

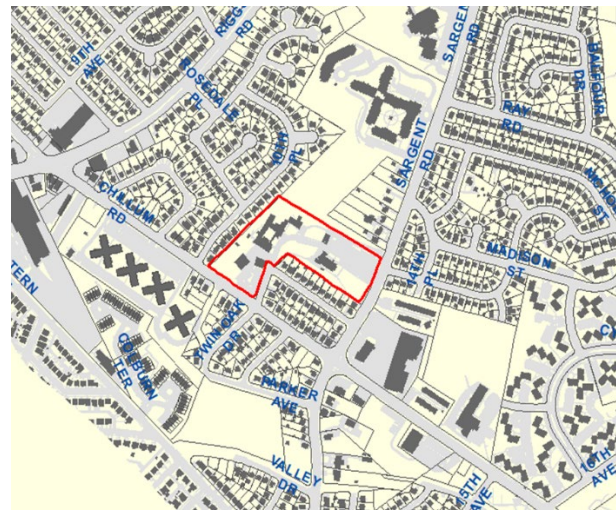


The Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Development Review Division
 301-952-3530

Detailed Site Plan **DSP-95063-09**
Departure from Design Standards **DDS-675**
Alternative Compliance **AC-09008-01**
The Children's Guild (St. John Baptist de la Salle)

REQUEST	STAFF RECOMMENDATION
DSP: Addition of a 5,524-square-foot modular classroom building to the existing school and increase the total student enrollment to 190 students.	APPROVAL with conditions
DDS: A reduction in the requirements of the 2010 <i>Prince George's County Landscape Manual</i> .	APPROVAL
AC-09008-01: Section 4.7, Buffering Incompatible Uses	DISAPPROVAL

Location: On the west side of Sargent Road, approximately 625 feet north of its intersection with Chillum Road.	
Gross Acreage:	9.26
Zone:	R-55
Dwelling Units:	N/A
Gross Floor Area:	81,718 sq. ft.
Planning Area:	65
Council District:	02
Election District:	17
Municipality:	N/A
200-Scale Base Map:	207NE02
Applicant/Address: The Children's Guild, Inc. 6802 Mclean Boulevard Baltimore, MD 21234	
Staff Reviewer: Andrew Bishop Phone Number: 301-952-4897 Email: Andrew.Bishop@ppd.mncppc.org	



Planning Board Date:	01/28/2021
Planning Board Action Limit:	01/29/2021
Staff Report Date:	01/12/2021
Date Accepted:	11/05/2020
Informational Mailing:	04/13/2020
Acceptance Mailing:	11/04/2020
Sign Posting Deadline:	12/29/2020

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/. Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-19058
Departure from Design Standards DDS-675
Alternative Compliance AC-09008-01
The Children's Guild (St. John Baptist de la Salle)

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

EVALUATION

This detailed site plan and departure from design standards was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of the Prince George's County Zoning Ordinance for the R-55 (One-Family Detached Residential) Zone;
- b. The requirements of Detailed Site Plan DSP-95063 and its amendments;
- c. The requirements of the 2010 *Prince George's County Landscape Manual*;
- d. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;
- e. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance; and
- f. Referral comments.

FINDINGS

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

1. **Requests:** The subject application is for approval of a detailed site plan (DSP) for the addition of a 5,524-square-foot modular classroom building to an existing school, an increase of the total student enrollment to 190 students, and the replacement of the existing playground equipment.

The companion Departure from Design Standards, DDS-675, requests a reduction in the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual).

2. Development Data Summary:

	EXISTING	PROPOSED
Zone	R-55	R-55
Use	Church, Rectory, Convent, and Private School	Church, Rectory, Convent, and Private School
Total Acreage	9.263	9.263
Parcels	2	2
Gross Floor Area (sq. ft.)	76,194	81,718 (5,524 proposed)
Church	581 Seats	581 Seats
Rectory/Convent	7 Residents	7 Residents
Private School	154 students	190 students

Parking and Loading		
Use	Required	Provided
Church: 581 Seats @ 1 space/4 seats	146	181
Convent/Rectory: 7 Residents @ 1 space/2 residents	4	7
School		
Grades K-9: 140 Students @ 1 space/6 students	24	44
Grades 10-12: 50 Students @ 1 space/3 students	17	30
Total Required	191	262
Handicapped-accessible	6 (2 van)	10 (3 van)
Standard Spaces	-	241
Compact Spaces	-	11
Loading Spaces		
81,718 sq. ft. Institutional Use*		
1 space for 10,000-100,000 sq. ft.	1	1

Note: *The square footage is incorrect in General Note 18 and should be corrected to reflect the total amount of institutional use, as conditioned herein.

- 3. Location:** The subject property is located on the west side of Sargent Road, in Planning Area 65, and Council District 2. More specifically, it is located at 5706 Sargent Rd, 625 feet north of its intersection with Chillum Road. The L-shaped property includes the remainder of Liber 1556 Folio 339, and Parcel B, which are located on Tax Map 41 in Grid B-3 and are recorded in Plat Book NLP 143-97.
- 4. Surrounding Uses:** The subject property is in the One-Family Detached Residential (R-55) Zone and is bounded to the southeast and west by single-family detached dwellings in the R-55 Zone; to the southwest by the public right-of-way of Chillum Road; and to the east by Sargent Road. The property abuts Parcel A in the R-55 Zone to the north, which was

included in Special Exceptions SE-3846 and SE-4603, and has been developed with a multifamily building.

5. **Previous Approvals:** The church and school buildings were constructed in the 1950s. The first development application for the site was Preliminary Plan of Subdivision (PPS) 4-88156, which was approved by the Prince George's County Planning Board on September 8, 1988 for the creation of two parcels (Parcels A and B) on 26.18 acres, subject to 8 conditions, none of which are applicable to this application. The PPS was approved, indicating that the existing school, church, and rectory on the subject site would continue to operate on Parcel B, while a new elderly housing facility was proposed on Parcel A to the north.

DSP-95063 was approved by the Planning Board in 1995 to validate the existing uses of the church, rectory, convent, and school on the site, as embodied in PGCPB Resolution No. 95-399. DSP-95063-01 was filed to change the parking schedule to include high school students, but was never approved. The Planning Director approved the three following amendments: DSP-95063-02 was approved in 2003 to construct a temporary classroom building that remains on the site today; DSP-95063-03 was approved in 2004 to add a greenhouse and an entrance canopy to the school building; and DSP-95063-04 was approved in 2007 to add an elevator, restrooms, and waiting area. DSP-95063-05 and the associated Alternative Compliance application, AC-09008, was approved by the Planning Board on November 19, 2009 to add a modular classroom, a multipurpose building, and reduce the width and setback of the landscape buffer on the church campus, as embodied in PGCPB Resolution No. 09-162.

The DSP was further amended as approved by the Planning Director two additional times; DSP-95063-06 was approved in 2012 to reduce the size of the multipurpose building; DSP-95063-07 was withdrawn; and DSP-95063-08 was approved in 2019 to increase the enrollment of the school to 154 students. The site also has an approved Stormwater Management Concept Plan No. 20201-2020-00, which is valid through October 21, 2023. It is noted that the DSP provides duplicates of some previous certificates of approval and does not provide others. Therefore, a condition has been included herein requiring the applicant to revise the DSP to include the appropriate certificates of approvals and remove those that have been duplicated on the DSP, as appropriate.

6. **Design Features:** The campus of St. John Baptist de la Salle is currently improved with a church, convent, rectory, and school with a multipurpose building on-site. The property is accessed from Sargent Road and Twin Oak Drive, with the primary vehicular access onto the site from the latter, which intersects with Chillum Road west of the property.

The existing brick church is located in the southern portion of the site, facing Sargent Road, and is set back approximately 270 feet from the roadway by a wide lawn. East of the church is a large asphalt parking lot, which provides parking for the church and school uses.

The existing school, rectory, and multipurpose buildings are located on the northern portion of the site. The school includes a rectory for the church, two existing modular classrooms, and is the location for The Children's Guild, a school for special needs children. The existing church, school, and multipurpose buildings are not proposed to change with this application. The subject application has been filed to increase the student enrollment to 190 students, to replace the existing playground equipment, and to construct a modular

classroom between the multipurpose building and the northwestern property line of the site. The proposed playground equipment is located west of the school building, and the proposed modular building is approximately 130 feet north of Chillum Road and is separated from the roadway by an open lawn area. Details of the multipurpose building and equipment being replaced have been submitted with this application and are acceptable.

Architecture

The proposed 14-foot-high modular classroom building is 5,524 square feet and is proposed between the multipurpose building and the existing adjacent single-family detached homes to the northwest. The standard modular building proposes evergreen colored, vertical-panel sides, a rubber-coated roof, and windows on the north and south elevations. The structure will sit on footers and is accessed by a handicapped-accessible ramp on the northern side of the building and an aluminum staircase on the south side of the building for emergency egress.

Signage

One existing freestanding brick sign is located along Sargent Road near the entrance to the church parking compound, and two building-mounted signs are located on the property. One building-mounted sign is located on the school and one is located on the existing multipurpose building. The existing signs will remain, and no additional signage is proposed with this application.

Lighting

The applicant is proposing additional site and building-mounted lighting on the proposed modular building and near the walkways on-site. The details and specifications for the lighting show a downward facing light fixture with a 20-foot-high pole. Due to the location of the proposed site and building-mounted lighting, staff recommends that the light pole be reduced to 15 feet in height and that a photometric plan be submitted with the DSP. The photometric plan should show appropriate lighting levels with a balanced pattern on the property and not cause glare onto the adjoining residential properties. Therefore, conditions have been included herein requiring the applicant to reduce the height of the pole-mounted lighting, clearly label its location on the site plan, and provide a photometric plan, showing adequate lighting levels on the property.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The application has been reviewed for compliance with the requirements of the R-55 Zone and the site plan design guidelines of the Prince George's County Zoning Ordinance.
 - a. The subject application is in conformance with the requirements of Section 27-441(b) of the Zoning Ordinance, which governs uses in residential zones. The convent is a permitted use, and the church is permitted on a lot that is more than 2 acres, a condition that is met by this property. The private school is permitted, subject to the requirements of Section 27-443 of the Zoning Ordinance. The convent, church, and multipurpose building are not being revised with this application, and the regulations applicable to their approval have been made with prior approvals. The school is proposing to increase the enrollment to 190 students, construct a modular classroom, and replace the playground equipment on the site.

The requirements of the Zoning Ordinance that require discussion are as follows:

Section 27-443(a)(1)

- (A) The school shall be located on property of at least five (5) acres, in size on which the maximum enrollment shall be four hundred (400) students, unless the school is located on property which was previously used as a public school by the Board of Education, in which case, the minimum acreage requirement shall be four and one-half (4 1/2) acres. For each acre over five (5), the total enrollment may be increased by one hundred (100) students. State and local health, education, or fire regulations may reduce the number of students permitted to be enrolled. The school may be located on a parcel of at least two and one-half (2 1/2) acres provided that:**
- (i) The property had obtained an approved Special Exception use as an eleemosynary or philanthropic institution;**
 - (ii) The property abuts parkland owned by the Commission containing at least two and one-half (2 1/2) acres; and**
 - (iii) The maximum enrollment shall not exceed one hundred thirty (130) students.**

(For the purposes of this Section, enrollment shall mean the total number of students enrolled in the institution at any one (1) time. If there are separate morning, afternoon, and evening sessions, each of which is attended by different students, enrollment shall mean the number of students enrolled in the session having the largest number of students.)

The site is 9.26 acres in area and the enrollment of the school is proposed to be increased to 190 students, which is within the allowable number of students for this site.

- (B) The property shall have frontage on, and direct vehicular access to, a street having a paved surface at least thirty-six (36) feet wide. This width shall not apply where the property is located in sparsely settled or farm areas, or where the Planning Board determines that adequate passenger debarkation areas are provided.**

Conformance to this requirement was found with the prior approvals and will not change with this application.

- (C) An outdoor playground or activity area shall be provided. It shall contain at least one hundred (100) square feet of usable space per student. The area shall be located at least twenty-five (25) feet from any dwelling on an adjoining lot and buffered from adjoining uses in accordance with the provisions of the Landscape Manual. The play area shall be enclosed by a substantial wall or fence at least three (3) feet**

high for grades six (6) and below, and at least five (5) feet high for other grades, with the following exception:

(i) A private school which has been in continuous operation since January 1, 1970, may satisfy these fencing requirements by providing another type of barrier that is subject to approval by the State Department of Human Resources.

The plan notes that the total proposed play area on the site is 31,857 square feet in size, which exceeds the square feet required for 190 students. The school grounds and play areas are fenced and meet this requirement.

- b. The subject DSP demonstrates conformance with Section 27-442 of the Zoning Ordinance, which provides additional regulations for development in residential zones, including requirements for setbacks.
- c. The DSP is in general conformance with the applicable site design guidelines, as referenced in Section 27-283 and contained in Section 27-274 of the Zoning Ordinance. For example, vehicular and pedestrian circulation is designed to be safe, efficient, and convenient for both pedestrians and drivers; pedestrian access is provided to the site from the public right-of-way; and the architecture proposed for the building is constructed of durable, low-maintenance materials, and employs a variety of architectural features and designs, such as window and door treatments, projections, colors, and materials, as conditioned.
- d. **Departure from Design Standards DDS-675:** The applicant's Alternative Compliance application, AC-09008-01, was recommended for disapproval by the Planning Director. Therefore, the applicant requires a departure from the design standards in Section 4.7, Buffering Incompatible Uses, of the Landscape Manual. Section 4.7 requires a Type C bufferyard, which includes a 40-foot-wide building setback, and a 30-foot-wide landscape yard, adjacent to existing single-family detached dwellings. Based on the existing site limitations, the applicant has provided a 12.5-foot setback to the proposed modular classroom building and a 9-foot-wide landscape yard, for approximately 23 percent of the property line.

Section 27-239.01(b)(7) of the Zoning Ordinance contains the following required findings in order for the Planning Board to grant the departure:

(A) In order for the Planning Board to grant the departure, it shall make the following findings:

(i) The purposes of this subtitle will be equally well or better served by the applicant's proposal;

The site is bound on all sides by constraints established by the development of the property, and strict compliance with the requirements of the Landscape Manual cannot be effectively applied without redeveloping the site. The applicant is proposing a solution to further screen the existing uses on the property by an existing fence and additional landscaping. Staff agrees that the proposed

improvements to the property will equally serve the purposes of this subtitle.

(ii) The departure is the minimum necessary, given the specific circumstances of the request;

The previous layout approved with DSP-95063-05 and AC-09008 included an existing tennis/basketball court and play area whose location required alternative compliance, due to the reduced bufferyard width. The proposed modular classroom is in the same location as the tennis/basketball court, and the playground equipment is proposed in the same location as the prior approval. The subject application is not dissimilar to the previous application in that it will also propose a reduced bufferyard and will propose the play equipment in the same location.

The applicant states that a portion of the existing woods will be retained along the northernmost property line, the existing 6-foot-high fence will remain, and the majority of the planting material will be preserved from the prior approvals to screen the use. The retained plant material is proposed to be supplemented by additional plantings, which will increase the required planting units by approximately 30 percent over the number of plant units that would normally be required and provide additional screening of the property. Given the applicant's proposed treatment of the bufferyard, staff is in agreement that the applicant has minimized the impacts, to the extent practical.

(iii) The departure is necessary in order to alleviate circumstances which are unique to the site or prevalent in areas of the County developed prior to November 1949;

The church and school buildings were constructed in the 1950s, with multiple applications for renovations and expansions approved for the subject property's use since then. The current application proposes to place the modular building on the existing tennis/basketball court, which is necessary as a base for the building. The applicant has indicated that the Prince George's County Fire Code requires a minimum separation of 22 feet between the proposed building and the existing multi-use building to the east, which is all that is provided. The unique circumstances of the existing development on the property and Fire Code requirements makes this location the most reasonable alternative for the proposed building.

(iv) The departure will not impair the visual, functional, or environmental integrity of the site or the surrounding neighborhood.

The applicant's statement of justification indicates that the existing and proposed landscaping, in addition to the existing fence, will screen the visual impact of the proposed classroom, improve the environmental quality of the site, and reduce the impacts on the surrounding neighborhood.

- (B) For a departure from a standard contained in the Landscape Manual, the Planning Board shall find, in addition to the requirements in paragraph (7)(A), above, that there is no feasible proposal for alternative compliance, as defined in the Landscape Manual, which would exhibit equally effective design characteristics.**

With respect to the specific departure requested, the applicant cannot provide a feasible proposal for alternative compliance that would exhibit equally effective design characteristics. The applicant proposed, and was recommended for disapproval of, AC-09008-01.

Based on the analysis above, staff recommends that the Planning Board approve DDS-675, to allow a departure to the Section 4.7, Buffering Incompatible Uses requirements along the northwest boundary line.

- 8. Detailed Site Plan DSP-95063 and its amendments:** DSP-95063 was approved by the Planning Board on November 26, 1995 with no conditions. The Planning Board's decision was affirmed by the Prince George's County District Council and is embodied in PGCPB Resolution No. 95-399. The plan is in conformance with the previous DSPs approved for the property and none of the conditions attached to those approvals directly impact the development that is the subject of this application.
- 9. 2010 Prince George's County Landscape Manual:** The application is subject to the requirements of Section 4.2, Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual. The landscape and lighting plan provided with the subject DSP contains the required schedules demonstrating conformance to these requirements, with the exception of Section 4.7. Alternative Compliance, AC-09008-01, was submitted and reviewed.

The Planning Director did not find the applicant's proposal to be equally effective as normal compliance with Section 4.7, Buffering Incompatible Uses, of the Landscape Manual for the reasons discussed in the AC-09008-01 report. Therefore, the Planning Director recommends DISAPPROVAL of AC-09008-01 and the applicant filed DDS-675, as discussed in Finding 7.d. above.

