



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

Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>

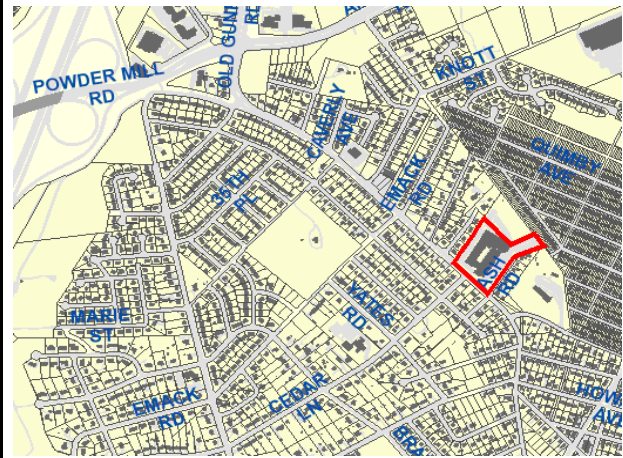
## Detailed Site Plan

## DSP-20055

# Kennedy Krieger Institute Beltsville

REQUEST	STAFF RECOMMENDATION
A private school within an existing commercial building.	APPROVAL with conditions

<b>Location:</b> On the east side of Powder Mill Road, at its intersection with Cedar Lane.	
Gross Acreage:	9.72
Zone:	C-O/R-80
Dwelling Units:	N/A
Gross Floor Area:	N/A
Planning Area:	61
Council District:	01
Election District:	01
Municipality:	N/A
200-Scale Base Map:	215NE05
<b>Applicant/Address:</b> Dengar Belt, LLLP 5410 Edson Lane, Suite 220 Rockville, MD 20852	
<b>Staff Reviewer:</b> Tierre Butler <b>Phone Number:</b> 301-780-2458 <b>Email:</b> Tierre.Butler@ppd.mncppc.org	



Planning Board Date:	06/24/2021
Planning Board Action Limit:	07/08/2021
Staff Report Date:	06/07/2021
Date Accepted:	04/29/2021
Informational Mailing:	03/12/2021
Acceptance Mailing:	04/28/2021
Sign Posting Deadline:	05/25/2021

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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-20055  
Kennedy Krieger Institute Beltsville

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

**EVALUATION**

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

- a. The requirements of the Prince George's County Zoning Ordinance in the Commercial Office (C-O) and One-Family Detached Residential (R-80) Zones, and the site design guidelines;
- b. The requirements of Zoning Map Amendment A-9434-C;
- c. The requirements of the 2010 *Prince George's County Landscape Manual*;
- d. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- e. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- f. Referral comments.

**FINDINGS**

Based upon the evaluation and analysis of the subject detailed site plan (DSP), the Urban Design staff recommends the following findings:

1. **Request:** A DSP for a private school for 120 students within an existing commercial building.

2. **Development Data Summary:**

	<b>EXISTING</b>	<b>PROPOSED</b>
<b>Zone</b>	C-O/R-80	C-O/R-80
<b>Use(s)</b>	Commercial Office	Commercial Office & Private School
<b>Gross Acreage</b>	9.68	9.68
<b>Number of Lots</b>	1	1
<b>Total Gross Floor Area</b>	114,190 sq. ft.	114,190 sq. ft.

**PARKING DATA**

	<b>REQUIRED</b>	<b>PROPOSED</b>
<b>Total Parking Spaces</b>	305	427
<b>Handicapped-Accessible Spaces</b>	8	9 (including 4 van accessible)

3. **Location:** The subject property is located on the east side of Powder Mill Road, at its intersection with Cedar Lane. The project is also in Planning Area 61 and Council District 1.
4. **Surrounding Uses:** The subject property, 4600 Powder Mill Road, is zoned Commercial Office (C-O) and One-Family Detached Residential (R-80) and is developed with a large building, located fully in the C-O-zoned portion, and multiple parking areas. The property is surrounded to the west, southeast, and across Powder Mill Road by developed residential lots zoned Rural Residential (R-R). To the rear and east of the property is land owned by the Beltsville Boys Club, Inc., zoned R-R.
5. **Previous Approvals:** There are no preliminary plan of subdivision (PPS) or final plat approvals associated with the subject site. A Zoning Map Amendment, A-9434-C for this site, known as the Beltsville Office Park, was approved by the Prince George’s County District Council in 1983 to rezone the property to the C-O and R-80 Zones. DSP-83032, for improvements to the existing 44,000-square-foot building on the subject site, was approved in 1983. Subsequently, DSP-83061 was also approved in 1983 for expansion of the building to 70,300 square feet. In 1986, DSP-86101 was approved for further expansion of the building to 113,300 square feet. The site plan approvals for the development were in accordance with the conditions of the A-9434-C approval, which also limited total development to 115,000 square feet.

