APPROVAL DATE: October 1, 2013
EXPIRATION DATE: October 1, 2016

FOR OFFICE USE ONLY

ADC MAP:	5411 D-9	200' SHEET:	205NE08
STREET NAME:	WHITFIELD CHAPEL RD		
WATERSHED:	21-Bald Hill Branch		
NUMBER OF DU'S:	0	COST PER DWELLING:	0

NATURAL RESOURCE INVENTORY (NRI)
 EQUIVALENCY LETTER FOR A DEVELOPMENT ACTIVITY
 PRINCE GEORGE'S COUNTY

Map Number: 205NE08 Location: 4910 Whitfield Chapel Road Lanham, MD 20706 Lots 1 and 2	Date Issued: May 17, 2013
	Expiration Date: May 17, 2018
	NRI-090-13 Associated TCP2 Number:

TO: Digiterra Design LLC
 8910 Simpson Lane, Suite 3
 Clinton, MD 20735

FROM: Chuck Schneider, Senior Planner, Environmental Planning Section



The request for an NRI Equivalency Letter for a specific development activity has been reviewed and is hereby **approved**. The project area is located at 4910 Whitfield Chapel Road, Lanham, MD 20706 and is further identified as Lots 1 and 2w. The property is zoned R-R and is 0.527 acres in size. The evaluation of this request was based on a boundary plan prepared by Digiterra Design LLC, dated May 3, 2013. The existing on-site information was verified using the 2011 Color Imagery aerial photography and the PGAtlas.com environmental layers. This letter is valid for five years from the date of issuance, or until such time as a different development activity is proposed on the site, whichever is less.

The proposed development activity is to convert an existing dwelling structure to a day care facility. No trees or woodlands will be removed as part of this process. If the scope of the proposed development changes significantly or if the limits of disturbance change significantly, a full NRI may be required and this NRI Equivalency Letter shall be declared null and void, and a new application for an Equivalency Letter or NRI plan shall be required. This letter is issued solely for the activity shown on the proposed access plan and existing conditions plan and described above.

This Equivalency Letter is issued based on the following information:

1. The site qualifies for a Standard Letter of Exemption from the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance because the property has less than 10,000 square feet of woodland on site and has no previous TCP approvals; and
2. A detail site plan, dated May 3, 2013, was submitted which shows the existing structures and that no regulated environmental features are located on the subject property.

A copy of this Equivalency Letter must be submitted for all stormwater management and development review applications that would otherwise require a Natural Resource Inventory.

ACS:acs