- 10. Prince George's Country Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development projects that propose more than 5,000 square feet of gross floor area or disturbance and require a grading permit. This DSP, in the R-55 Zone, requires 15 percent tree canopy coverage, or 1.39 acres. The submitted DSP provided a schedule showing the requirement is being met through existing and proposed trees.

11. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The site is exempt from the provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property contains less than 10,000 square feet of woodland and has no previous tree conservation plans. The site has been issued a standard exemption from the WCO (S-069-2020) and a Natural Resources Inventory Equivalency Letter (NRI-068-2020), which were both issued on May 19, 2020.
12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows:
 - a. **Community Planning**—In a memorandum dated December 14, 2020 (Mierow to Bishop), incorporated herein by reference, the Community Planning Division offered a discussion of the DSP's conformance with the 2014 *Plan Prince George's 2035 Approved General Plan*, and noted that pursuant to Part 3, Division 9, Subdivision 3, of the Zoning Ordinance, master plan conformance is not required for this application.
 - b. **Historic Preservation**—In a memorandum dated November 17, 2020 (Stabler to Bishop), incorporated herein by reference, the Historic Preservation Section concluded that this proposal will not impact any historic sites, historic resources, or known archeological sites.
 - c. **Transportation Planning**—In a memorandum dated December 28, 2020 (Masog to Bishop), incorporated herein by reference, the Transportation Planning Section provided an evaluation of the application and the previous approvals and found that, from the standpoint of vehicular transportation, it was determined that the plan is acceptable. Given that the church does not appear to have expanded its footprint since PPS approval, and given that the applicant seeks expansion of the existing school to accommodate 190 students, and furthermore given that the two senior housing complexes on Parcel B total 200 units and are well below the additional trips considered by PPS 4-88156, it is determined that the additional modular space can be completed within the current entitlement.
 - d. **Trails**—In a memorandum dated December 28, 2020 (Smith to Bishop), incorporated herein by reference, the Trails planner provided an evaluation for conformance with the 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity*. Based on staff's findings, a condition to replace the existing bicycle racks with two, inverted U-style bicycle racks is included in the Recommendation section of this report.
 - e. **Subdivision and Zoning**—In a memorandum dated December 18, 2020 (Sievers to Bishop), incorporated herein by reference, the Subdivision and Zoning Section provided an evaluation of the application that is incorporated into Finding 8 and found the application acceptable.
 - f. **Environmental Planning**—In an email dated November 25, 2020 (Rea to Bishop), incorporated herein by reference, the Environmental Planning Section concluded that there were no issues with this proposal.

- g. **Permit Review**—In a memorandum dated December 28, 2020 (Jacobs to Bishop), incorporated herein by reference, the Permit Review Section offered no comments on the subject application.
 - h. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**— At the time of the writing of this report, a memorandum had not been provided by DPIE.
 - i. **Prince George’s County Health Department**—In a memorandum dated November 13, 2020 (Adepoju to Bishop), incorporated herein by reference, the environmental health specialist noted that a desktop health impact assessment had been completed and offered multiple recommendations with respect to health-related issues on the property. These recommendations have been included as conditions of approval in the Recommendation section of this report, as appropriate.
 - j. **Prince George’s County Police Department**— At the time of the writing of this report, a memorandum had not been provided by the Police Department.
 - k. **Prince George’s County Fire/EMS Department**—At the time of the writing of this report, a memorandum had not been provided by the Office of the Fire Marshal.
13. Based on the foregoing and as required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP, if revised as conditioned, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the County Code, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.
14. Per Section 27-285(b)(4), which became effective on September 1, 2010, a required finding for approval of a DSP is as follows:
- (4) The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirements of Subtitle 24-130(b)(15).**

The site does not contain any regulated environmental features or primary management area. Therefore, this requirement is not applicable.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and:

- A. DISAPPROVE Alternative Compliance AC-09008-01 and APPROVE Detailed Site Plan DSP-95063-09 for The Children’s Guild (St. John Baptist de la Salle), subject to following conditions:

1. Prior to certification of the detailed site plan (DSP), the applicant shall make the following revisions to the plans:

a. Provide at least two inverted U-style bicycle racks, or a similar style that allows for two points of secure contact, on-site.

b. Revise General Note 18 to reflect the correct proposed square footage.

c. Include all previous certificates of approval and remove duplicates, as appropriate.

d. Reduce the height of the proposed pole-mounted lighting to 15 feet and clearly indicate their location on the site plan.

e. Provide a photometric plan that demonstrates adequate lighting levels on the property with no spillover onto adjacent residential properties.

f. Provide the site plan notes, as follows:

“During the demolition and construction phases, this project will conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.”

“During the demolition and construction phases, this project will conform to construction activity noise control requirements as specified in the Code of Maryland Regulations (COMAR).”

B. APPROVE Departure from Design Standards, DDS-675, from the applicable standards of the Landscape Manual, to allow a reduction of the required building setback to a minimum of 12.5 feet in width and a reduction of the landscape yard to 9 feet in width for the Section 4.7, Buffering Incompatible Uses, requirement along the northern property line.

ITEM: 7 & 8

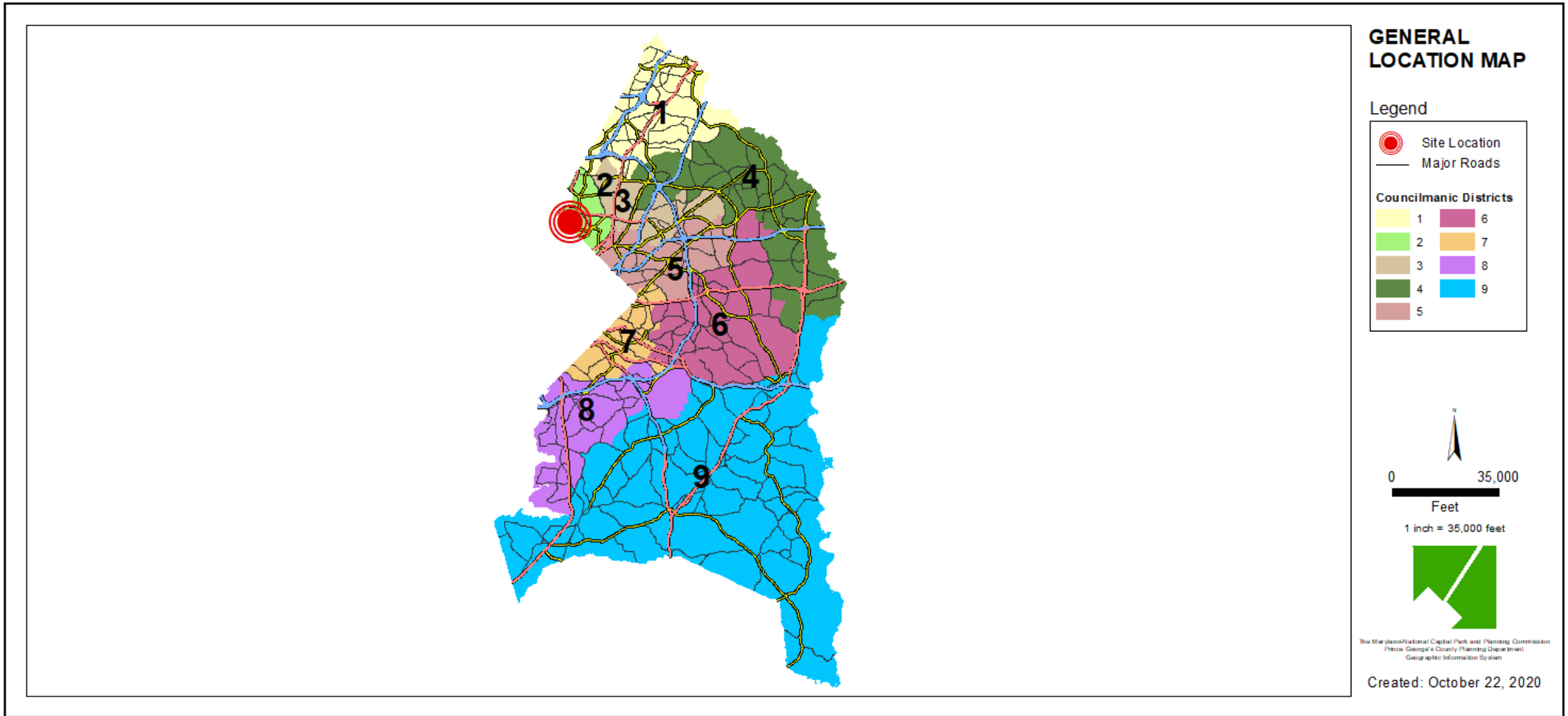
CASE: DSP-95063-09 & DDS-675

**THE CHILDREN'S GUILD
(ST. JOHN BAPTIST DE LA SALLE)**

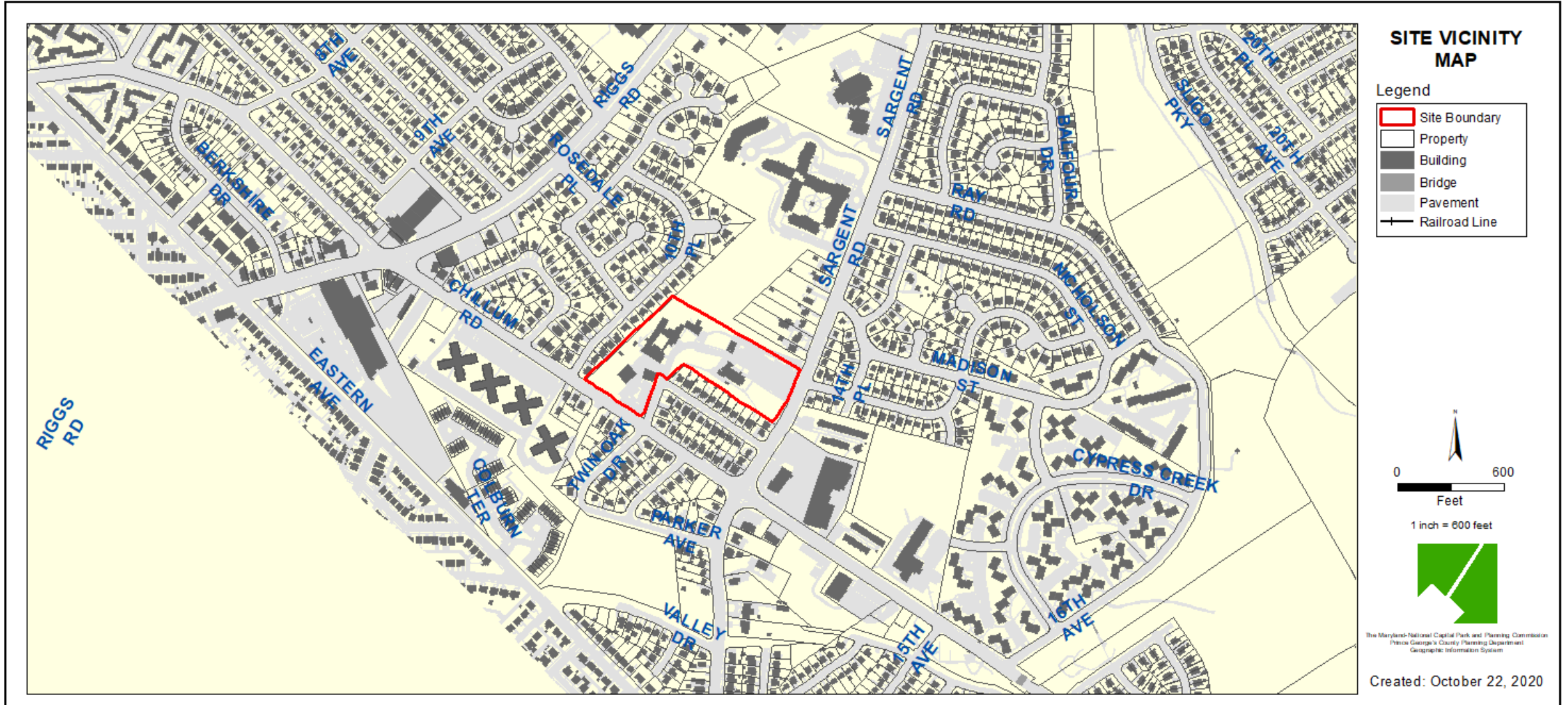
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