The subject site originally consisted of three parcels on 11.6 acres, when it was conveyed to the Prince George’s County Board of Education (PGCBE) in 1951 for the Beltsville Elementary School. In 1983, the PGCBE conveyed the land to a private entity, GDR III Limited Partnership (GDR), as surplus property. In 1984, GDR conveyed 1.92 acres to the Beltsville Boys Club, and in 1995 it conveyed the remaining 9.68 acres to the trustee holding the loan on the property, in lieu of foreclosure. This conveyance is recorded by deed in Liber 10434 folio 239. Finally, in 1997 the trustee sold and conveyed the subject property to the applicant who is the current property owner. The deed recording this conveyance is Liber 11338 at folio 366. The portion of the building, which is to be used as a private school, was constructed in 1987 as an office use, per DSP-86101. All existing structures on the subject property were constructed prior to 1991, in accordance with site plan approvals and the 1995 trustees’ deed validated division of the land.

In accordance with Section 24-107(c)(7)(D) and (10), the existing property and development is not subject to a PPS or final plat, as the subject property was developed prior to 1991 and conveyed to the applicant in 1997, as the result of a foreclosure, and no new gross floor area is proposed. Any new development on the subject site, including a material change in use, which alters the existing office use and its associated impact, will require a PPS, as it would be beyond the exemption afforded for the existing property. The private school use proposed with this application will not cause an impact over and above that normally associated with an office use in the same space within the building. In consulting with the Transportation Planning Section, 39,370 square feet of private school use will generate approximately 109 AM trips and 31 PM peak-hour trips, whereas the same square footage of office use would generate approximately 112 AM and 149 PM peak-hour trips.

6. **Design Features:** The subject application proposes to use 39,370 square feet of the existing, 114,190-square-foot, commercial building for a private school use that will serve up to 120 students with autism. The existing site contains two access points from Powder Mill Road, at either side of the site, leading to the parking areas that wraps the sides and rear of the building. The proposed school will be in the rear (north) of the building and a designated bus and student drop-off and pick-up location is in the northeast corner of the site. A 3,300-square-foot playground area is being proposed immediately adjacent to the rear of the building within a portion of the existing parking area. The playground will be enclosed by a black, vinyl-coated, 42-inch-high, chain-link fence, and rubber safety surface will be put down under proposed play structures. Part of the play area will remain asphalt for a proposed basketball area and other hard surface activities.

The existing building materials, which are to remain unchanged, include exterior insulation finishing system that is tan in color. The entrance to the building, which is elevated and has a single level of parking underneath it, is located on the north elevation. No other changes to the site or building features are being proposed.

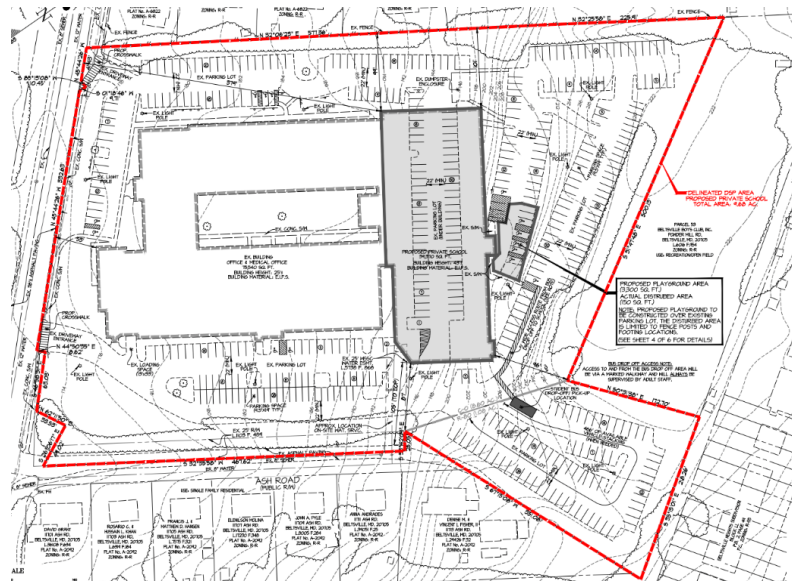


Figure 1: Site Plan



**Figure 2: Architectural Elevations**

**COMPLIANCE WITH EVALUATION CRITERIA**

- 7. **Zoning Map Amendment A-9434-C:** Zoning Map Amendment A-9434-C rezoned the subject property to the C-O and R-80 Zones in 1983 and that approval contained eight conditions. All of those conditions were relative to physical development limitations on the property, including setbacks, building height, green space, and square footage, none of which are being revised by the proposed DSP. Therefore, the DSP is in conformance with A-9434-C.
  
- 8. **Prince George’s County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the R-80 and C-O Zones, and with the site design guidelines of the Prince George’s County Zoning Ordinance.
  - a. The subject application is in conformance with the requirements of Section 27-461(b) of the Zoning Ordinance, which governs uses in commercial zones. A private school is permitted in the C-O Zone, subject to the requirements of Section 27-463 of the Zoning Ordinance, that require the DSP and read as follows:
    - (a) **Private schools permitted (P) in Table of Uses I 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:**

The proposed private school is accredited by the Maryland State Department of Education.