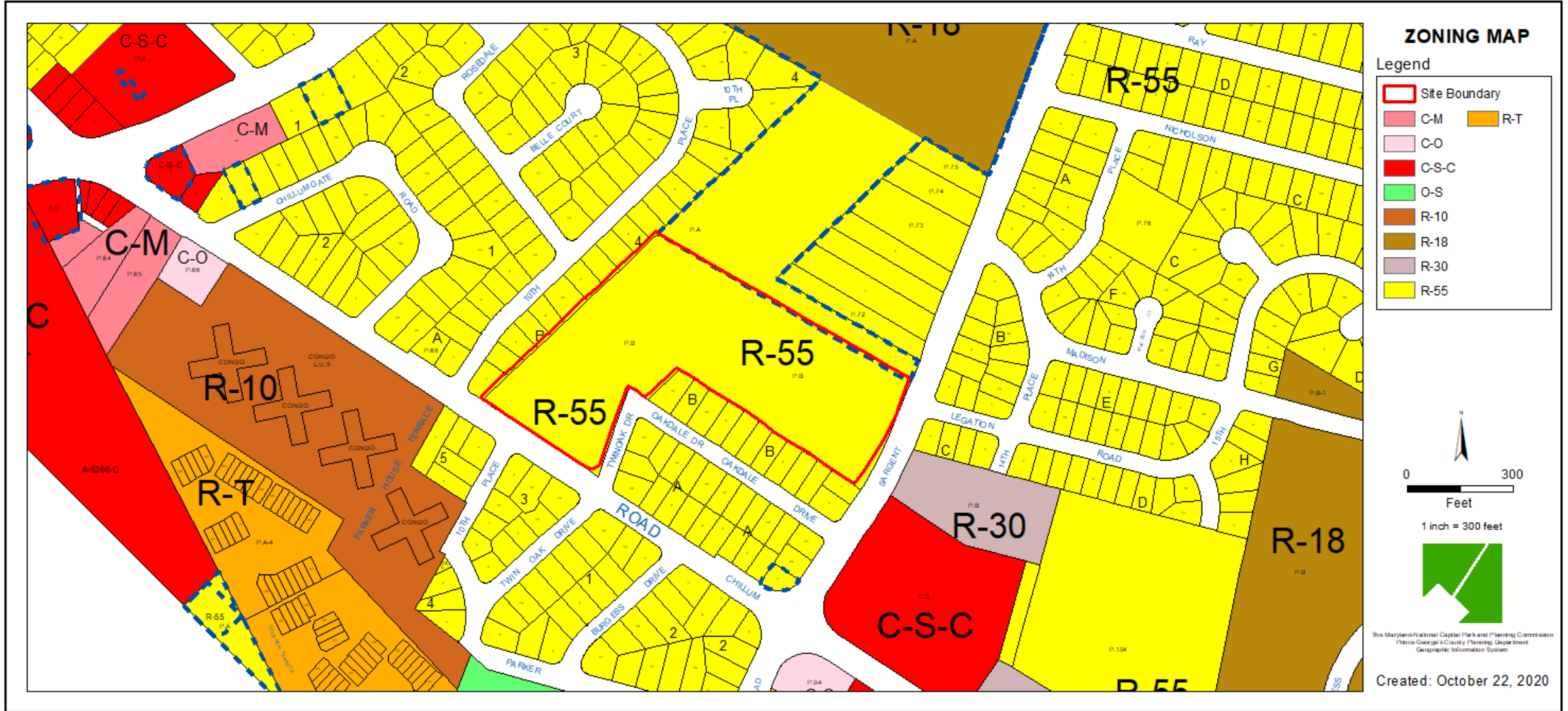
GENERAL LOCATION MAP



SITE VICINITY



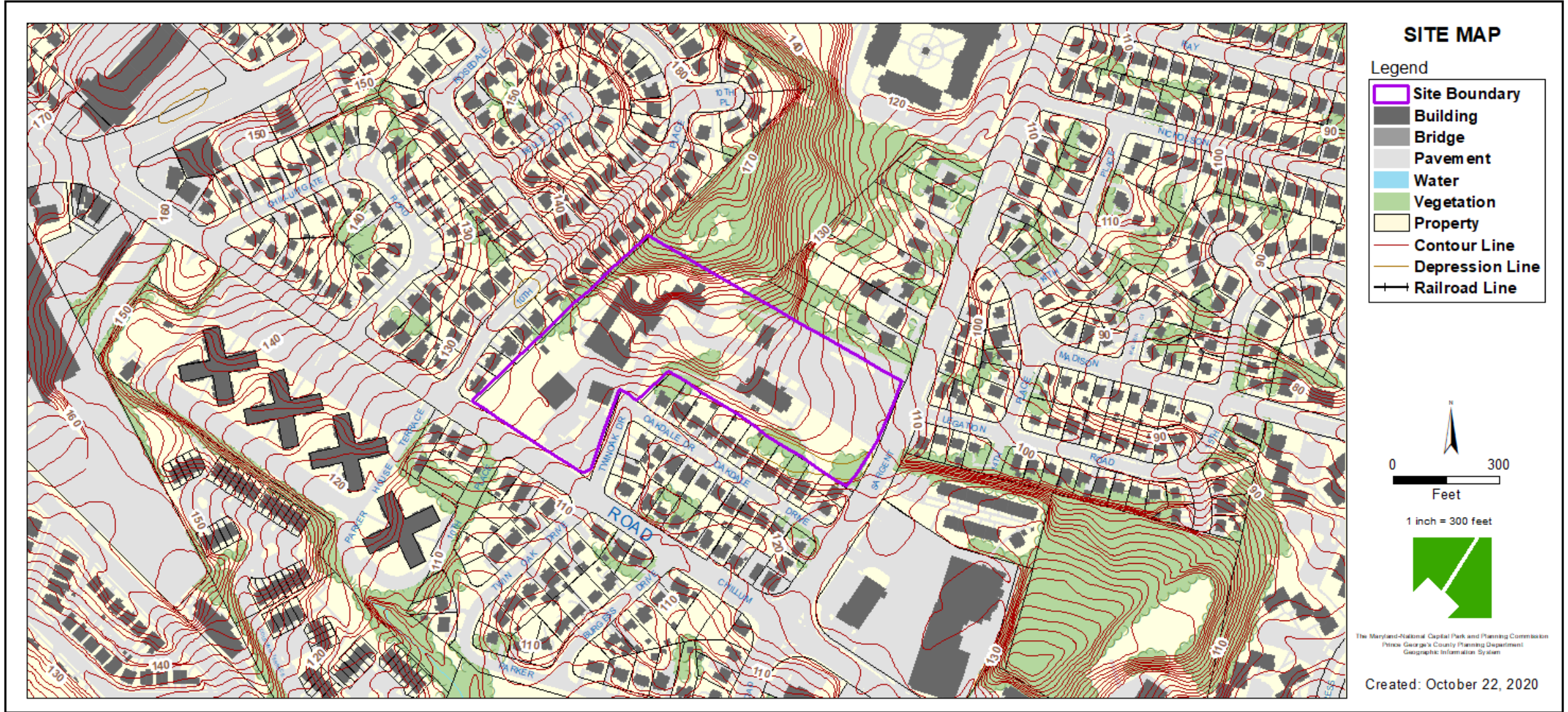
ZONING MAP



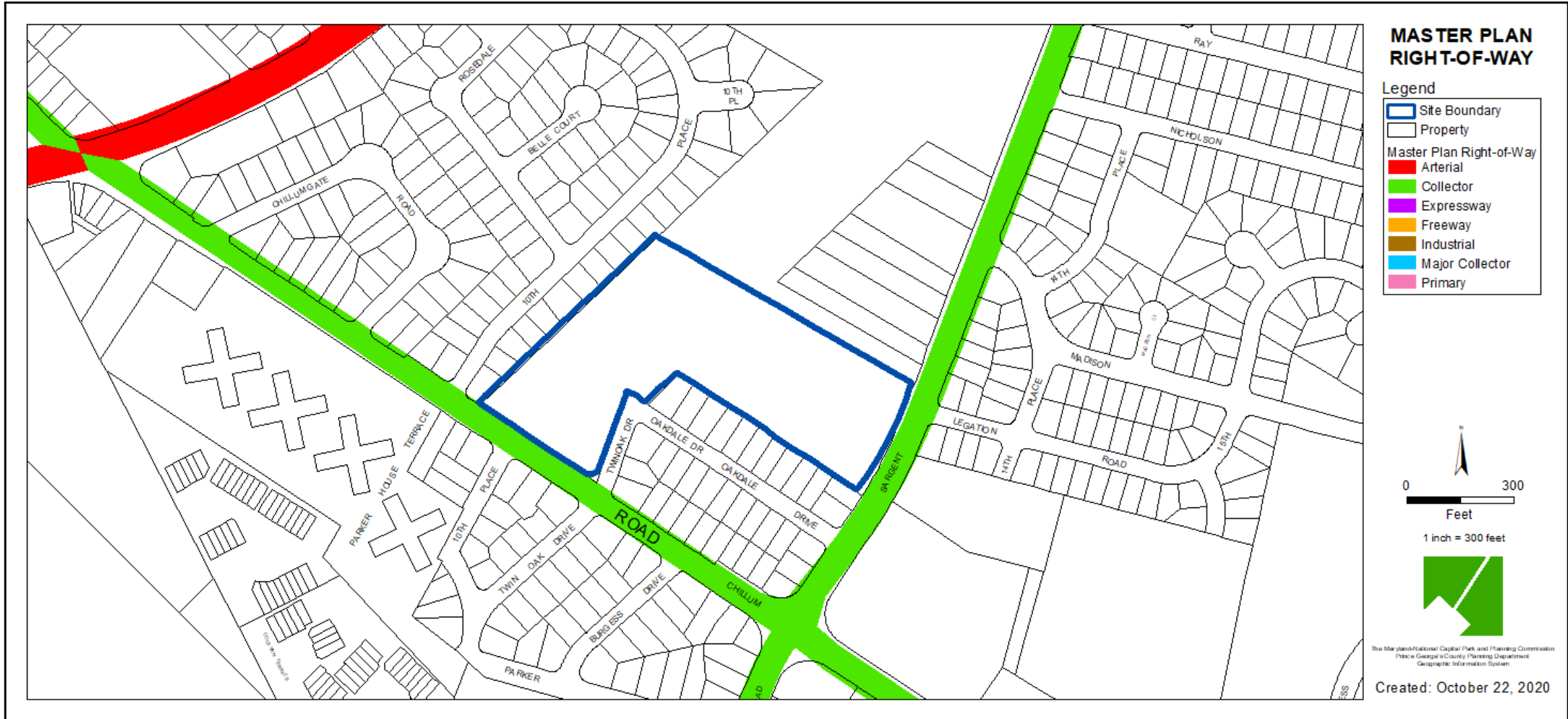
AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



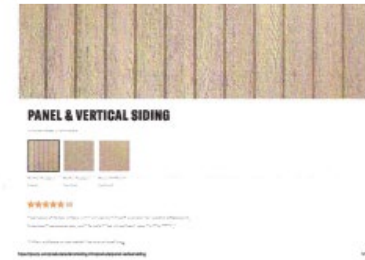
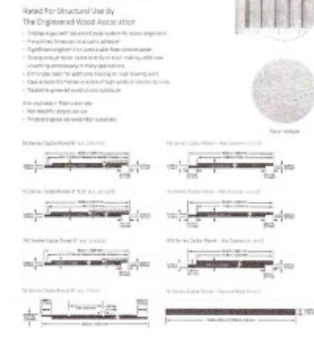
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



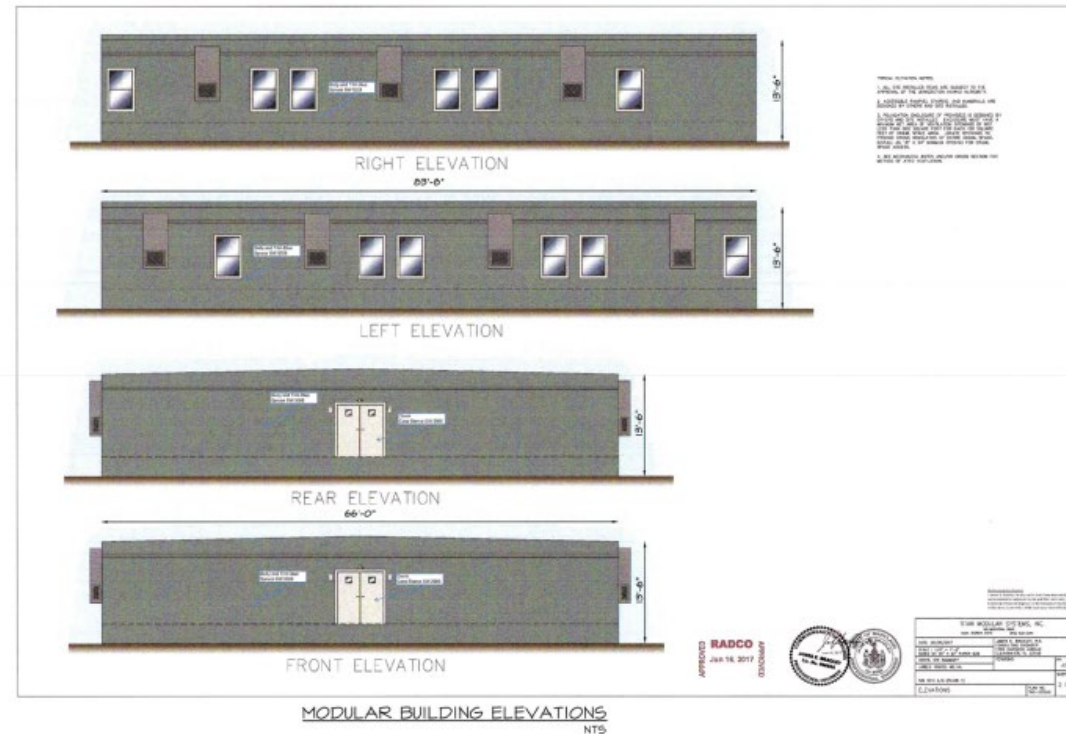
BUILDING ELEVATIONS



Specifications: LVP SmartLock® Panel Siding Cedar Texture Panel

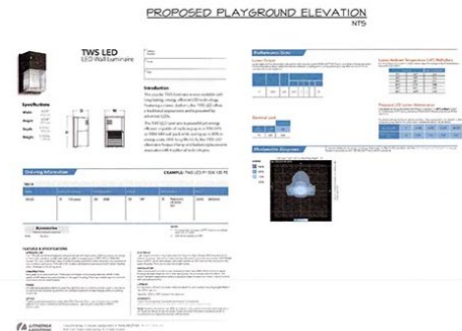
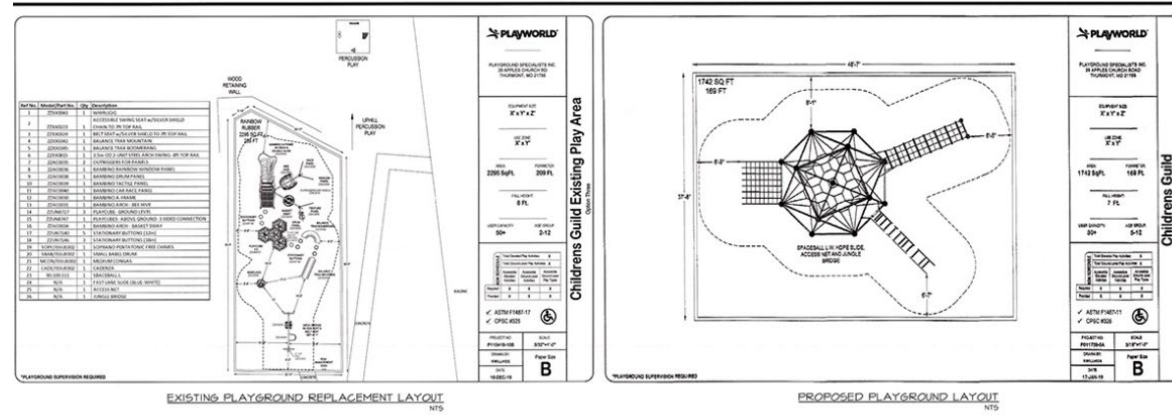


MODULAR BUILDING DETAILS
NTS



MODULAR BUILDING ELEVATIONS
NTS

RECREATION PLAN



EXISTING PLAYGROUND REPLACEMENT ELEVATIONS
NTS

MODULAR BUILDING WALL PACK LIGHT DETAIL
NTS



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July 21, 2020

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Mr. Andrew Bishop
Urban Design Section
Development Review Division
Prince George's County Planning Department
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

**RE: Statement of Justification – The Children's Guild
Detailed Site Plan (DSP-95063-09) and
Departure from Design Standards (DDS-675)**

Dear Mr. Bishop:

On behalf of our client, The Children's Guild, Arthur J. Horne, Jr., and Shipley & Horne, P.A., submits this Statement of Justification in support of the Detailed Site Plan ("DSP") application. The purpose of this request is for the addition of a 5,524-square-foot modular classroom for the use of the Children's Guild as classroom space, a minor amendment to increase the total student enrollment from 154 to 190 students ($\pm 19\%$ increase). The application is also proposing the replacement of the existing playground and adding new pieces of playground equipment with the corresponding play surface. All other site improvements are existing and, or are associated with previously approved revisions are to remain unaltered.

As part of its application, the Applicant initially requested Alternative Compliance (i.e., AC-09008-01) from the Landscape Manual relative to the 4.7 of the Landscape Manual to locate a modular classroom on the property within the Required Buffer Yard. That application was denied, and the Applicant is now requesting a Departure from Design Standards. Specifically, the DDS-675 application constitutes a modification to a previously approved Alternative Compliance case AC-09008, which was a companion case to DSP-95063-05. In order to provide a 4.7 Buffer Strip along the northwest property line, is unavoidable because the Fire Code requires a minimum separation of 22-feet between the proposed building and the existing multi-use building to the east.

The subject property is currently used both by the parish church of St. John Baptist de la Salle and by the Children's Guild, a private school for autistic and emotionally disturbed children. The Children's Guild is a tenant on the property, which is owned by the Archdiocese of Washington. The Children's Guild operates through referrals from the Prince George's County Board of Education that refers and assigns the students to the school for the 2020-2021 academic year started on September 8, 2020. There are approximately 50 students anxiously awaiting enrollment in the school. Therefore, we respectfully request an expedited review of this application.

The Children's Guild programs are guided by Transformation Education (TranZed), an organizational philosophy that fosters a culture of flexibility. This culture creates management and staff who are agile thinkers. This assures children are treated as individuals and taught the way they learn best. TranZed also infuses the beliefs and values of The Children's Guild into the look of its physical environment, child-caring and educational approaches, the mindset of its employees, and its operating systems. The design of the physical environment and the methods used to care for and educate children are based on the newest findings in neuroscience and therefore create an enriched, brain-compatible environment. This philosophy has been proven to:

- Increase return to public school
- Increase ability to manage difficult children
- Increase academic scores
- Decrease childcare worker, foster parent and teacher turnover rates
- Decrease need for physical crisis intervention
- Decrease time focused on crisis management
- Decrease cost of deliberate destruction and damage

Site Location and Characteristics: As stated above, the site is an L-shaped through-parcel with frontage on both Sargent Road and Chillum Road. The site is located approximately 380 feet north of the intersection with Sargent Road and Chillum Road. A secondary means of vehicular access onto Chillum Road is provided by Twin Oak Drive. The existing school buildings sit on the northern portion of the site. The entire school grounds are encircled with chain-link fencing, including gates that can be closed when the school is not operating. This building includes a rectory for the church but is primarily devoted to the operations of The Children's Guild, a school for emotionally disturbed children. A play area is located to the northwest of the school building. The vehicular access onto Chillum Road is by Twin Oak Drive.

Surrounding Land Uses: Uses: To the south and west, the subject property borders single-family detached residential neighborhoods in the R-55 Zone. To the northeast, the subject property borders a parcel in the R-55 Zone that is developed with a multifamily residential building.

Development Data Summary: The site plan includes 188 parking spaces (including six handicapped spaces) in the main parking lot located along Sargent Road adjacent to the church building, and 74 spaces (including three handicapped spaces) in the parking lot at Twin Oak Drive and Chillum Road, adjacent to the existing multipurpose building.

	EXISTING	PROPOSED
Zone(s)	R-55	R-55
Use(s)	Church, Rectory, Convent, and Private School	Church, Rectory, Convent, and Private School
Acreage	9.263	9.263
Gross floor area	76,194 square feet	81,718 square feet

Parking Data	REQUIRED	PROVIDED
– Church (581 seats)	97 spaces or 1 space per 6 seats in the main auditorium and all rooms used concurrently*	
– School		
Grades K-9 – (140 Students)	24 spaces or 1 space per 6 students	
Grades 10-12 – (50 Students)	17 spaces or 1 space per 3 students	
– Rectory/Convent		
– (7 Residents)	4 spaces or 1 space per 2 residents	
Total Required Parking	142	
Standard spaces	142	241
Compact spaces	-	11
Handicapped spaces	6	7
Handicapped van spaces	2	3
Total parking spaces	142	262
Loading spaces	1	1

*Note: The modular classrooms for religious education are ancillary to the church use, and will not be occupied concurrently with church services. Therefore, they do not increase the parking requirement.

A. **Previous Approvals:** Following the church and school buildings constructed in the 1950s, the following applications were reviewed and approved for the subject property's use.

USE	Constructed Before 01/01/1990
Church	14,568 SF
School	35,251 SF
Rectory/Convent	14,348 SF
TOTAL	64,167 SF

USE	Constructed After 01/01/1990
Modular Classrooms	3,175 SF
Greenhouse	700 SF
Sheds	672 SF
Modular Classrooms	1,880 SF
Multi-Use Building	5,600 SF
TOTAL	12,027 SF

Preliminary Plan of Subdivision 4-88156: Based on the documentation provided by M-NCPPC Transportation Division Planner Thomas Masog, the Planning Board on September 8, 1988, adopted the approved the Preliminary Plan of Subdivision 4-88156 (Resolution PGCPB No. 88-433) to create a second Parcel-A for two senior housing complexes, i.e., under different ownership and not associated with the subject property provided for a total of 200 units (which has been built). The approval at that time provided for the development of subject Parcel B for the existing 14,568 square foot church, 35,251 square foot private school, 14,348 square foot convent, and rectory complex, subject to the following two (2) conditions, ***highlighted in italic bold:***

1. ***Subject to the conditions listed in the memoranda from Carolyn Carter of the Department of Parks and Recreation both dated September 6, 1988.***

Response: Per the Planning Board's finding 3 of DSP-95063 adopted November 16, 1995, "*The submitted Detailed Site Plan was evaluated based on the code requirements which were in effect at the time the buildings were constructed. The plan as prepared meets all applicable code requirements.*" Therefore, DSP-95063-09 site complies with the above condition 1.

2. ***Prior to signature approval of the preliminary plat, the boundary between Parcel A and Parcel B shall be adjusted to allow for all of the existing church parking to be located on Parcel B. In the event this condition would conflict with the approved special exception or is not acceptable to the Catholic Church and cannot be implemented, a sufficient ingress/egress easement shall be granted to Parcel A from the owner of Parcel B.***

Response: The underlying Record Plat: NLP 143, Plat No.: 97 of the subject property and the Applicant's DSP-95063-09 site and landscape plan complies with above condition 2.

The Planning Board's adopted Preliminary Plan of Subdivision 4-88156 resolution of approval also contained the following six (6) finding and reasons for their decision, ***highlighted in italic bold:***

1. ***The subdivision, as modified, meets the legal requirements of Subtitle 24 of the Prince George's County Code and of Article 28, Annotated Code of Maryland.***

Response: There is no comment required.

2. ***The amount of traffic anticipated by development of the subject property was determined not to reduce the existing level-of-service below an acceptable level.***

Response: Given that the church has not expanded its footprint since the Preliminary Plan of Subdivision 4-88156 approval and given that the Applicant seeks expansion of the existing school to accommodate 190 students, and given that the two senior housing complexes on Parcel B total 200 units and are well below the additional trips considered by the PPS 4-88156, it is believed that the expansion can be completed within the current levels of service and entitlement.

3. *This subdivision is in Sewer and Water Category 1.*

Response: There is no comment required.

4. *A conceptual stormwater management plan (CSD-88734) has been approved which does not require on-site facilities.*

Response: There is no comment required.

5. *The Department of Parks and Recreation recommended conditions relating to the provision of on-site recreational facilities.*

Response: The Applicant's DSP-95063-09 site plan complies with above condition 5. Details related to existing and any proposed upgrades to the on-site recreational improvements are detailed on the instant detailed site and landscape plans.

6. *The parcel configuration proposed on the preliminary plat would establish a property line through the existing church parking lot. Staff recommended a minor adjustment of this line to provide the retirement community with the necessary acreage for the proposed density and to locate all of the church parking on the parcel which it serves.*

Response: The Subject Parcel 'B' complies with the above Finding 6. Existing and proposed site conditions and improvement are detailed on the Applicant's DSP-95063-09 site and landscape plan.

Detailed Site Plan DSP-95063: On November 16, 1995, the Planning Board adopted the approved Detailed Site Plan DSP-95063 (Resolution PGCPB No. 95-399) for the subject property without conditions. However, the Planning Board's resolution of approval did contain the following three findings of fact, *highlighted in italic bold*. Plans associated with the original DSP-95063 approval that were provided by M-NCPPC Transportation Division Planner Thomas Masog show the property at that time supported a 14,568 square foot church with 581 seats, a 14,348 square foot rectory/convent, and a 35,251 square foot private school for 300 students.

1. *The subject 9.17 acre site is located on the west side of Sargeant Road approximately 420 feet north of the intersection of Sargeant Road and Chillum Road. The site is currently developed with a church, school, convent and rectory.*

Response: The Applicant's DSP-95063-09 site plan complies with this finding.

2. *Upon applying for a temporary gaming permit for BINGO, it was discovered no valid Use and Occupancy (U & O) permit existed for the use. This application for a Detailed Site Plan is required in order for the church to obtain a valid U & O. No new construction is proposed for the site at this time.*

Response: The Applicant's DSP-95063-09 site plan complies with this finding.

3. *The submitted Detailed Site Plan was evaluated based on the code requirements which were in effect at the time the buildings were constructed. The plan as prepared meets all applicable code requirements.*

Response: The Applicant's DSP-95063-09 site plan complies with this finding.

Detailed Site Plan DSP-95063-01 that is dormant was never approved.

Detailed Site Plan DSP-95063-02 was approved on January 15, 2003, for the purpose of constructing a 3,175 square foot temporary classroom building that remains on the site today.

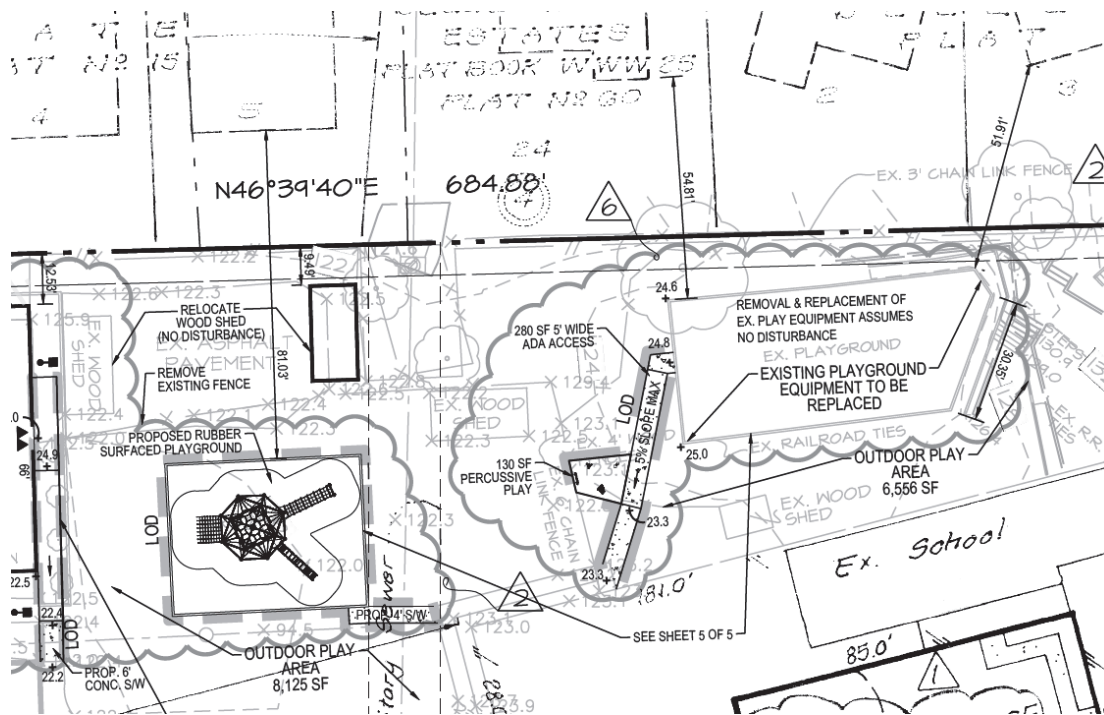
Detailed Site Plan DSP-95063-03 was approved on May 28, 2004, for the purpose of adding a 700 square foot greenhouse, 672 square foot of storage sheds, and an entrance canopy to the school building.

Detailed Site Plan DSP-95063-04 was approved on February 9, 2007, for the purpose of adding a 1,330-square-foot addition to the church building for an elevator, a toilet, and a waiting area.

Detailed Site Plan DSP-95063-05: On December 10, 2009, the Planning Board adopted the approved the Detailed Site Plan DSP-95063-05 (Resolution PGCPB No. 09-162) for the subject property to add a 1,880 square foot portable classroom for the use of the church and construct an 8,050 square foot multipurpose building for the use of the school with the following nine (9) conditions, ***highlighted in italic bold:***

1. *Prior to certification, the detailed site plan shall be revised as follows:*
 - a. *Graphically show the extent of the play areas on the site.*

Response: The below image clipped from the Applicant's DSP-95063-09 site plan illustrates compliance with this condition by providing details of existing and proposed play areas and equipment.



b. Demonstrate that all play areas are at least 25 feet from the residences on adjoining lots.

Response: The Applicant's DSP-95063-09 site plan complies with this condition by demonstrating existing and proposed play areas are a minimum of 51.1± feet from the nearest residential structure.

c. Revise the boundary and bearings of Parcel B to be consistent with Record Plat NLP 143 @ 97.

Response: The DSP-95063-09 site plan complies with this condition.

d. Correct the general notes to state that the site is Parcel B and the remainder from Oakdale Terrace Subdivision.

Response: The DSP-95063-09 site plan complies with this condition.

e. Provide a striped crosswalk across the drive aisle between the proposed modular classroom and the existing concrete sidewalk that is in front of the church, unless modified by DPW&T.

Response: The Subject Property complies with this condition.

- f. Provide a depressed curb in front of the church on the south side of the crosswalk location that connects to the modular unit per DPW&T standards and specifications, unless modified by DPW&T.*

Response: The Subject Property complies with this condition.

- g. Revise the landscape schedule for the northeastern property line (Bufferyard 3) to indicate that 18 percent of the bufferyard is occupied by existing woodland and that 519 plant units are required.*

Response: The DSP-95063-09 site plan complies with this condition.

- h. Add a planting bed running along the southeastern edge of the proposed temporary classroom building (approximately 60 feet), adjusting the parking lot striping as necessary. The planting bed shall be at least eight feet in width and planted with ornamental and evergreen trees spaced 20 feet on center.*

Response: The DSP-95063-09 site plan complies with this condition.

- i. Add six shade trees within the grass area southwest of the proposed multipurpose building.*

Response: The DSP-95063-09 site plan complies with this condition.

- **Detailed Site Plan DSP-95063-06** was approved on April 2, 2012, for the purpose of reducing the approved multipurpose building size to 5,600 square feet.
- **Detailed Site Plan DSP-95063-07** was withdrawn.
- **Detailed Site Plan DSP-95063-08** was approved on December 6, 2019, for the purpose of increasing student enrollment by ten (10) percent, from 140 to 154 students.

B. Description of the Property and Proposed Project: The Subject Property is 9.263 acres in size in the R-55 (One-Family Detached Residential) Zone. The existing church occupies the southern portion of the site along Sargent Road. The church building itself is a 14,568-square-foot brick building with a gable roof, set back approximately 270 feet from Sargent Road across a wide lawn. To the east of the church is a large asphalt parking lot, a small portion of which extends onto the adjacent property with a legal easement.

C. The Modular Building: The proposed modular classroom building is a 5,524 square-foot structure to be located approximately 22-feet north of the multipurpose building and approximately 12.5-feet from the fenced northwestern property line (i.e., because this is a through parcel there is no rear lot line). The classroom building will occupy the area of the property improved with a paved basketball court. The proposed structure is a standard modular building with Hardipanel vertical

siding walls and a rubber-coated roof that will sit on footers, accessed by a ramp on the northeast side of the building leading to a central covered corridor and six individual classrooms. An emergency stair will provide egress to the southwest from the central covered corridor.

As mentioned, the expansion plan envisions the use of a modular building that will add classrooms to accommodate additional students in a safe and effective manner. The most recent modular drawing is attached hereto as Exhibit B. This drawing includes five (5) classrooms, a sixth room divided into a suite of five (5) small offices, and two (2) bathrooms. The Children's Guild does not plan to have more than 10 students in one classroom, and the increased use and occupancy would allow us to have approximately 36 additional students (based on our current student count and assuming those students return for the next school year). The interior offers high-quality classroom, office, and restroom space that will effectively accommodate The Children's Guild's special needs students.

The existing school building sits on the northern portion of the site. The entire school grounds are encircled with chain-link fencing, including gates that can be closed when the school is not operating. This building includes a rectory for the church but is primarily devoted to the operations of The Children's Guild. A play area is located in the northwest of the school building.

The existing multipurpose building is located south of the existing school building, between the existing modular classroom and the tennis/basketball court. The existing multipurpose building is a tent-shaped structure constructed with decorative glass panels situated above the main entrance door.

The applicant proposes to allow the existing asphalt multipurpose basketball/tennis court pavement to remain and support the proposed modular classroom building slightly above the pavement.

D. Access, Circulation and Transportation: As stated above, the site is an L-shaped through-parcel with frontage on both Sargent Road and Chillum Road. The site is located approximately 380 feet north of the intersection with Sargent Road and Chillum Road. A secondary means of vehicular access onto Chillum Road is provided by Twin Oak Drive.

The existing property has sidewalks that connect from Chillum Road into the property to provide an adequate connection to facilities for pedestrians. **Students who attend The Children's Guild's Prince George's Campus are unable to drive due to their special needs and disabilities. Accordingly, increasing the student population by 36 students at the school will have de minimus impact on traffic and parking.** Moreover, while there will be a few additional teachers required to educate the newly accepted students, a large percent of The Children's Guild's staff do not drive and park on-site but instead report to the school via public transportation or ride-shares.

E. 1989 Master Plan for Langley Park-College Park- Greenbelt and SMA: The detailed site plan is within the boundary of and consistent with the 1989 *Approved Master Plan for Langley Park-College Park- Greenbelt and Vicinity and Adopted Sectional Map Amendment for Planning Areas 65,*

66 and 67 which recommends public/quasi-public use for this property and recognizes the existing church complex.

The proposed development conforms to the land use recommendations of the 1989 master plan. The following is a list of the pertinent guidelines from the master plan on page 72 that apply to the subject proposal:

- *Wherever possible, living areas should be linked to community facilities, transportation facilities, employment areas and other living areas by a continuous system of pedestrian walkways and bike trails utilizing the open space and conservation network.*

Response: The existing property has sidewalks that connect from Chillum Road into the property to provide an adequate connection to facilities for pedestrians. **Students who attend The Children's Guild's Prince George's Campus are unable to drive due to their special needs and disabilities. Accordingly, increasing the student population at the school will have de minimis impact on traffic and parking.** Moreover, while there will be a few additional teachers required to educate the newly accepted students, a large percent of The Children's Guild's staff do not drive and park on-site but instead report to the school via public transportation or ride-shares.

In this case, the prior use and occupancy required 131 parking spaces (there are a total of 262 on the property, and The Children's Guild uses less than 100 parking spaces). The new use and occupancy will require a total of 142 parking spaces during business hours on Monday – Friday, so there are no conflicts with the normal Parish activities. Since there are ample spots on the property and The Children's Guild will not require additional parking as a result of the increase, parking is neither a practical issue on-site nor a technical issue for permitting purposes.

- *Buffering in the form of landscaping, open space, attractive fencing, and/or other creative site planning techniques should be utilized to protect residential areas from commercial, industrial, and other incompatible uses.*

Response: The site and landscape plan detailed all open space areas and buffer yards designed to meet or exceed the Landscape Manual standards.

- *Recreation areas, school facilities, and activity centers should be designed, or redesigned upon future expansion or renovation, to serve as social focal points in residential areas.*

Response: The existing site and proposed modular classroom building placement are designed to meet or exceed this standard.

Zoning Ordinance: In the R-55 Zone, a church is a permitted use provided that the lot is at least one acre, a condition that is met by this property. A convent is also a permitted use. A private school is a permitted use subject to the requirements of Section 27-443 of the Zoning Ordinance.

These include the following requirements that apply to the subject application:

F. Section 27-281 (b) – General Purposes of Detailed Site Plans

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

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

Response: The subject DSP Application proposes to retain and improve an existing Institutional Use on the property which is consistent with the land use recommendation within the 1989 *Approved Master Plan for Langley Park- College Park- Greenbelt and Vicinity and Adopted Sectional Map Amendment for Planning Areas 65, 66 and 67*. The private school use has been in operation on the subject Property for decades, and all expansions or alterations have been planned and reviewed in an orderly and efficient fashion through the detailed site plan process.

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

Response: The 1989 *Approved Master Plan for Langley Park- College Park- Greenbelt and Vicinity and Adopted Sectional Map Amendment for Planning Areas 65, 66 and 67* retained the subject Property in the R-55 Zone and recommended an Institutional Future Land Use for the Subject Property; (Page 23). Further, the use of a private school is permitted in the R-55 Zone subject to the approval of a detailed site plan.

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

Response: The subject Application fully meets all requirements within Section 27-281(b) – General Purposes of Detailed Site Plans, Section 27-281(c) – Specific Purposes of Detailed Site Plans, Design Guidelines as they apply to Transition Areas in the 1989 *Approved Master Plan for Langley Park- College Park- Greenbelt and Vicinity and Adopted Sectional Map Amendment for Planning Areas 65, 66 and 67*.

- (D) To provide approval procedures that are easy to understand and consistent for all types of Detailed Site Plans.**

Response: The subject Property’s approval history is consistent with this purpose.

G. Section 27-281 (c) – Specific Purposes of Detailed Site Plans

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

- (A) To show the specific location and delineation of buildings and structures, parking facilities, streets, green areas, and other physical features and land uses proposed for the site;**

Response: The submitted site and landscape plans show these features.

- (B) To show specific grading, planting, sediment control, woodland conservation areas, regulated environmental features and storm water management features proposed for the site;**

Response: The submitted site and landscaping plans include all the above features. Furthermore, this proposal does not involve any grading of the site as to necessitate the submission and approval of a grading concept plan.

- (C) To locate and describe the specific recreation facilities proposed, architectural form of buildings, and street furniture (such as lamps, signs, and benches) proposed for the site; and**

Response: All the above features are shown on the submitted DSP. Architectural elevations included within the subject Application submittal.

- (D) To describe any maintenance agreements, covenants, or construction contract documents that are necessary to assure that the Plan is implemented in accordance with the requirements of this Subtitle.**

Response: No such agreements, covenants, or construction contract documents are necessary or associated with the proposed improvements and increase in the student population.

H. Section 27-285(b) - Required findings for DSP.

- (1) The Planning Board may approve a Detailed Site Plan if it finds that the plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. If it cannot make these findings, the Planning Board may disapprove the Plan.**

Response: The subject Application fully meets all requirements within Section 27-281(b) – General Purposes of Detailed Site Plans, Section 27-281(c) – Specific Purposes of Detailed Site Plans, Design Guidelines as they apply to Transition Areas in 1989 *Approved Master Plan for Langley Park- College Park- Greenbelt and Vicinity and Adopted Sectional Map Amendment for Planning Areas 65, 66 and 67.*

- (2) The Planning Board shall also find that the Detailed Site Plan is in general conformance with the approved Conceptual Site Plan (if one was required).**

Response: The Property has not been the subject of a Conceptual Site Plan.

- (3) **The Planning Board may approve a Detailed Site Plan for Infrastructure if it finds that the plan satisfies the site design guidelines as contained in Section 27-274, prevents offsite property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge.**

Response: The subject Application is not an infrastructure only DSP. Therefore, this finding is not applicable to the subject of DSP Application.

- (4) **The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

Response: The proposed modular classroom will occupy an existing impervious area of slightly greater dimensions; therefore, no regulated natural resources will be impacted. The Natural Resources Inventory exemption, Tree Conservation Plan Type 2 equivalency, and the Stormwater Concept Plan exemption are included with the subject Application.