**(1) Requirements**

- (A) The school shall be located on a parcel of at least five (5) acres, on which the maximum enrollment shall be four hundred (400) students. 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. 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 one 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 DSP area is 9.68 acres, and the school enrollment will not exceed 120 students, in conformance with this requirement.

- (B) The school may be located on a separate parcel of not less than two (2) acres if enrollment is limited to ninety (90) students, school programs are only for special education students referred from other public or private schools, and all school programs are certified or accredited by the State of Maryland.**

The proposed school is located on the same parcel.

- (C) 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 shall not apply where the property is located in sparsely settled or farm area, or where the Planning Board determines that adequate passenger debarkation areas are provided.**

The paved surface of Powder Mill Road is approximately 31 feet wide. However, the school will be in the rear of the building, which sits approximately 379 linear feet from Powder Mill Road. The applicant has indicated that the arrival and departure times are each approximately 1 hour long, during which time 20–25 buses will be dropping off/picking up students. About 70 percent of the students will arrive or depart via the buses, which will have between 1–4 students and be a mixture of short and long buses. The on-site bus route is looped and provides the student

drop-off/pick-up on the rear right side of the building. A substantial stacking area of approximately 466 linear feet is provided for bus/vehicle drop-off and each student will be individually escorted between the school and bus/vehicle. Therefore, staff recommends that the on-site passenger debarkation area is adequate for the proposed school.

- (D) An outdoor playground or activity area shall be provided. It shall contain at least one hundred (100) square feet of usable space per student, unless the private school is for special education students and the owner or applicant demonstrates that less usable space per student will be adequate. In no case shall the playground or activity area have less than twenty-five (25) square feet 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 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.**

The private school will be for special needs students and the DSP provides a play area of 3,300 square feet, which meets the minimum 25 square feet per student. However, some of the proposed autistic students will be in grades above sixth, so the playground fence should be raised to 5-feet-high, as required and conditioned herein.

- (E) 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 to any municipality within the County, provided the County or municipality...**

This is a proposed private school, with no ownership by the County or a municipality.

- b. The subject application has been reviewed for compliance with the requirements of the C-O Zone. The layout is consistent with Section 27-453 of the Zoning Ordinance, regulations regarding C-O-zoned properties.
- c. The DSP is in general conformance with the limited applicable site design guidelines, as referenced in Section 27-283 and contained in Section 27-274 of the Zoning Ordinance. For example, grading will be minimized, and all disturbed areas will be restored, and the vehicular and pedestrian circulation is safe and efficient with the parking lot provided to the side and rears of the building.

- 9. 2010 Prince George's County Landscape Manual:** This application is exempt from the requirements of Sections 4.2, 4.3, 4.6, 4.7, and 4.9 the 2010 *Prince George's County*



*Landscape Manual* because the proposal does not involve a change of use from a lower to a higher intensity use category, an increase in impervious surface, or an increase in any building's gross floor area. The proposed private school is located within an existing building and there are no new structures proposed as part of this application.

10. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The site has been issued a standard exemption from the Woodland and Wildlife Habitat Conservation Ordinance (S-069-2021) because the site contains less than 40,000 square feet of woodland and has no previous tree conservation plan approvals. A Natural Resources Inventory equivalency letter (NRI-053-2021) has been issued for the site. The NRI was issued based on the standard woodland conservation exemption and that no regulated environmental features will be impacted.
11. **Prince George's County Tree Canopy Coverage Ordinance:** The subject application is not subject to the requirements of the Tree Canopy Coverage Ordinance because it proposes less than 5,000 square feet of disturbance or new gross floor area.
12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows, and are incorporated herein by reference:
  - a. **Subdivision**—In a memorandum dated May 25, 2021 (Health to Butler), the Subdivision Section indicated the following:

In accordance with Section 24-107(c)(7)(D) and (10) of the Subdivision Regulations, the existing property and development is not subject to a PPS or final plat, as the subject property was developed prior to 1991 and conveyed to the applicant in 1997, as the result of a foreclosure, and no new gross floor area is proposed. Any new development on the subject site, including a material change in use, which alters the existing office use and its associated impact, will require a PPS, as it would be beyond the exemption afforded for the existing property. The private school use proposed with this application will not cause an impact over and above that normally associated with an office use in the same space within the building. In consulting with the Transportation Planning Section, 39,370 square feet of private school use will generate approximately 109 AM trips and 31 PM peak-hour trips, whereas the same square footage of office use would generate approximately 112 AM and 149 PM peak-hour trips.
  - b. **Transportation Planning**—In a memorandum dated May 24, 2021 (Masog to Butler), the Transportation Planning Section stated that the access and circulation are acceptable and that it meets the requirements of Section 27-463(a)(1)(C).
  - c. **Pedestrian and Bicycle Facilities**—In a memorandum dated May 25, 2021 (Ryan to Butler), the Transportation Planning Section stated that the pedestrian and bicyclist circulation on the site is safe, efficient, and convenient pursuant to Sections 27-283 and 27-274(a)(2), the relevant design guidelines for transportation, and concludes that the submitted DSP is deemed acceptable from the standpoint of pedestrian and bicycle transportation with no conditions.

- d. **Environmental Planning**—In an email dated May 24, 2021 (Juba to Butler), the Environmental Planning staff indicated that the site has an approved Stormwater Management (SWM) Concept Plan (9231-2021) and associated letter, which are valid until April 16, 2024. According to the approval letter, this project is exempt from SWM requirements, since less than 5,000 square feet of disturbance is proposed. The approved concept plan is consistent with the DSP.
  - e. **Permits**—In a memorandum dated May 21, 2021, (Shaffer to Butler), the Permits Section had a comment about the fence height that has been conditioned herein.
  - f. **Community Planning**—In a memorandum dated May 17, 2021 (Luckin to Butler), the Community Planning Division indicated that pursuant to Part 3, Division 9, Subdivision 3, of the Zoning Ordinance, master plan conformance is not required for this application.
  - g. **Historic Preservation**—In a memorandum dated May 18, 2021 (Berger to Butler), the Historic Preservation Section noted that the subject property does not contain, and is not adjacent to, any designated Prince George’s County historic sites or resources. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates that the probability of archeological sites within the subject property is low.
13. As required by Section 27-285(b) 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 Prince George’s County Code, without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
14. Section 27-285(b)(4) provides the following required finding for approval of a DSP:
- (4) The plan shall demonstrate the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130 (b)(5).**
- No regulated environmental features such as streams, wetlands, 100-year floodplain, associated buffers, and primary management areas are located on-site. Therefore, this finding does not apply.

**RECOMMENDATION**

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-20055 for Kennedy Krieger Institute, subject to the following conditions:

- 1. Prior to certification, the detailed site plan (DSP) shall be revised, as follows:
  - a. Provide a note to include the deed reference to Liber 11338 filo 366 in the general notes.

- b. Label Parcel 37 on the DSP.
- c. Increase the proposed height of the fence to 5 feet high for students grade seven and above, per Section 27-463(a)(1)(D) of the Zoning Ordinance.