I. Additional Requirements for Specific Uses

A. Section 27-443. - Private schools.

- (a) **Private schools permitted (P) in the Table of Uses in accordance with this Section shall be limited to schools which offer a complete program of nursery school education accredited by the Maryland State Department of Education or a complete program of academic elementary (including kindergarten), junior high (middle), or senior high school education, and shall be subject to the following:**

(1) **Requirements.**

- (A) **The school shall be located on property of at least five (5) acres, in size on which the maximum enrollment shall be four hundred (400) students, unless the school is located on property which was previously used as a public school by the Board of Education, in which case, the minimum acreage requirement shall be four and one-half (4 1/2) acres. For each acre over five (5), the total enrollment may be increased by one hundred (100) students. State and local health, education, or fire regulations may reduce the number of students permitted to be enrolled. The school may be located on a parcel of at least two and one-half (2 1/2) acres provided that:**

- (i) **The property had obtained an approved Special Exception use as an eleemosynary or philanthropic institution;**

- (ii) **The property abuts parkland owned by the Commission containing at least two and one-half (2 1/2) acres; and**
- (iii) **The maximum enrollment shall not exceed one hundred thirty (130) students. (For the purposes of this Section, enrollment shall mean the total number of students enrolled in the institution at any one (1) time. If there are separate morning, afternoon, and evening sessions, each of which is attended by different students, enrollment shall mean the number of students enrolled in the session having the largest number of students.)**

Response: The subject maximum of 190 students proposed in this application (i.e., 140 in grades K through 9; and 50 in Grades 10 through 12).

- (B) **The property shall have frontage on, and direct vehicular access to, a street having a paved surface at least thirty-six (36) feet wide. This width shall not apply where the property is located in sparsely settled or farm areas, or where the Planning Board determines that adequate passenger debarkation areas are provided.**

Response: The Subject property has direct access to Sargent Road, a designated collector roadway having an ultimate right-of-way width of 80-feet. The property owner has already dedicated their 40-foot one-half of the 80-foot right-of-way.

- (C) **An outdoor playground or activity area shall be provided. It shall contain at least one hundred (100) square feet of usable space per student. The area shall be located at least twenty-five (25) feet from any dwelling on an adjoining lot and buffered from adjoining uses in accordance with the provisions of the Landscape Manual. The play area shall be enclosed by a substantial wall or fence at least three (3) feet high for grades six (6) and below, and at least five (5) feet high for other grades, with the following exception:**

- (i) **A private school which has been in continuous operation since January 1, 1970, may satisfy these fencing requirements by providing another type of barrier that is subject to approval by the State Department of Human Resources.**

- (D) **The requirements of this Section shall not apply to the use of existing public schools which have been conveyed by the Prince George's County Board of Education to either Prince George's County or any municipality within the County, provided the County or municipality:**

- (i) **Maintains ownership of the facility and operates a school in it; or**
- (ii) **Leases the facility for use as a private school, (of any type).**

Response: The Application is in compliance with the above requirements as provided below;

Required Outdoor Playground or Activity Area
190 students @ 100 square-feet per student = 19,000 square feet

Provided Outdoor Activity Area = 31,857 square feet or 167 SF per Student

(2) Site Plans.

(A) A Detailed Site Plan shall be approved for all private schools, in accordance with Part 3, Division 9, of this Subtitle.

Response: Detailed Site Plan, DSP-95063-09, and companion Alternative Compliance Applications are provided in accordance with Part 3, Division 9, of this Subtitle.

(b) A private college or university may be permitted in the R-R Zone and the R-A Zone, subject to the following:

(1) General requirements.

(A) The subject property shall contain at least three hundred (300) contiguous acres.

(B) The property shall have frontage on, and direct vehicular access to, a street or streets with sufficient capacity to accommodate traffic generated by the campus.

(C) All development and uses, including all building setbacks, shall be shown on a Detailed Site Plan approved by the Planning Board.

(D) All parking and loading facilities needed for campus employees, students, visitors, and residents shall be located on the subject property. They shall be located at least:

(i) One hundred fifty (150) feet from adjoining land zoned or used residentially or proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or approved Conceptual or Detailed Site Plan;

(ii) Fifteen (15) feet from any adjoining street; and

(iii) Ten (10) feet from any other land.

- (E) All perimeter setback areas on the site shall be buffered or screened in accordance with Landscape Manual requirements. The applicant shall demonstrate that the required buffer yards will provide reasonable sight and sound barriers.
- (F) At least forty percent (40%) of the net tract area of the site, or as revised by the District Council, shall be devoted to open space.
- (G) Regulations in the R-R Zone restricting location, height, coverage, density, frontage, and yards of buildings and structures shall not apply to a private college or university. The dimensions and percentages shown on the approved site plan shall constitute the development regulations.
- (H) Notwithstanding Section 27-118.01, more than one (1) building may be located on a lot containing a one-family dwelling.

Response: The subject property is neither a private college or university nor (located within either the R-R Zone or the R-A Zone referenced in (b) above; therefore, the above standards do not apply to this DSP application.

(2) Uses.

- (A) Only uses shown on an approved site plan or a revised and approved site plan are permitted. The campus must provide a harmonious, balanced mix of educational, residential, and limited commercial uses, which may not include a full-service gas station. All uses must serve educational purposes and be deemed consistent with a campus atmosphere.
- (B) Every campus shall contain a college or university facility at its core, development which may include the following uses:
 - (i) Educational facilities, including professional offices, laboratories and testing facilities, clinical facilities, training centers, and accessory uses;
 - (ii) Residential facilities for faculty, students, or employees;
 - (iii) Day care centers for persons (children or adults) under the care of students, faculty, or employees;
 - (iv) Retail commercial and service uses, including a hotel or conference center, consistent with the educational purposes of the campus, to serve residents, employees, students, and visitors. Business signs are not permitted, but identification signs to show the location of commercial, service, or other uses are permitted;

- (v) **Recreational and social uses, such as swimming pools, tennis courts, athletic facilities, community centers, or assembly halls.**

(3) Site plans and submission requirements.

- (A) **In addition to what is stated in Section 27-296(c) and in Part 3, Division 9, the site plan shall set forth the:**
 - (i) **Use, character, and zoning classification of all adjoining properties;**
 - (ii) **Existing and proposed right-of-way and paving widths of adjoining streets;**
 - (iii) **Existing and proposed topography of the site, at contour intervals of two (2) feet or less;**
 - (iv) **Existing and proposed drainage patterns;**
 - (v) **Existing vegetation and other natural features;**
 - (vi) **Provisions for erosion control, sediment control, and stormwater management.**

(4) Addition of land.

- (A) **After approval of a Detailed Site Plan, each addition of contiguous land to the campus may be approved after review of an amended site plan. The amended site plan shall include all site plan information required for previously-approved uses and the same information for the proposed additional land.**

Response: The subject DSP-95093-09 application is for the addition of an approximately 5,524-square foot modular building to an existing private grades K through high school. Therefore, the above requirements for a private college or university are not applicable to the review of the DSP.

J. Departure from Design Standards DDS-675

As noted above on page 1, the applicant is requesting a Departure from Design Standards to allow a reduction in the width of the 4.7 landscape strip along the northwestern property boundary. The criteria for the approval of a Departure from Design Standards is set forth in Section 27-239.01(7) of the Zoning Ordinance, which states:

(A) In order for the Planning Board to grant the departure, it shall make the following findings:

(i) The purposes of this Subtitle will be equally well or better served by the Applicant's proposal;

Response: The Applicant is requesting a Departure from Design Standards from Section 4.7 (Buffering Incompatible Uses) of the Prince George's County Landscape Manual for Bufferyard No. 1, as shown on the Landscape and Lighting Plan for DSP-95063-09, Ben Dyer Associates' drawing 50.001-Z. This buffer is located along the northwestern boundary of the campus of St. John de LaSalle, a Roman Catholic church, school, and rectory. This 9.17-acre site comprises Parcel B of the Rollingcrest subdivision, which abuts Sargent Road on the east and Chillum Road on the south. The subject Detailed Site Plan revision proposes, among other things, the addition of a 5,524 sq. ft. modular classroom building for the use of The Children's Guild, a school for emotionally disturbed children, which leases the western portion of the site. The objectives of Section 4.7 of the Landscape Manual are to:

- (1) To establish a comprehensive, consistent, and flexible buffering system consisting of a specified area of land and vertical elements such as plant materials, walls, fences, and berms between adjacent incompatible land uses.**
- (2) To form a visual and physical separation between uses of a significantly different scale, character, and/or intensity of development to mitigate undesirable impacts such as noise, smell, storage facilities, dust, fumes, vibration, litter, vehicle exhaust, and lighting.**
- (3) To create a transition between moderately incompatible uses.**

The approval of this departure will in no way conflict with these objectives, as the resulting buffer represents an alternative that is equal to standard compliance in meeting the intent of the Landscape Manual. Bufferyard No. 1 is a Type 'C' buffer, 675 feet long, separating the subject school use from the adjoining single-family detached residential lots to the northwest. Under standard Zoning Ordinance compliance, a building setback of 40 feet and a 30-foot-wide landscaped yard are required for this buffer. However, the proposed classroom building encroaches into the building setback and reduces the width of the landscaped yard. This request for Departure from Design Standards represents a revision to a previously approved Alternative Compliance application, AC-09008, which was approved by the Planning Director on July 21, 2009. In that application, a 75-foot long portion of Bufferyard No. 1 was constrained to a width of 16-feet by an existing tennis/basket court.

(ii) The departure is the minimum necessary, given the specific circumstances of the request.

Response: Elsewhere, along the bufferyard an existing play area encroached into the buffer for a distance of approximately 80-feet, reducing the width of the landscaped yard in that area to a width of 9-feet. In order to justify the reduction in the bufferyard width, the Applicant utilized a four-pronged approach.

1. First, existing woods were retained at the northernmost end of the buffer for a distance of approximately 155 feet.
2. Secondly, a 6-foot high screen fence was constructed along the unwooded portion of the buffer for a distance of 405 feet.
3. Third, a hedge of evergreen trees, eight feet on center, was planted in the 16-foot wide space between the tennis/basketball court and the fence.
4. Fourth, additional evergreen and shade trees were planted within the buffer where space allowed to bring the total number of plant units provided to 415, an increase of approximately thirty-percent (30%) over the 320 plant units that would normally be required. The screen fence and all plant material approved under AC-09008 are still in place, except for five missing Holly trees, which will be replaced as described below.

(iii) The departure is necessary in order to alleviate circumstances, which are unique to the site or prevalent in areas of the County developed prior to November 29, 1949;

Response: The church and school buildings constructed in the 1950s, with multiple applications for renovations and expansions reviewed and approved for the subject property's use since then. Under the current development proposal, the tennis/basketball court is to no longer be utilized, and the proposed modular classroom building is to be located over the existing pavement for the courts. The existing pavement is not to be removed. However, the classroom building will be closer to the property line than the former tennis/basketball court fence, reducing the width of the landscaped yard from 16-feet to approximately 12.5-feet. This additional encroachment is unavoidable because the Fire Code requires a minimum separation of 22-feet between the proposed building and the existing multi-use building to the east.

(iv) The departure will not impair the visual, functional, or environmental quality or integrity of the site or of the surrounding neighborhood.

Response: The existing hedge of twelve (12) evergreen trees will have to be removed. To compensate for the additional encroachment into the landscape yard, that hedge will be replaced by a new hedge of sixteen (16) evergreen trees spaced approximately six (6) feet on center. The five missing Holly trees from the original landscape buffer will be replaced in kind and in the same

DSP-95063-09

July 21, 2020

Revised: October 28, 2020

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locations as originally approved under AC-09008. The resulting landscape buffer will contain 435 plant units, an increase of 20-plant units, or approximately thirty-six percent (36%) more than the 320 that would normally be required. Along with the additional evergreen trees, the replacement of the five missing Holly trees and 10-years of maturity on the previously installed landscape plantings will provide a buffer equal or better than what is required

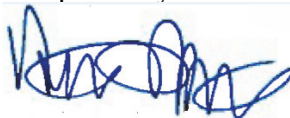
K. Conclusion

In accordance with the above findings, the subject Application is in harmony with prior Detailed Site Plans approved for the property and fully meets all requirements within Section 27-281(b), General Purposes of Detailed Site Plans, Section 27-281(c), Specific Purposes of Detailed Site Plans and the Design Guidelines. The subject Application is also consistent with the Institutional Land Use recommendation within the 1989 *Approved Master Plan for Langley Park- College Park- Greenbelt and Vicinity and Adopted Sectional Map Amendment for Planning Areas 65, 66 and 67*.

For all the above-stated reasons, we respectfully request that the Planning Board approve the subject Detailed Site Plan and Departure from Design Standards Applications.

Please do not hesitate to contact me if you have any questions or comments.

Respectfully submitted,



Arthur J. Horne, Jr.

Enclosures

AJA/fms

cc: Dr. Andrew Ross
Ms. Kimberly Neal, Esq.
Mr. Kevin Caillouet

CERTIFICATE OF APPROVAL

ST JOHN BAPTIST DE LASALLE
SP-95063

This Detailed Site Plan was approved on November 16, 1995, by the Prince George's County Planning Board in accordance with Subtitle 27, Part 3, Division 9 of the Prince George's County Code. The official decision of this case is embodied in Prince George's County Planning Board Resolution No. 95-399.

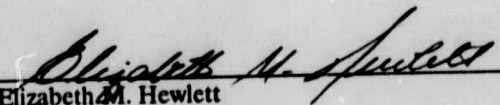
This approval includes:

1 Site Development Plan

Any departure from this plan shall be resubmitted to the Planning Board for approval.

This Detailed Site Plan is valid for 3 years until December 8, 1999.

Signed:


Elizabeth M. Hewlett
Chairman
Prince George's County Planning Board

PGCPB No. 95-399

File No. SP-95063

RESOLUTION

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

WHEREAS, in consideration of evidence presented at a public hearing on November 16, 1995, regarding Detailed Site Plan SP-95063 for St. John's Baptist De La Salle, the Planning Board finds:

1. The subject 9.17 acre site is located on the west side of Sargeant Road approximately 420 feet north of the intersection of Sargeant Road and Chillum Road. The site is currently developed with a church, school, convent and rectory.
2. Upon applying for a temporary gaming permit for BINGO, it was discovered that no valid Use and Occupancy (U & O) permit existed for the use. This application for a Detailed Site Plan is required in order for the church to obtain a valid U & O. No new construction is proposed for the site at this time.
3. The submitted Detailed Site Plan was evaluated based on the code requirements which were in effect at the time the buildings were constructed. The plan as prepared meets all applicable code requirements.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the Detailed Site Plan for the above-described land.

* * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner McNeill, seconded by Commissioner Brown, with

PGCPB No. 95-399
File No. SP-95063
Page 2

Commissioners McNeill, Brown, Boone, Dabney and Hewlett voting in favor of the motion, at its regular meeting held on Thursday, November 16, 1995, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 7th day of December 1995.

Trudye Morgan Johnson
Executive Director

By *Frances J. Guertin*
Frances J. Guertin
Planning Board Administrator

TMJ:FJG:LK:lg

APPROVED AS TO LEGAL SUFFICIENCY.

Mark
M-NCPPC Legal Department

Date 11/29/95

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772



PGPB No. 88-433

File No. 4-88156

R E S O L U T I O N

WHEREAS, Prince George's County, Maryland and the Most Reverend Archbishop, Patrick A. O'Boyle, Roman Catholic Archbishop of Washington, are the owners of a 26.18-acre parcel of land known as Rollingcrest (Parcels A & B), said property being in the 17th Election District of Prince George's County, Maryland, and being zoned R-55; and

WHEREAS, on July 19, 1988, Prince George's County, Maryland and the Most Reverend Archbishop Patrick A. O'Boyle, Roman Catholic Archbishop of Washington, filed an application for approval of a Preliminary Subdivision Plat (Staff Exhibit #1) for 2 parcels; and

WHEREAS, the application for approval of the aforesaid Preliminary Subdivision Plat, also known as Preliminary Plat 4-88156 was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission on September 8, 1988, for its review and action in accordance with Article 28, Section 7-116, Annotated Code of Maryland and the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended APPROVAL of the application with modifications; and

WHEREAS, on September 8, 1988, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board approved Preliminary Plat of Subdivision 4-88156 with the following modifications:

1. Subject to the conditions listed in the memoranda from Carolyn Carter of the Department of Parks and Recreation both dated September 6, 1988.
2. Prior to signature approval of the preliminary plat, the boundary between Parcel A and Parcel B shall be adjusted to allow for all of the existing church parking to be located on Parcel B. In the event this condition would conflict with the approved special exception or is not acceptable to the Catholic Church and cannot be implemented, a sufficient ingress/egress easement shall be granted to Parcel A from the owner of Parcel B.

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File No. 4-88156
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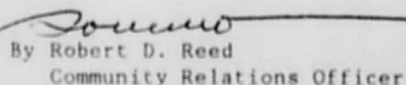
BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

1. The subdivision, as modified, meets the legal requirements of Subtitle 24 of the Prince George's County Code and of Article 28, Annotated Code of Maryland.
2. The amount of traffic anticipated by development of the subject property was determined not to reduce the existing level-of-service below an acceptable level.
3. This subdivision is in Sewer and Water Category 1.
4. A conceptual stormwater management plan (CSD-88734) has been approved which does not require on-site facilities.
5. The Department of Parks and Recreation recommended conditions relating to the provision of on-site recreational facilities.
6. The parcel configuration proposed on the preliminary plat would establish a property line through the existing church parking lot. Staff recommended a minor adjustment of this line to provide the retirement community with the necessary acreage for the proposed density and to locate all of the church parking on the parcel which it serves.

* * * * *

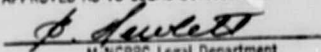
This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Dabney, seconded by Commissioner Yewell, with Commissioners Dabney, Yewell, Keller, Botts and Rhoads voting in favor of the motion at its regular meeting held on Thursday, September 8, 1988, in Upper Marlboro, Maryland.