ITEM: 7

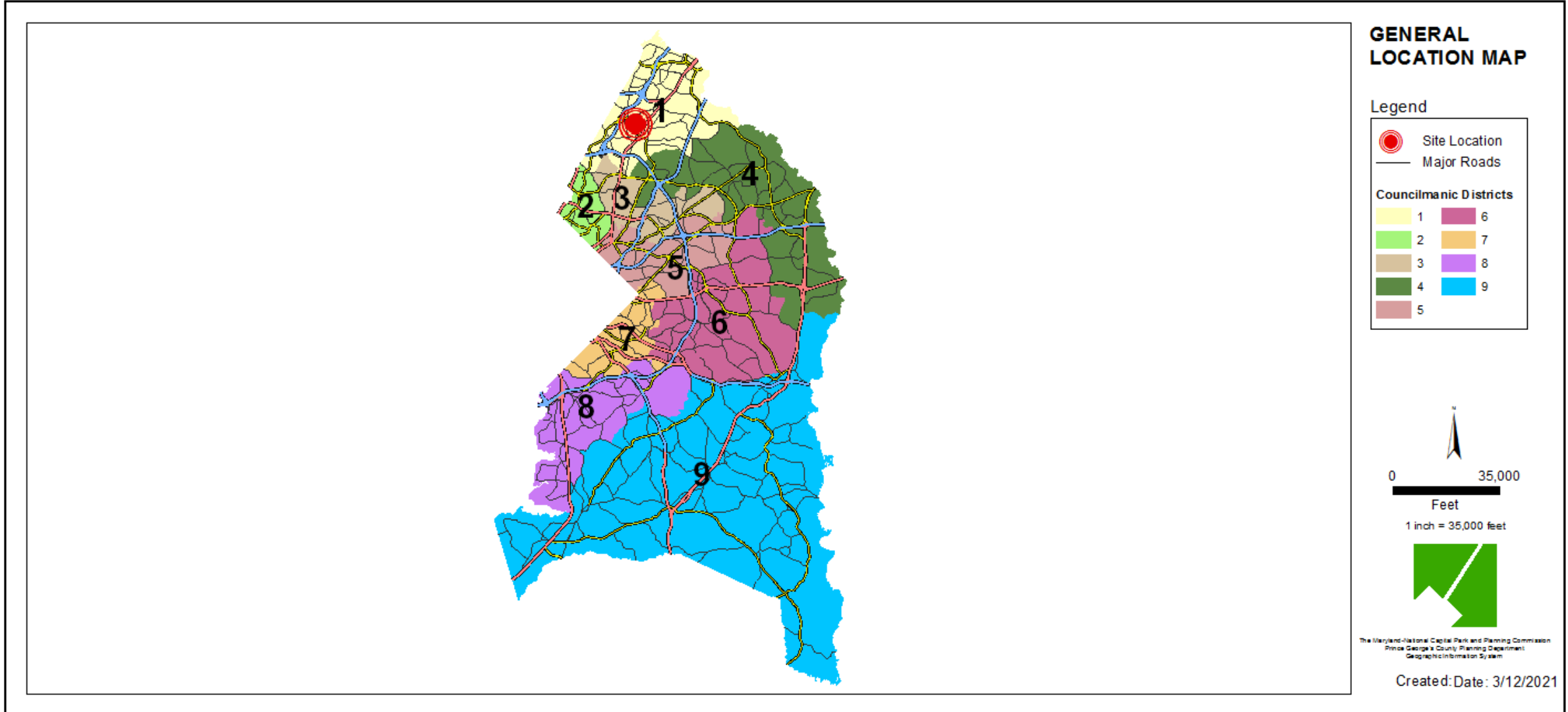
CASE: DSP-20055

# KENNEDY KRIEGER INSTITUTE BELTSVILLE

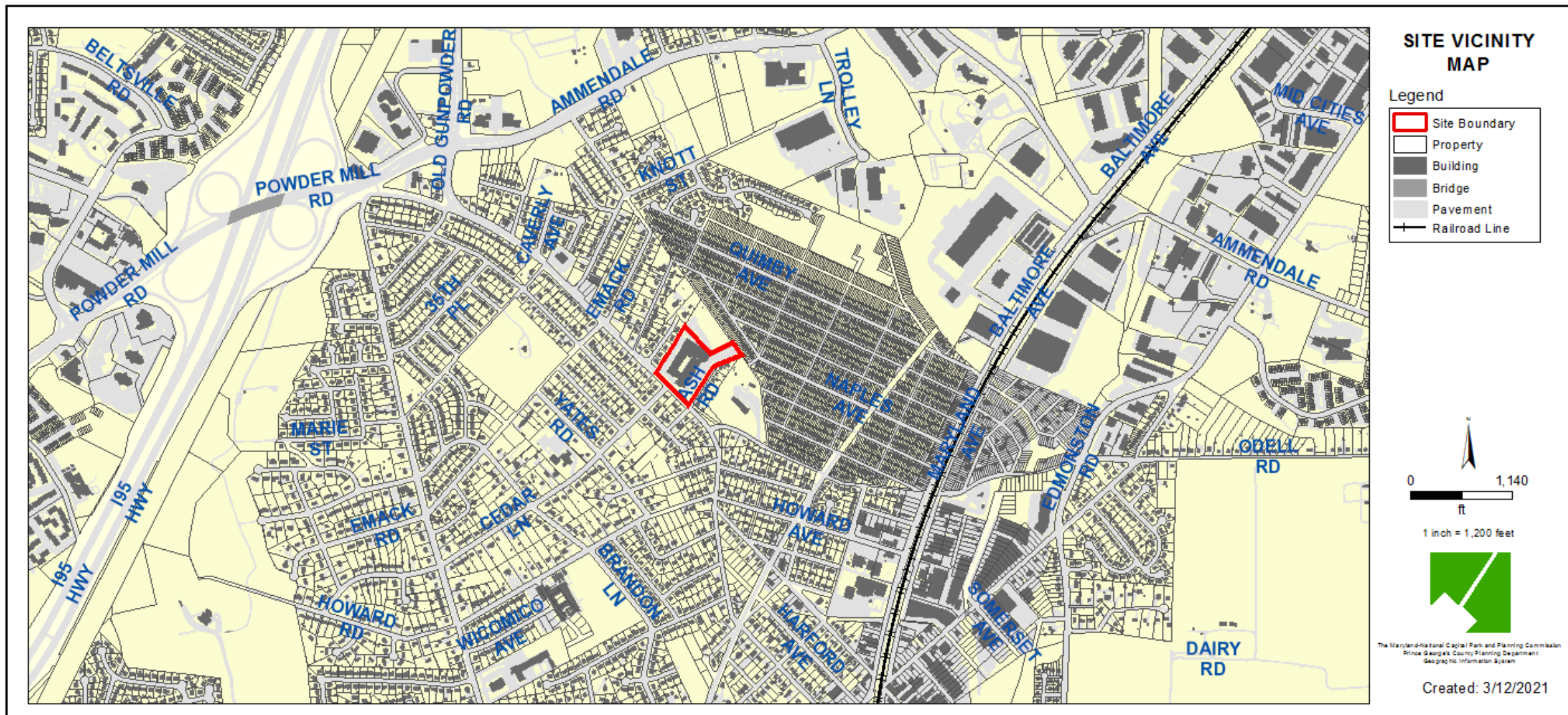
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



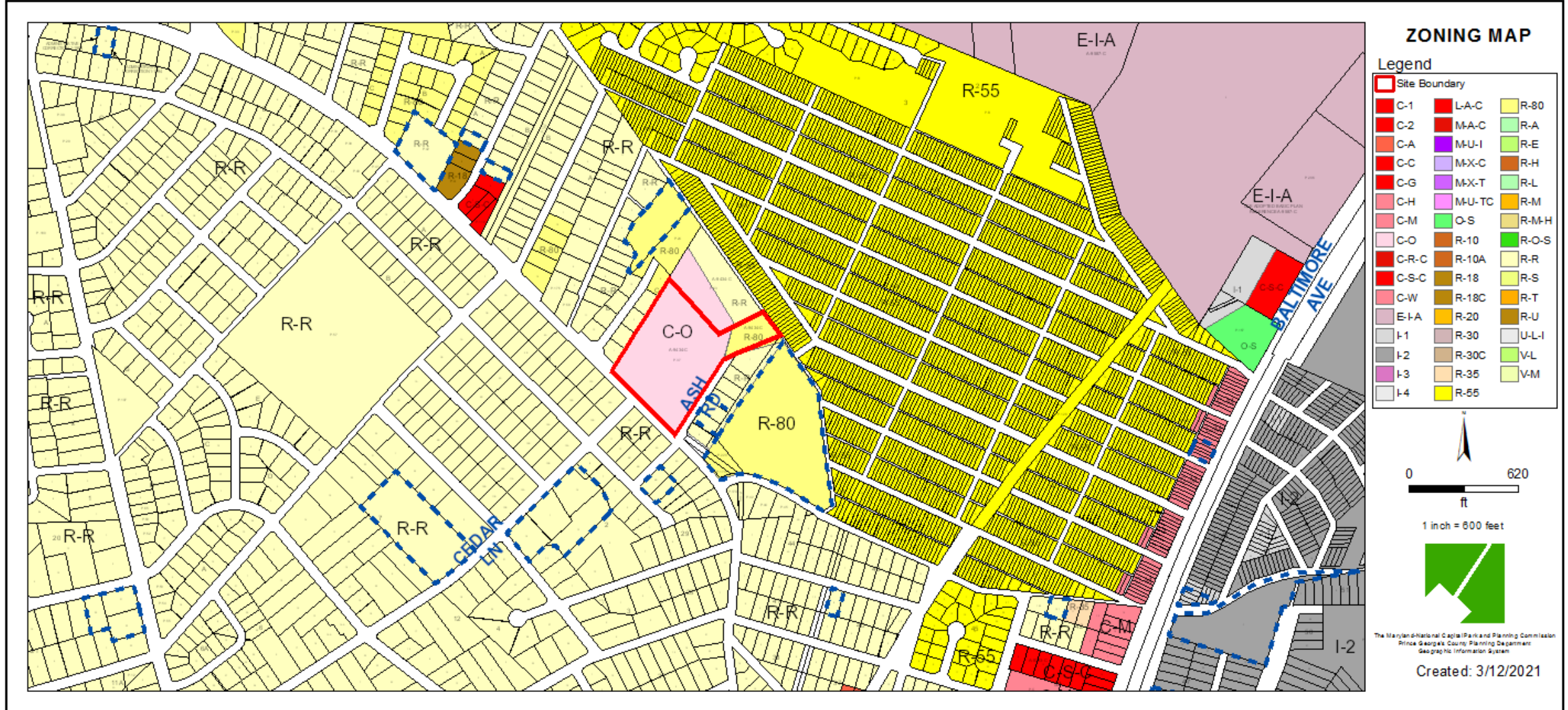
# GENERAL LOCATION MAP



# SITE VICINITY



# ZONING