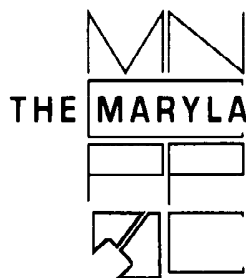
John F. Downs, Jr.
Acting Executive Director


By Robert D. Reed
Community Relations Officer

JFD:RDR:TVAB:lg

APPROVED AS TO LEGAL SUFFICIENCY


M-NCPPC Legal Department
D t: 7/15/88



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-3796

PGCPB No. 09-162

File No. DSP-95063/05

RESOLUTION

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

WHEREAS, in consideration of evidence presented at a public hearing on November 19, 2009, regarding Detailed Site Plan DSP-95063/05 for St. John Baptist de La Salle, the Planning Board finds:

- Request:** This application proposes to add two additional buildings to an existing complex of church and school buildings. An 8,050-square-foot multipurpose building is proposed for the use of the school and a 1,880-square-foot portable classroom building for the use of the church. The school does not propose to expand its enrollment which is currently 140 students.
- Development Data Summary:**

	EXISTING	APPROVED
Zone(s)	R-55	R-55
Use(s)	Church, Rectory, Convent and Private School	Church, Rectory, Convent and Private School
Acreage	9.263	9.263
Gross floor area	68,714 square feet	78,644 square feet

Parking Data

	REQUIRED	APPROVED
Total parking spaces	125	262
Standard spaces	125	242
Compact spaces	-	11
Handicapped spaces	6	9
Handicapped van spaces	2	6
Loading spaces	1	1

The site plan includes 188 parking spaces (including six handicapped spaces) in the main parking lot located along Sargent Road adjacent to the church building, and 74 spaces (including three handicapped spaces) in a new parking lot to be constructed along Chillum Road adjacent to the proposed multipurpose building.

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3. **Location:** The site is an L-shaped through parcel with frontage on both Sargent Road and Chillum Road. The site is located approximately 625 feet west of the intersection with Sargent Road along Chillum Road, and 380 feet north of the intersection with Chillum Road along Sargent Road. The vehicular access onto Chillum Road is by Twin Oak Drive.
4. **Surrounding Uses:** To the south and west, the subject property borders single-family detached residential neighborhoods in the R-55 Zone. To the northeast, the subject property borders a parcel in the R-55 Zone that is developed with a multifamily residential building.
5. **Previous Approvals:** The church and school buildings were constructed in the 1950s. The first zoning application in the Planning Department's records for this site was Detailed Site Plan DSP-95063, which was approved in 1995 to validate the existing uses of the church, rectory, convent, and school on the site. Since that time, three revisions to the site plan have been approved by the Planning Director as designee of the Planning Board. Detailed Site Plan DSP-95063/01 was never approved. Detailed Site Plan DSP-95063/02 was approved on January 15, 2003 for the purpose of constructing a temporary classroom building that remains on the site today. Detailed Site Plan DSP-95063/03 was approved on May 28, 2004 for the purpose of adding a greenhouse and an entrance canopy to the school building. Detailed Site Plan DSP-95063/04 was approved on February 9, 2007 for the purpose of adding a 330-square-foot addition to the church building.
6. **Design Features:** The existing church occupies the southern portion of the site, along Sargent Road. The church building itself is a 14,568-square-foot brick building with a gable roof, set back approximately 270 feet from Sargent Road across a wide lawn. To the east of the church is a large asphalt parking lot, a small portion of which extends onto the adjacent property with a legal easement.

The proposed modular classroom building is a 1,880-square-foot structure to be located in the northern corner of the parking lot. The proposed structure is a standard modular building with hardipanel vertical siding walls and a rubber-coated roof that will sit on footers, accessed by two ramps on either side of the building leading to a central covered corridor and six individual classrooms.

The existing school building sits on the northern portion of the site. The entire school grounds are fenced with chain-link fencing with gates that can be closed when the school is not operating. This building includes a rectory for the church, but is primarily devoted to the operations of The Children's Guild, a school for emotionally-disturbed children. A play area is located to the northwest of the school building.

On the east side of the site, between the main school building and Chillum Road, is a large existing expanse of asphalt. Although not striped for parking and designated on the site plan as a play court, portions of it are currently used informally for parking. The existing modular classroom building is situated in this area, north of Twin Oak Drive. A fenced tennis and basketball court is located on the northeastern edge of the asphalt area.

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The multipurpose building for the school is proposed to be located within the asphalt area between the existing modular classroom and the tennis/basketball court. The building is to be constructed on a new concrete pad. The proposed multipurpose building is a tent-shaped structure constructed of white PVC panels assembled around a metal frame, with decorative glass panels situated above the main entrance door.

The applicant proposes to remove the existing asphalt north and west of the multipurpose building and replace it with topsoil, seed, and mulch to create new green space on the site. The applicant further proposes to reconstruct the existing asphalt area south of the multipurpose building as a parking lot, including landscaped planting islands.

The site has an existing chain-link fence along the frontage of Chillum Road which actually lies within the right-of-way (ROW). The applicant proposes to remove this fence and replace it with a new vinyl-clad chain-link fence inside the property line.

COMPLIANCE WITH EVALUATION CRITERIA

- 7. **Zoning Ordinance:** In the R-55 Zone, a church is a permitted use provided that the lot is at least one acre, a condition which is met by this property. A convent is also a permitted use.

A private school is a permitted use subject to the requirements of Section 27-443 of the Zoning Ordinance. These include the following requirements that apply to the subject application:

Section 27-443(a)(1)

- (A) **The school shall be located on property of at least five (5) acres, in size on which the maximum enrollment shall be four hundred (400) students, unless the school is located on property which was previously used as a public school by the Board of Education, in which case, the minimum acreage requirement shall be four and one-half (4 1/2) acres. For each acre over five (5), the total enrollment may be increased by one hundred (100) students. State and local health, education, or fire regulations may reduce the number of students permitted to be enrolled. The school may be located on a parcel of at least two and one-half (2 1/2) acres provided that:**
 - (i) **The property had obtained an approved Special Exception use as an eleemosynary or philanthropic institution;**
 - (ii) **The property abuts parkland owned by the Commission containing at least two and one-half (2 1/2) acres; and**
 - (iii) **The maximum enrollment shall not exceed one hundred thirty (130) students.**

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(For the purposes of this Section, enrollment shall mean the total number of students enrolled in the institution at any one (1) time. If there are separate morning, afternoon, and evening sessions, each of which is attended by different students, enrollment shall mean the number of students enrolled in the session having the largest number of students.)

The site is 9.1764 acres in area and the enrollment of the school is 140 students, which is within the allowable number for this site area.

(B) The property shall have frontage on, and direct vehicular access to, a street having a paved surface at least thirty-six (36) feet wide. This width shall not apply where the property is located in sparsely settled or farm areas, or where the Planning Board determines that adequate passenger debarkation areas are provided.

The property has frontage and direct vehicular access to Sargent Road and Chillum Road, both of which exceed 36 feet in paved width.

(C) An outdoor playground or activity area shall be provided. It shall contain at least one hundred (100) square feet of usable space per student. The area shall be located at least twenty-five (25) feet from any dwelling on an adjoining lot and buffered from adjoining uses in accordance with the provisions of the Landscape Manual. The play area shall be enclosed by a substantial wall or fence at least three (3) feet high for grades six (6) and below, and at least five (5) feet high for other grades, with the following exception:

(i) A private school which has been in continuous operation since January 1, 1970, may satisfy these fencing requirements by providing another type of barrier that is subject to approval by the State Department of Human Resources.

According to the plan notes, the total proposed play area on the site is 38,852 square feet in size, which exceeds the 14,000 square feet required for 140 students. This includes the existing playground, the tennis/basketball court, and the new green area that will be created by the removal of existing asphalt. As noted above, the entire school ground including the play areas is fenced with a substantial chain-link fence exceeding five feet in height, and the tennis/basketball court is enclosed with a ten-foot chain-link fence.

However, because the school ground fence does not enclose the exact confines of the play area, it is not clear exactly what portion of the site is proposed to be used as play area. As there is no particular need to provide additional fencing around the playground, green area, or asphalt surface, the site plan must graphically designate what areas will constitute play area, and demonstrate that the play areas are at least 25 feet from the adjacent residences.

Section 27-443(b)(1)

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(E) All perimeter setback areas on the site shall be buffered or screened in accordance with Landscape Manual requirements. The applicant shall demonstrate that the required buffer yards will provide reasonable sight and sound barriers.

The application has been reviewed in accordance with the requirements of the *Prince George's County Landscape Manual*. However, existing structures and paving that cannot easily be removed intrude into required bufferyards along two property lines. The applicant has applied for alternative compliance along these property lines, as discussed below.

(F) At least forty percent (40%) of the net tract area of the site, or as revised by the District Council, shall be devoted to open space.

This requirement is met as the majority of the site consists of open space. The plans show the total proposed lot coverage of the site as 182,193 square feet, which is 45.58 percent of the total site area. The remaining 54.42 percent of the site is open space. This is a substantial increase in open space from the currently existing conditions due to the removal of existing asphalt in the school area.

The plan meets all of the standard requirements of the R-55 Zone for building height, lot area, and setbacks.

- 8. **Prior Approvals:** Minor revisions to the plan notes are required to bring it into conformance with the preliminary plan of subdivision and final plat, as explained in the Subdivision Section below. The plan is in conformance with the previous detailed site plans approved for the property. None of the previous site plans were subject to conditions of approval, and most were minor revisions reviewed by staff as the designee of the Planning Board.
- 9. **Prince George's County Landscape Manual:** The site is subject to Sections 4.2 and 4.7 of the *Prince George's County Landscape Manual*.

Section 4.2 requires the property to provide a landscaped strip along its frontage on Chillum Road. This area is currently completely paved with asphalt, but the plan proposes removal of asphalt which will allow for a ten-foot-wide landscape strip along the frontage as required by Section 4.2.

The Section 4.2 landscape strip along Sargent Road is provided by the existing open space between the church and the right-of-way (ROW).

Although the applicant proposes restriping of the parking lot adjacent to the church to accommodate the modular classroom, the plan will follow the pre-1970 standards for parking space size, and it will not create additional paved area or parking spaces. The church parking lot adjacent to Sargent Road is therefore exempt from Section 4.3 of the Landscape Manual and the existing parking lot is not required to provide internal green plantings or a landscape strip. The new parking lot that is proposed along Chillum Road is subject to Section 4.3, requiring internal planting islands and a ten-foot landscaped strip between the parking lot and the right-of-way.

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Section 4.7 requires that the site, as a medium-impact use, should be buffered from the adjoining single-family house lots to the north and southwest sides with a Type C bufferyard. This requires a 40-foot building setback and a 30-foot-wide landscaped yard. The required buffer is provided along the southwestern property line (adjacent to the houses on Oakdale Drive). Along the northern property line (adjacent to the houses on 10th Place), existing structures intrude into the required bufferyard.

A bufferyard is also required along the northeastern property line, where the site adjoins the land of a multifamily residential development. A Type B bufferyard is required (30-foot building setback and 20-foot landscaped yard). The required bufferyard is provided along the western side of this property line, where the existing woodlands behind the school building occupy the required bufferyard area. However, the existing surface parking lot for the church extends up to and over the property line, where the eastern side of the bufferyard is required.

The applicant has applied for alternative compliance for these two bufferyards. The Alternative Compliance application, AC-09008, was reviewed and approved by the Planning Director on July 21, 2009. The Planning Director's recommendation to the Planning Board is as follows:

Along the northwest property line of the subject site, for a distance of approximately 75 feet, an existing tennis/basketball court encroaches into the building setback and landscape yard reducing them to a minimum of 16 feet from 40 and 30 feet, respectively. For a distance of approximately 80 feet, an existing play area contained by timber retaining walls also encroaches into the building setback and landscape yard reducing them to a minimum of nine feet from 40 and 30 feet, respectively. Approximately 23 percent of the northwest buffer is wooded.

Along the northeast property line of the subject site, for a distance of approximately 425 feet, an existing parking lot encroaches onto the adjacent Parcel A, and tapers to the required building setback and landscape yard. Approximately 18 percent of the northeast property line is wooded and includes one 48-inch diameter at chest height specimen oak tree.

REQUIRED: 4.7 Buffering Incompatible Uses, along the northwestern property line

Length of bufferyard	675 feet
Building setback	40 feet
Landscape yard	30 feet
Fence or wall	Yes (for 405 feet)
Percentage of required bufferyard occupied by existing woodland	23%
Plant units (120 per 100 linear feet)	381 plant units

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PROVIDED: 4.7 Buffering Incompatible Uses, northwestern property line

Length of bufferyard	675 feet
Building setback	Ranges from 9 to more than 40 feet
Landscape yard	Ranges from 9 to more than 30 feet
Fence	Yes (405 feet)
Percentage of required bufferyard occupied by existing woodland	23%
Plant units	485 plant units

In order to justify the reduction in the width of the Section 4.7 bufferyard adjacent to the single-family detached homes to the northwest, the applicant is pursuing a five-pronged approach. First, the applicant is proposing to replace the majority of the existing chain-link fence with a six-foot-high wood screen fence for a distance of 405 feet in the unwooded portion of the buffer. Approximately 100 feet of the chain-link fence will be retained in the far northeast corner of the buffer which will protect the existing attractive wood-screen fence located on the adjoining property. Second, approximately 155 feet of the northwest buffer, or 23 percent, will remain wooded. Third, to more effectively screen the tennis/basketball court, the applicant is proposing to plant a hedge of evergreen trees, eight feet on center, between the court and the property line. Fourth, the applicant will relocate six holly trees to supplement the existing screening in this area provided by changes in topography and timber retaining walls. Fifth, the applicant is proposing to install 485 plant units, which is 104 plant units, or 27 percent, in excess of the requirement of Section 4.7.

The proposed combination of the fencing, plant units, and preservation of existing woodland along the northwest property line will result in a screen that is equal to or better than normal compliance with the *Prince George's County Landscape Manual*.

REQUIRED: 4.7 Buffering Incompatible Uses, along the northeastern property line

Length of bufferyard	792 feet
Building setback	30 feet
Landscape yard	20 feet
Fence or wall	No
Percentage of required bufferyard occupied by existing woodland	18%
Plant units (80 per 100 linear feet)	519 plant units

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PROVIDED: 4.7 Buffering Incompatible Uses, northeastern property line

Length of bufferyard	792 feet
Building setback	Ranges from 0 to more than 30 feet
Landscape yard	Ranges from 0 to 20 feet
Fence	No
Percentage of required bufferyard occupied by existing woodland	18%
Plant units	620 plant units

In order to justify the reduction in the width of the Section 4.7 bufferyard adjacent to the garden-style multifamily buildings to the northeast, the applicant is pursuing a four-pronged approach. First, the applicant is proposing to extend the width of the landscape yard beyond the 20-foot minimum requirement in some areas. Second, the applicant will retain approximately 18 percent of the northwest buffer as woodland. Third, the applicant is proposing to remove approximately 3,651 square feet of parking lot pavement to create three separate planting islands to be planted with eight shade trees and 70 shrubs. The trees and shrubs will form a hedge down the length of the parking lot which will provide partial screening of the parking lot, and will provide visual respite from the otherwise uninterrupted expanse of asphalt. Fourth, the applicant is proposing to install 620 plant units, which is 101 plant units, or 19 percent, in excess of the requirement of Section 4.7.

The proposed combination of the increased landscape yard, plant units, interior planting in the parking lot, and preservation of existing woodland along the northeast property line will result in a screen that is equal to or better than normal compliance with the *Prince George's County Landscape Manual*.

Based on the above analysis, the Planning Director recommended approval of the request for Alternative Compliance. The plans have been revised to incorporate the planting islands and bufferyards required by the Alternative Compliance Committee. The Alternative Compliance Committee also identified an error in the landscape schedule for the northeastern property line, where the amount of existing woodland in the bufferyard was incorrectly identified as 26 percent rather than 18 percent as shown in the table above, which should be corrected prior to certification.

10. **Woodland Conservation and Tree Preservation Ordinance:** The site is exempt from the requirements of the Woodland Conservation and Tree Preservation Ordinance because it is more than 40,000 square feet in area, has less than 10,000 square feet of woodlands, and does not have a previously approved tree conservation plan. The site has a numbered letter of exemption.
11. The Urban Design Section has some concerns about the visual appearance of the modular buildings and the impact on the site. The applicant has stated that more permanent buildings are not a feasible option due to uncertainty regarding the church's future plans for the site. Because

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the school is a tenant of the Archdiocese of Washington and has not been able to secure a long-term leasing arrangement, the school does not believe that a permanent structure is financially feasible. Similarly, more attractive modular buildings have not been proposed because of cost concerns.

The applicant has pointed out that there are some environmental benefits to the use of modular structures. The buildings can be quickly assembled and disassembled for use on other sites should the church or the school decide to replace them with more permanent buildings or use the site for other purposes. The white surface of the proposed multipurpose building has a high solar reflectivity index, which will help keep summer cooling costs low.

The Urban Design Section recommended that additional landscaping around the proposed multipurpose building would be an improvement in the appearance of the site near Chillum Road. A row of plantings along the edges of the building would provide a small amount of visual relief, and contribute to greening the asphalt area where the building is proposed. The intent would not be to conceal the buildings, but to deemphasize them and create a more pleasant site environment. Furthermore, the addition of the landscaping in the asphalt area would potentially be a long-term investment that could be integrated into the future use of the site, even if the modular buildings were to be disassembled and removed. The applicant has integrated this recommendation into their revised plans for the multipurpose building, creating a landscaped strip along the southeastern side of building adjacent to the proposed parking lot.