MAP

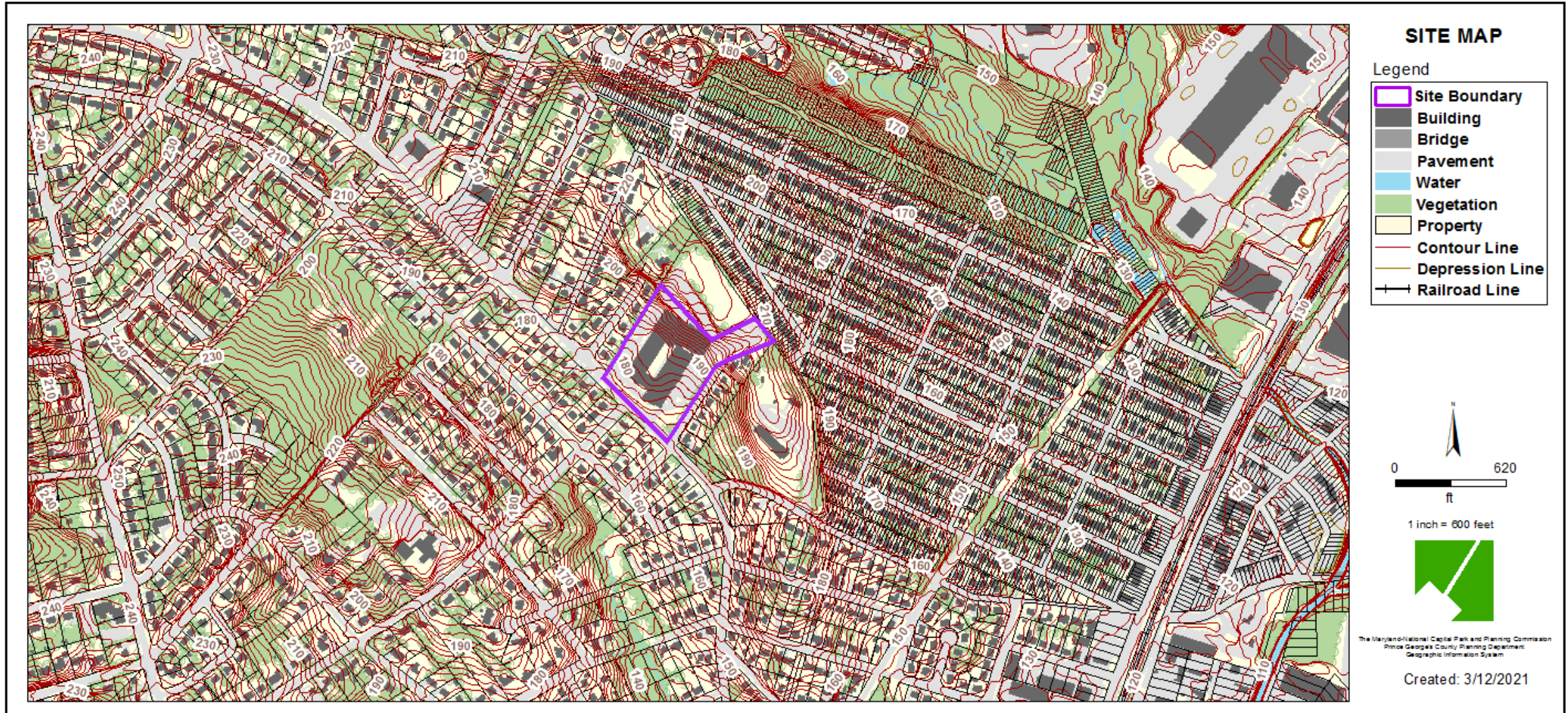


# AERIAL MAP

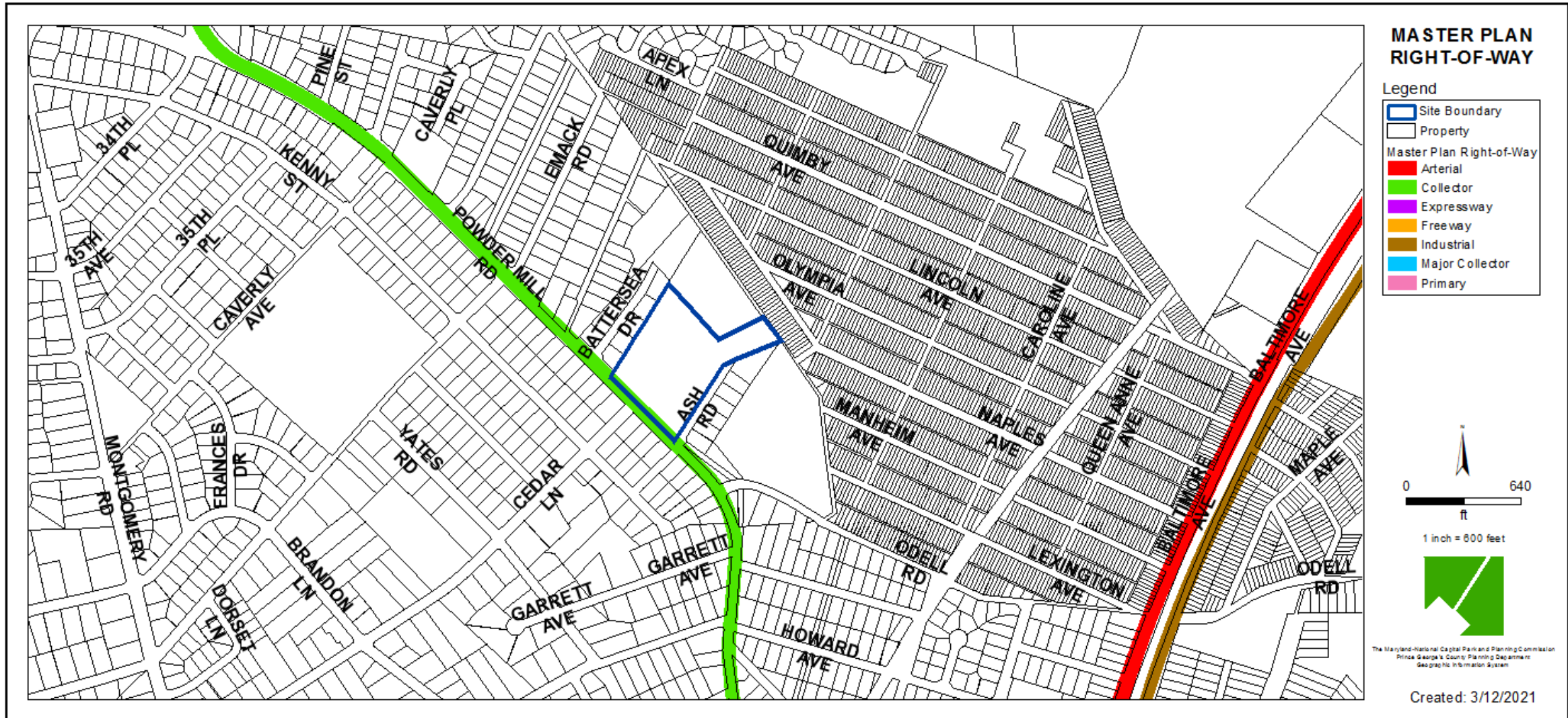