The Urban Design Section recommended that a similar treatment should be used to create a planting area along the side of the proposed modular classroom building. Creating a planting area adjacent to the modular classroom would help to soften views from Sargent Road. It would probably require the removal of four parking spaces but would improve the appearance of the site.

As part of the Alternative Compliance proposal, the applicant has proposed to create three planting islands within the existing church parking lot east of the proposed modular classroom building. Similarly, the applicant will be creating a landscaped strip and parking lot planting areas in the frontage along Chillum Road. These required planting areas will serve a similar purpose to the planting beds recommended above, deemphasizing the modular structures and improving the appearance of the parking lots.

12. **Referral Agencies and Divisions:** The subject application was referred to all concerned agencies and divisions. Major referral comments are summarized as follows:

Subdivision: Pursuant to Section 24-111(C) of the Subdivision Regulations, the development of this property is exempt from the requirement to file a new preliminary plan because the original record plat was recorded after October 27, 1970. There are no other subdivision issues at this time.

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Trails: This subject property is part of the 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity and Adopted Sectional Map Amendment for Planning Areas 65, 66 and 67*. There are no master planned trails that affect the property.

Community Planning: This detailed site plan application is consistent with the 2002 *Prince George's County Approved General Plan Development Pattern* policies for the Developing Tier.

This application conforms to the land use recommendation of the 1989 *Approved Master Plan for Langley Park- College Park- Greenbelt and Vicinity and Adopted Sectional Map Amendment for Planning Areas 65, 66 and 67* for public/quasi-public land use.

Transportation Planning: No prior subdivision conditions limit development on the site. Both Chillum Road and Sargent Road are planned collector roads, and adequate right-of-way exists. Access and circulation are acceptable, and are largely unchanged from the existing situation.

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

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the Detailed Site Plan DSP-95063/05 and further APPROVED Alternative Compliance No. AC-09008, subject to the following conditions:

1. Prior to certification, the detailed site plan shall be revised as follows:
 - a. Graphically show the extent of the play areas on the site.
 - b. Demonstrate that all play areas are at least 25 feet from the residences on adjoining lots.
 - c. Revise the boundary and bearings of Parcel B to be consistent with Record Plat NLP 143 @ 97.
 - d. Correct the general notes to state that the site is Parcel B and the remainder from Oakdale Terrace Subdivision.
 - e. Provide a striped crosswalk across the drive aisle between the proposed modular classroom and the existing concrete sidewalk that is in front of the church, unless modified by DPW&T.

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Page 11

- f. Provide a depressed curb in front of the church on the south side of the crosswalk location that connects to the modular unit per DPW&T standards and specifications, unless modified by DPW&T.
- g. Revise the landscape schedule for the northeastern property line (Bufferyard 3) to indicate that 18 percent of the bufferyard is occupied by existing woodland and that 519 plant units are required.
- h. Add a planting bed running along the southeastern edge of the proposed temporary classroom building (approximately 60 feet), adjusting the parking lot striping as necessary. The planting bed shall be at least eight feet in width and planted with ornamental and evergreen trees spaced 20 feet on center.
- i. Add six shade trees within the grass area southwest of the proposed multipurpose building.

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

* * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Clark, seconded by Commissioner Vaughns, with Commissioners Clark, Vaughns, Cavitt and Parker voting in favor of the motion, and with Commissioner Squire at its regular meeting held on Thursday, November 19, 2009, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 10th day of December 2009.

Patricia Colihan Barney
Executive Director



By Frances J. Guertin
Planning Board Administrator

PCB:FJG:HZ:arj

APPROVED AS TO LEGAL SUFFICIENCY.


M-NCPPC Legal Department

Date 12/1/09



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

DATE: July 20, 2009
TO: Fern V. Piret, Planning Director
FROM: Tamara Jovovic, Alternative Compliance Committee
PROJECT NAME: St. John the Baptist de La Salle
PROJECT NUMBER: AC-09008
COMPANION CASE: DSP-95063/05

ALTERNATIVE COMPLIANCE COMMITTEE REVIEW

Recommendation: Approval Denial
Justification: SEE ATTACHED

Tamara Jovovic

Tamara Jovovic by [Signature]
 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-09008
Name of Project: St. John the Baptist de La Salle
Underlying Case: DSP-95063/05
Date: July 20, 2009

Alternative Compliance is requested from Section 4.7, Buffering Incompatible Uses, for the width of two bufferyards, located on the northeastern and northwestern property lines of the campus of St. John the Baptist de La Salle.

LOCATION:

St. John the Baptist de La Salle comprises Parcel B of the Rollingcrest Subdivision and has frontage on Sargent Road, Oakdale Drive, Twin Oak Drive, and Chillum Road.

BACKGROUND:

Approximately 9.18 acres in size, the subject site plan includes a church, rectory, school, and convent. It is zoned R-55 and is bound to the northwest by single-family detached homes; to the northeast by garden-style multifamily buildings (whose site is wooded and adjacent to the subject site); and by Chillum Drive, Oakdale Drive, Twin Oak Drive, and Chillum Road to the southeast and southwest. An ingress-egress easement on the adjoining Parcel A to the northeast allows the church to continue to use that area as parking.

The underlying case is a proposed revision to a Detailed Site Plan 95063/05, for an addition of a 1,880-square-foot modular classroom building and an 8,050-square-foot multipurpose building for use by the school.

The proposed additional buildings subject the site to Section 4.2, Commercial and Industrial Landscaped Strip, and Section 4.7, Buffering Incompatible Uses, of the *Prince George's County Landscape Manual*. The applicant has filed this request for Alternative Compliance from Section 4.7 to allow reduced bufferyards between sections of the site and the single-family detached homes to the northwest and the multifamily use to the northeast.

Along the northwest property line of the subject site (Bufferyard 1), for a distance of approximately 75 feet, an existing tennis/basketball court encroaches into the building setback and landscape yard reducing them to a minimum of 16 feet from 40 and 30 feet, respectively. For a distance of approximately 80 feet, an existing play area contained by timber retaining walls also encroaches into the building setback and landscape yard reducing them to a minimum of nine feet from 40 and 30 feet, respectively. Approximately 23 percent of the northwest buffer is wooded.

Along the northeast property line of the subject site (Bufferyard 3), for a distance of approximately 425 feet, an existing parking lot encroaches onto the adjacent Parcel A, and tapers to the required building setback and landscape yard. Approximately 18 percent of the northeast property line is wooded and includes one 48-inch diameter at chest height specimen oak tree.

REQUIRED: 4.7 Buffering Incompatible Uses, along the northwestern property line

Length of bufferyard	675 feet
Building setback	40 feet
Landscape yard	30 feet
Fence or wall	Yes (for 405 feet)
Percentage of required bufferyard occupied by existing woodland	23%
Plant units (120 per 100 l.f.)	381 plant units

PROVIDED: 4.7 Buffering Incompatible Uses

Length of bufferyard	675 feet
Building setback	Ranges from 9 to more than 40 feet
Landscape yard	Ranges from 9 to more than 30 feet
Fence	Yes (405 feet)
Percentage of required bufferyard occupied by existing woodland	23%
Plant units	485 plant units

REQUIRED: 4.7 Buffering Incompatible Uses, along the northeastern property line (Bufferyard 3)

Length of bufferyard	792 feet
Building setback	30 feet
Landscape yard	20 feet
Fence or wall	No
Percentage of required bufferyard occupied by existing woodland	18%
Plant units (80 per 100 l.f.)	519 plant units

PROVIDED: 4.7 Buffering Incompatible Uses

Length of bufferyard	792 feet
Building setback	Ranges from 0 to more than 30 feet
Landscape yard	Ranges from 0 to 20 feet
Fence	No
Percentage of required bufferyard occupied by existing woodland	18%
Plant units	620 plant units

JUSTIFICATION OF RECOMMENDATION:

In order to justify the reduction in the width of the Section 4.7 bufferyard adjacent to the single-family detached homes to the northwest (Bufferyard 1), the applicant is pursuing a five-pronged approach. First, the applicant is proposing to replace the majority of the existing chain-link fence with a six-foot-high wood screen fence for a distance of 405 feet in the unwooded portion of the buffer. Approximately 100 feet of the chain-link fence will be retained in the far northeast corner of the buffer which will protect the existing attractive wood-screen fence located on the adjoining property. Second, approximately 155 feet of the northwest buffer, or 23 percent, will remain wooded. Third, to more effectively screen the tennis/basketball court, the applicant is proposing to plant a hedge of evergreen trees, eight feet on center, between the court and the property line. Fourth, the applicant will relocate six holly trees to supplement the existing screening in this area provided by changes in topography and timber retaining walls. Fifth, the applicant is proposing to install 485 plant units, which is 104 plant units, or 27 percent, in excess of the requirement of Section 4.7.

The Alternative Compliance Committee finds that the proposed combination of the fencing, plant units, and preservation of existing woodland along the northwest property line (Bufferyard 1) will result in a screen that is equal to or better than normal compliance with the *Prince George's County Landscape Manual*.

In order to justify the reduction in the width of the Section 4.7 bufferyard adjacent to the garden-style multifamily buildings to the northeast (Bufferyard 3), the applicant is pursuing a four-pronged approach. First, the applicant is proposing to extend the width of the landscape yard beyond the 20-foot minimum requirement in some areas. Second, the applicant will retain approximately 18 percent of the northwest buffer as woodland. Third, the applicant is proposing to remove approximately 3,651 square feet of parking lot pavement to create three separate planting islands to be planted with eight shade trees and 70 shrubs. The trees and shrubs will form a hedge down the length of the parking lot, will provide partial screening of the parking lot and will provide visual respite from the otherwise uninterrupted expanse of asphalt. Fourth, the applicant is proposing to install 620 plant units, which is 101 plant units, or 19 percent, in excess of the requirement of Section 4.7.

The Alternative Compliance Committee finds that the proposed combination of the increased landscape yard, plant units, interior planting in the parking lot, and preservation of existing woodland along the northeast property line (Bufferyard 3), will result in a screen that is equal to or better than normal compliance with the *Prince George's County Landscape Manual*.

RECOMMENDATION:

The Alternative Compliance Committee recommends Approval of Alternative Compliance pursuant to Section 4.7 of the *Prince George's County Landscape Manual* along the northwestern and northeastern property lines, subject to the following conditions:

1. Prior to certification of the detailed site plan, the following revision shall be made to the landscape plans:
 - a. Revise the landscape schedule for the northeastern property line (Bufferyard 3); to indicate that 18 percent of the bufferyard is occupied by existing woodland and that 519 plant units are required.



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

DATE: October 26, 2020

TO: Andree Green Checkley, Esq., Planning Director

VIA: Henry Zhang, Co-Chair, Alternative Compliance Committee
 Jill Kosack, Co-Chair, Alternative Compliance Committee

FROM: Benjamin Ryan, Alternative Compliance Committee Member

PROJECT NAME: St. John de LaSalle (The Children's Guild)


PROJECT NUMBER: Alternative Compliance AC-09008-01

COMPANION CASE: Detailed Site Plan DSP-95063-09

ALTERNATIVE COMPLIANCE

Recommendation: Approval Denial

Justification: SEE ATTACHED

Benjamin Ryan


Reviewer's Signature

PLANNING DIRECTOR'S REVIEW

Final Decision Approval Denial

Recommendation Approval Denial

To Planning Board

To Zoning Hearing Examiner

Planning Director's Signature Andree Checkley Digitally signed by Andree Checkley
Date: 2020.10.30 09:57:38 -04'00'

Date

APPEAL OF PLANNING DIRECTOR'S DECISION

Appeal Filed:

Planning Board Hearing Date:

Planning Board Decision: Approval Denial

Resolution Number:

Alternative Compliance: AC-09008-01
Name of Project: St. John de LaSalle (The Children's Guild)
Companion Case: Detailed Site Plan DSP-95063-09
Date: October 26, 2020

The applicant proposes the addition of a 5,524-square-foot modular classroom to the campus of St. John de LaSalle. The location of this classroom, which will be directly adjacent to an existing single-family detached residential development, results in a failure to provide the required Section 4.7 bufferyard along the site's northwest boundary. Alternative compliance is requested from the requirements of Section 4.7, Buffering Incompatible Uses, of the 2010 *Prince George's County Landscape Manual* (Landscape Manual).

Location

The subject 9.1-acre property, located at 5706 Sargent Road, has road frontages along both Sargent Road and Chillum Road. The subject property is located outside of the municipal boundary of the City of Hyattsville. The property is currently developed as a church, school, and rectory. The property is zoned One-Family Detached Residential (R-55). All bordering properties are zoned R-55 and developed with single-family detached residences.

The property is also located within the geography previously designated as the Developed Tier and reflected on Attachment H(5) of the 2014 *Plan Prince George's 2035 Approved General Plan*, as found in Prince George's County Planning Board Resolution No. 14-10 (see Prince George's County Council Resolution CR-26-2014).

Background

Alternative Compliance AC-09008 was previously approved on July 21, 2009, by the Planning Director. One portion of the approval of AC-09008 was relief from Section 4.7 for Bufferyard 1, along the northwest border, which is also the bufferyard under review with the current application. Specifically, in AC-09008, the then-proposed tennis and basketball court encroached into the required 40-foot building setback and 30-foot landscape yard, for approximately 75 linear feet, reducing them both to a minimum of 16 feet. In addition, for a distance of approximately 80 linear feet of the boundary area, an existing play area, contained by timber retaining walls, also encroached into the building setback and landscape yard, reducing them both to a minimum of nine feet.

The subject application seeks to revise the original approval by adding a 5,524-square-foot modular classroom to the existing St. John de LaSalle campus, along its northwest border, within Bufferyard 1. Under the applicant's current proposal, the classroom will be located on top of the previously mentioned tennis and basketball court, which are no longer being used. The classroom will be located four feet closer to the adjacent residential property lines than the current tennis and basketball court and will require the clearing of 12 existing evergreen trees.

The application is subject to Section 4.7, Buffering Incompatible Uses, of the Landscape Manual because of the increase in building square footage on the property and requests a revision to the AC for the reduced building setback and landscape yard.

REQUIRED: Section 4.7, Buffering Incompatible Uses, along the northwest property line (Bufferyard 1)

Length of bufferyard	675 feet
Minimum building setback	40 feet
Landscape yard	30 feet
Bufferyard occupied by existing trees	23%
Fence or wall	Yes
Plant units (120 per 100 l. f.)	312*

Note: *This requirement is reduced by 50 percent for the provision of a six-foot-high, sight-tight fence.

PROVIDED: Section 4.7, Buffering Incompatible Uses, along the northwest property line (Bufferyard 1)

Length of bufferyard	675 feet
Minimum building setback	12.5 feet
Landscape yard	9 feet
Bufferyard occupied by existing trees	23%
Fence or wall	Yes, six-foot-high, sight-tight
Plant units	485

Justification of Recommendation

The applicant is requesting alternative compliance from Section 4.7, Buffering Incompatible Uses, of the Landscape Manual, along the northwest border of the subject property. A Type C bufferyard, which includes a 40-foot-wide building setback, and a 30-foot-wide landscape yard, is required along this boundary area, adjacent to the existing single-family detached dwellings. The applicant's proposal does not meet the required 40-foot building setback and only provides a 12.5-foot setback to the proposed modular classroom building. Furthermore, the applicant's proposal does not meet the required 30-foot-wide landscape yard and only provides a 9-foot wide bufferyard for approximately 23 percent of the property line.

The applicant has cited fire code, which requires a minimum 22-foot distance between the proposed modular classroom and the existing multi-use building located to the east, as being the primary reason that they cannot meet the required building setback and width of the landscape yard. In addition, the applicant is proposing to offset the inability to meet the building setback and landscape yard width standards by offering 485 planting units, and providing a six-foot-high, sight-tight fence within the bufferyard.

While the Alternative Compliance Committee understands that the existing conditions of the site limit the ability to meet the requirements of Section 4.7, the Alternative Compliance Committee does not find the applicant's proposal, which is significantly less than half of the requirement, to be equally effective in fulfilling the intent and purposes of Section 4.7 to provide a visual and physical division between two incompatible uses and, therefore, concludes that the proposed alternative design solution in this case fails to meet the approval criteria.

Recommendation

The Alternative Compliance Committee recommends DISAPPROVAL of alternative compliance from the 2010 *Prince George's County Landscape Manual* for Section 4.7, Buffering Incompatible Uses, along the northwest property line abutting residential uses.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

Countywide Planning Division
Historic Preservation Section

301-952-3680

November 17, 2020

MEMORANDUM

TO: Andrew Bishop, Urban Design Review Section, DRD

VIA: Howard Berger, Supervisor, Historic Preservation Section, CWPD

FROM: Jennifer Stabler, Historic Preservation Section, CWPD
Tyler Smith, Historic Preservation Section, CWPD, TAS

SUBJECT: DSP-95063-09, DDS-675 Rollingcrest, The Children's Guild


The subject property comprises 9.14-acres and is located on the west side of Sargent Road, approximately 580 feet north of its intersection with Chillum Road. The subject DSP revision proposes the addition of a 5524-square-foot modular classroom, increase the total enrollment from 154 to 190 students, and the addition of new playground equipment. The subject DDS proposes the reduction of the landscape buffer between the property and adjacent single-family dwellings. The subject property is Zoned R-55.

A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. There are no Prince George's County Historic Sites or resources on or adjacent to the subject property. This proposal will not impact any historic sites, historic resources or known archeological sites. Historic Preservation Section staff recommends approval of DSP-95063-09 and DDS-675 Rollingcrest, The Children's Guild without conditions.

December 14, 2020

MEMORANDUM

TO: Andrew Bishop, Senior Planner, Urban Design Section, Development Review Division

VIA: David A. Green, MBA, Master Planner, Community Planning Division 

FROM: Karen Mierow, AICP, Planner Coordinator, Neighborhood Revitalization Section, Community Planning Division *Karen Mierow*

SUBJECT: DSP-95063-09 The Children's Guild

FINDINGS

Pursuant to Part 3, Division 9, Subdivision 3 of the Zoning Ordinance, Master Plan conformance is not required for this application.

BACKGROUND

Application Type: Detailed Site Plan, Departure from Design Standards

Location: 5706 Sargent Rd., Hyattsville, MD 20782

Size: 9.17-acre site

Existing Uses: Private school

Proposal: To add a 5524 square foot modular classroom.

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: This application is in the Established Communities. The vision for the Established Communities is to create the most appropriate for context-sensitive infill and low- to medium density development.

Master Plan: The 1989 Approved Langley Park-College Park-Greenbelt Sector Plan and Sectional Map Amendment recommends public/quasi-public land uses on the subject property.

In addition, the Sector Plan also recommends the following goal for the subject property:

- “To provide appropriate facilities to meet the general and specialized educational needs of the residents of the Planning Areas”. (pg. 143)

Planning Area: 65

Community: Rollingcrest

Aviation/MIOZ: This application is not located within the Military Installation Overlay Zone.

SMA/Zoning: The 1989 Approved Langley Park-College Park-Greenbelt Sector Plan and Sectional Map Amendment retained the R-55 zone the subject property into

MASTER PLAN CONFORMANCE ISSUES:

None

c: Long-range Agenda Notebook

Frederick Stachura, Supervisor, Neighborhood Revitalization Section, Community Planning Division

December 28, 2020

MEMORANDUM

TO: Andrew Bishop, Urban Design Review Section, Development Review Division

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

SUBJECT: **DSP-95063-09 and DDS-675: Rollingcrest, Children's Guild**

Proposal

The applicant is proposing to modify a site plan by adding a modular classroom.

Background

This detailed site plan (DSP) proposes the addition of a 5,524-square-foot modular classroom associated with a private school that operates on the site. This plan has been preceded by the original DSP-95064 plan and several modifications. This plan is also preceded by Preliminary Plan of Subdivision (PPS) 4-88156; that PPS contained no traffic-related conditions.

The site plan is required to address issues related to architecture, building siting, and relationships between the development and any open space. The site plan is also required to address general detailed site plan requirements such as access and circulation. The DSP for this use has no specific transportation-related requirements.

The departure from design standards (DDS) is related to a landscape buffer, and as such the transportation staff has no comments on that application.

Review Comments

The siting of the proposed modular classroom poses no issues with access or circulation. Sargent Road and Chillum Road are master plan collector facilities. Adequate right-of-way width of 80 feet, or 40 feet from centerline, was previously dedicated, and is reflected on the site plan and the plat.

Prior Approvals

After considerable research it has been determined that PPS 4-88156 was filed for the purpose of creating two parcels. A second parcel (Parcel A) was created for the development of an age-restricted housing complex which has been built. This site, Parcel B, was created to contain the existing church, private school, convent, and rectory complex. The church-related school was closed and subsequently occupied by the special needs private school that is making the current proposal. Plans associated with the original DSP-95063 show a church with 581 seats and 7,569 square feet plus a private school of 300 students. Given that the church does not appear to have expanded its footprint since the PPS approval, and given that the applicant seeks expansion of the existing school to accommodate 190 students, and furthermore given that the two senior housing complexes on

Parcel B total 200 units and are well below the additional trips considered by the PPS, it is determined that the additional modular space can be completed within the current entitlement.

Conclusion

From the standpoint of transportation and in consideration of the findings contained herein, it is determined that this plan is acceptable if the applications are approved.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
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Countywide Planning Division
 Transportation Planning Section

301-952-3680

December 28, 2020

MEMORANDUM

TO: Andrew Bishop, Urban Design Section, Development Review Division

VIA: Bryan Barnett-Woods, Transportation Planning Section, Countywide Planning Division *[Signature]*

FROM: Noelle Smith, Transportation Planning Section, Countywide Planning Division *N.S.*

SUBJECT: Detailed Site Plan Review for Non-Motorized Transportation Master Plan Compliance

The following detailed site plan was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation (MPOT)*, the 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity* and Subtitle 27 to provide the appropriate pedestrian and bicycle transportation recommendations.

Detailed Site Plan Number: DSP- 95063-09
 Development Case Name: Rollingcrest Children's Guild

	<u>Type of Master Plan Bikeway or Trail</u>	
Private R.O.W.	<input type="checkbox"/>	Public Use Trail Easement
County R.O.W.	<input type="checkbox"/>	Nature Trails
SHA R.O.W.	<input type="checkbox"/>	M-NCPPC - Parks
HOA	<input type="checkbox"/>	Bicycle Parking
Sidewalks	<input checked="" type="checkbox"/>	Trail Access
Add'l Connections	<input type="checkbox"/>	Bikeway Signage

Development Case Background	
Building Square Footage (non-residential)	5,524 square feet (additional)
Number of Units (residential)	n/a
Abutting Roadways	Chillum Road, Twin Oak Drive, Oakdale Drive, Sargent Road
Abutting or Nearby Master Plan Roadways	Chillum Road, Sargent Road
Abutting or Nearby Master Plan Trails	Shared roadway along Chillum Road (planned)
Proposed Use(s)	Classroom
Zoning	R-55
Centers and/or Corridors	n/a
Prior Approvals on Subject Site	DSP-95063, -01 to -08
Subject to 24-124.01:	n/a

Bicycle and Pedestrian Impact Statement Scope Meeting Date	n/a
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Prior Approvals

The subject property has several prior approvals. However, there are no prior approvals that include pedestrian or bicycle related conditions that applicable to this application.

Review of Proposed On-Site Improvements

The subject site has existing sidewalk connections and crosswalks throughout the site. The submitted plans include an additional six-foot wide sidewalk connecting the proposed modular classroom to the existing paths and parking lot. Plans also include a new five-foot sidewalk connection to the proposed new playground and a five-foot sidewalk to the existing playground.

These improvements support separating pedestrian and vehicular transportation routes within the site, pursuant to Sections 27-283 and 27-274. Staff find that with the proposed improvements and vehicular, pedestrian, and bicyclist circulation on the site to be safe, efficient, and convenient, pursuant to Sections 27-283 and 27-274(a)(2), the relevant design guidelines for pedestrian and bicycle transportation.

Review of Connectivity to Adjacent/Nearby Properties

The subject site is adjacent to residential areas connected via sidewalk and crosswalks along Chillum and Sargent Roads.

Review Master Plan of Transportation (MPOT) Compliance

This development case is subject to 2009 *Approved Countywide Master Plan of Transportation* (MPOT). One master plan trail facility is within the vicinity of the subject site, a shared roadway along Chillum Road. The MPOT provides policy guidance regarding multimodal transportation and the Complete Streets element of the MPOT recommends how to accommodate infrastructure for people walking and bicycling.

Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO *Guide for the Development of Bicycle Facilities*.

Comment: Due to the nature of this is application, bikeway signage and shared lane pavement markings along the property frontage of Chillum Road are beyond the scope of a detailed site plan. However, these improvements can be required by the Department of Permitting, Inspections and Enforcement, or implemented as part of a roadway improvements project. Additionally, bicycle parking is an important component of a bicycle friendly roadway. Staff recommend designated space for at least two inverted u-style bicycle racks, or a style similar, be provided on site to fulfill the intent of the policy above.

Review Area Master Plan Compliance

This development is also subject to the 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity* that includes the following recommendations regarding the accommodations of pedestrian and bicycle facilities (p.139):

- 17. A system of trails and walks for pedestrians, bicyclist and equestrians should be developed to connect neighborhoods, recreation areas, commercial areas, employment areas and metro stations.

Comment: The recommended bicycle parking in addition to the proposed sidewalk and existing pathways and crosswalks throughout the subject site fulfill the intent of the policy above. These improvements create a convenient pedestrian system that meet the findings pursuant to Sec. 27-546(d)(7).

Recommended Conditions of Approval

Based on the findings presented above, staff conclude that the pedestrian and bicycle access and circulation for this plan is acceptable, consistent with the site design guidelines pursuant to Section 27-283, and meets the findings required by Section 27-285(b) for a detailed site plan for Pedestrian and bicycle transportation purpose and conforms to the prior development approvals and the 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity*, if the following condition is met:

1. Prior to certification of the detailed site plan, the applicant, or the applicant's heirs, successors, and/or assigns shall revise the plans to provide:
 - a. Designated space for at least two inverted u-style bicycle racks, or a similar style that allows for two points of secure contact, be provided on site.

December 18, 2020

MEMORANDUM

TO: Andrew Bishop, Senior Planner, Urban Design Section
VIA: Mridula Gupta, Planner Coordinator, Subdivision and Zoning Section *MG*
FROM: Thomas Sievers, Senior Planner, Subdivision and Zoning Section *TS*
SUBJECT: DSP-95063-09; Children's Guild (St. John Baptist De La Salle)
DDS-675

The subject property is located on Tax Map 41 in Grid B-3 and is identified as Parcel B (9.14 acres) of the Rollingcrest Subdivision, recorded in Plat Book NLP 143-97 in 1989. The property is currently part of the campus for Saint John Baptist De La Salle Catholic Church, which hosts The Children's Guild School of Prince George's Campus and also hosts other ancillary structures such as modular classrooms, a multipurpose building, and a seminary.

The applicant has submitted an amendment to their previously approved DSP for the addition of a 5,524 square foot modular classroom, an increase to the total enrollment from 154 to 190 students, and the addition of new playground equipment.

The site is subject of preliminary plan of subdivision (PPS) 4-88156, approved on September 8, 1988 for the creation of two parcels (Parcels A and B) on 26.18 acres, subject to 8 conditions, of which none are applicable to this application. The PPS was approved indicating that the existing school, church and rectory on the subject site would continue to operate on Parcel B, while a new elderly housing facility was proposed on Parcel A to the north. It was determined that the addition of elderly housing would generate 56 PM peak hour trips and would not affect level of service on Sargent Road.

The Plat, NLP 143-97, was recorded on January 4, 1989, and does not contain any plat notes.

Prior DSP Approvals and Amendments

DSP-95063 was approved on November 16, 1995 to validate an existing church and school that did not have a valid Use and Occupancy Permit. In order to obtain a Use and Occupancy Permit, the Church was required to file a DSP for the church and the school.

DSP-95063-01 included an amendment to the site's parking schedule to include a high school, however, this plan was never approved. DSP-95063-02 requested approval to add a temporary classroom building to the existing school. DSP-95063-03 requested an amendment to add a greenhouse of 700 square feet and an entrance canopy for the main entrance of the school. DSP-95063-04 proposed an amendment to include a 10' x 33' addition to the church for an elevator.

DSP-95063-05 (PGCPB No. 09-162) & AC-09008 proposed two additional buildings to an existing complex of church and school buildings. An 8,050-square-foot multipurpose building was proposed for the use of the school and 1,880-square-foot portable classroom building for the use of the church. The school did not propose to expand its enrollment which is currently 140 students. An Alternative Compliance request was applied for concurrently with DSP-95063-05, to allow relief from Landscape Manual Section 4.7, Buffering Incompatible Uses, for the width of two buffer yards on the northeastern and northwestern property lines of the campus of St. John the Baptist de La Salle that adjoin single family and multifamily residential land uses.

DSP-95063-06 requested an amendment to reduce the size of the multipurpose building to 5,600 square feet and added a tree canopy coverage worksheet. DSP-95063-07 was withdrawn by the applicant on August 15, 2012.

DSP-95063-08 requested an increase of student enrollment from 140 pupils to 154 pupils. The increase in student attendance was not in conjunction with any increase of the church and school's building footprint and did not generate any additional physical development on the subject site. The increase in students altered the school's parking requirements, but the subject property already provided excess on-site parking to meet the increased requirement.

DSP-95063-09

The applicant has proposed an amendment to the DSP for the addition of a 5,524 square foot modular classroom, an increase to the total enrollment from 154 to 190 students, and the addition of new playground equipment. The increase in student enrollment will impact the current vehicular trip entitlement for the PPS and should be reviewed by the Transportation Planning Section. The increase in students will also alter the school's parking requirements and the Urban Design Section should ensure that the existing on-site parking will be able to accommodate the generated increase.

The request also contains a companion Departure from Design Standards (DDS-675). This departure request follows from a prior denial of Alternative Compliance (AC-09008-01) to Landscape Manual Section 4.7 to locate a modular classroom within the required buffer yard. DDS-675 constitutes a modification to the original Alternative Compliance (AC-09008) in order to provide a Section 4.7 Buffer Strip of reduced width along the northwest property line. The proposed modular building will be located closer to the property line, thereby reducing the width of the landscaped yard from 16-feet to approximately 12.5-feet. The encroachment is unavoidable because the Fire Code requires a minimum separation of 22-feet between the proposed modular classroom structure and the existing multi-use building to the east.

Plan Comments

1. Development on the subject site, including any amendments to church attendance and school enrollment, should be consistent with the approved PPS. The Transportation Planning Section should evaluate the subject application request and provide a determination that the proposed increase in enrollment does not exceed a de minimis impact to the transportation findings made at the time of the PPS approval.

This referral is provided for the purposes of determining conformance with any underlying subdivision approvals on the subject property and Subtitle 24. The DSP has been found to be in substantial conformance with the approved preliminary plan of subdivision and record plat if the plan comments above are addressed. All bearings and distances must be clearly shown on the DSP and must be consistent with the record plat, or permits will be placed on hold until the plans are corrected. There are no other subdivision issues at this time.

From: [Reiser, Megan](#)
To: [Bishop, Andrew](#)
Cc: [Rea, Mary](#)
Subject: FW: SDRC - DSP-95063-09 (DDS-675) Rollingcrest - The Children Guild
Date: Monday, November 30, 2020 9:59:19 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)


Hi Andrew,

Please see the EPS comments below. This email serves in lieu of a memo.

Thanks,

Megan Reiser

Supervisor, Environmental Planning Section | Countywide Planning Division

 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Prince George's County Planning Department
14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772
301-952-3752 | megan.reiser@ppd.mncppc.org



From: Rea, Mary <Mary.Rea@ppd.mncppc.org>
Sent: Wednesday, November 25, 2020 12:40 PM
To: Reiser, Megan <Megan.Reiser@ppd.mncppc.org>
Subject: SDRC - DSP-95063-09 (DDS-675) Rollingcrest - The Children Guild

The Environmental Planning Section (EPS) has reviewed the referral information received by EPS on November 5, 2020. The proposal is to add a modular classroom, a playground, and a 5 foot ADA access sidewalk.

The site has been issued a standard exemption from the Woodland and Wildlife Habitat Conservation Ordinance (S-069-2020) because the site contains less than 10,000 square feet of woodlands and has no previous TCP approvals. An NRI equivalency letter has been issued for the site (NRI-068-2020). The NRI was issued based on the standard woodland conservation exemption and that no regulated environmental features will be impacted. A stormwater management concept plan and approval letter (20201-2020) were submitted and a stormwater management fee of \$1,760.00 in lieu of providing on-site attenuation/ quality control measures is required.

No other environmental requirements have been identified for this application. This email serves in lieu of a memo.

Mary

Mary Rea

Senior Planner | Environmental Planning




14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772
301-952-3661 | Mary.Rea@ppd.mncppc.org



December 28, 2020

MEMORANDUM

TO: Andrew Bishop, Senior Planner, Urban Design Section

FROM: Alice Jacobs, Principal Planning Technician, Permit Review Section 

SUBJECT: DSP-95063-09 – Rollingcrest – The Children’s Guild (DDS-675)

1. The Permit Review Section offers no comments for this development application.

Date: November 13, 2020

To: Andrew Bishop, Urban Design, M-NCPPC

From: Adebola Adepoju, Environmental Health Specialist, Environmental Engineering/ Policy Program

Re: DSP-95063-09 (DDS-675), Rollingcrest, The Children's Guild

The Environmental Engineering / Policy Program of the Prince George's County Health Department has completed a desktop health impact assessment review of the detailed site plan submission for The Children's Guild and has the following comments / recommendations:

1. During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.
2. During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

If you have any questions or need additional information, please contact me at 301-883-7677 or aoadepoju@co.pg.md.us.

Additional Back-up

For

**DSP-95063-09 & DDS-675
The Children's Guild
(St. John Baptist de la Salle)**

Detailed Site Plan DSP-95063-09
Departure from Design Standards DDS-675
Alternative Compliance AC-09008-01
The Children’s Guild (St. John Baptist de la Salle)

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and:

- A. DISAPPROVE Alternative Compliance AC-09008-01 and APPROVE Detailed Site Plan DSP-95063-09 for The Children’s Guild (St. John Baptist de la Salle), subject to following conditions:
1. Prior to certification of the detailed site plan (DSP), the applicant shall make the following revisions to the plans:
 - a. Provide at least two inverted U-style bicycle racks, or a similar style that allows for two points of secure contact, on-site.
 - b. Revise General Note 18 to reflect the correct proposed square footage.
 - c. Include all previous certificates of approval and remove duplicates, as appropriate.
 - d. ~~Reduce the height of the proposed pole-mounted lighting to 15 feet and clearly indicate their location on the site plan.~~ Remove the two proposed 20 ft pole mounted lights adjacent to the modular classroom and the 20 ft pole mounted light detail from the Detailed Site Plan and Landscape and Lighting Plan. Label the proposed building mounted lights on the modular classroom adjacent to the entry and emergency exit doors on the Detailed Site Plan and the Landscape and Lighting Plan.
 - e. ~~Provide a photometric plan that demonstrates adequate lighting levels on the property with no spillover onto adjacent residential properties.~~
 - f.e. Provide the site plan notes, as follows:

“During the demolition and construction phases, this project will conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.”

“During the demolition and construction phases, this project will conform to construction activity noise control requirements as specified in the Code of Maryland Regulations (COMAR).”
- A. APPROVE Departure from Design Standards, DDS-675, from the applicable standards of the Landscape Manual, to allow a reduction of the required building setback to a minimum of

12.5 feet in width and a reduction of the landscape yard to 9 feet in width for the Section 4.7, Buffering Incompatible Uses, requirement along the northern property line.