# SITE MAP



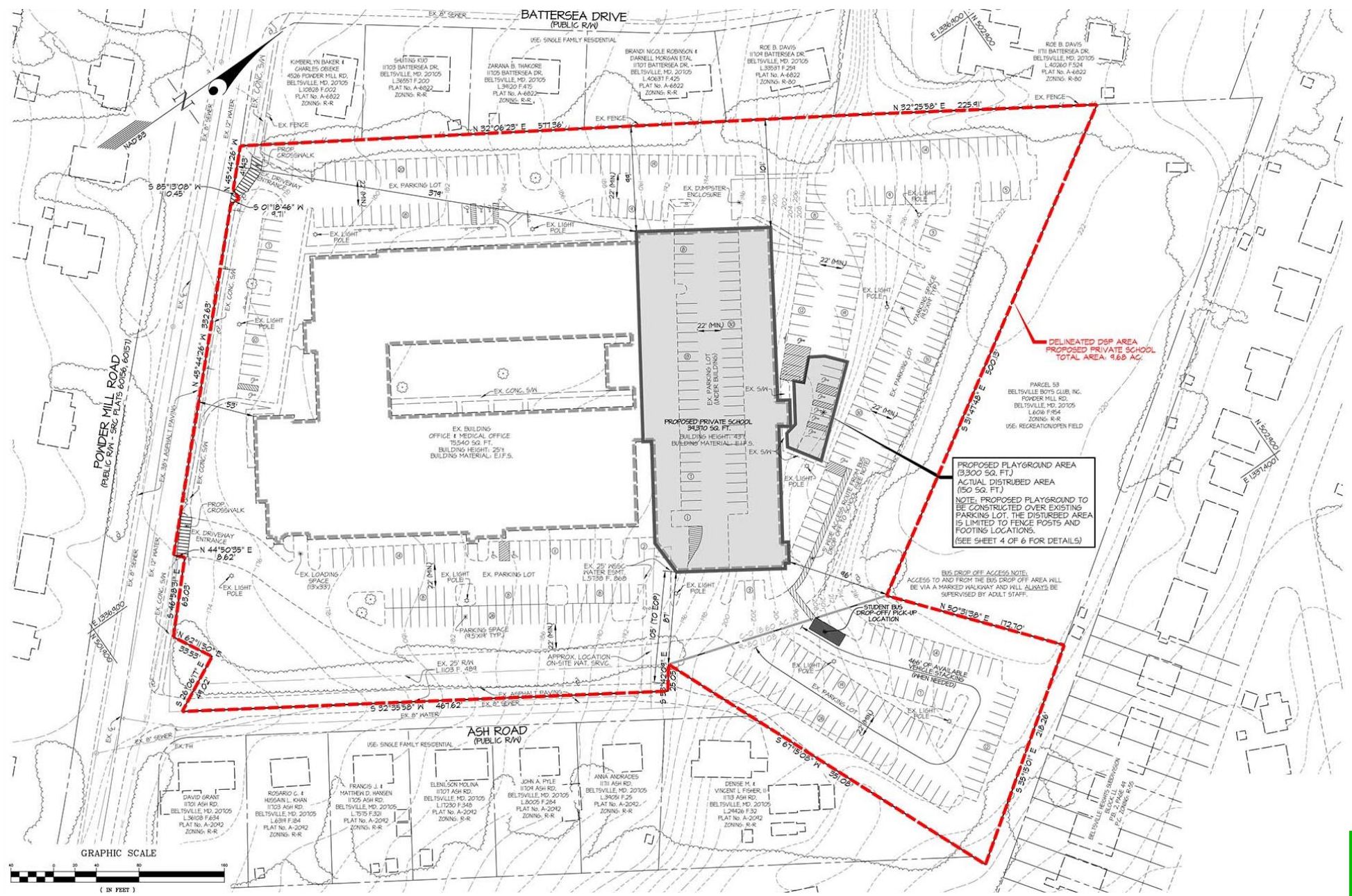
# MASTER PLAN RIGHT-OF-WAY MAP



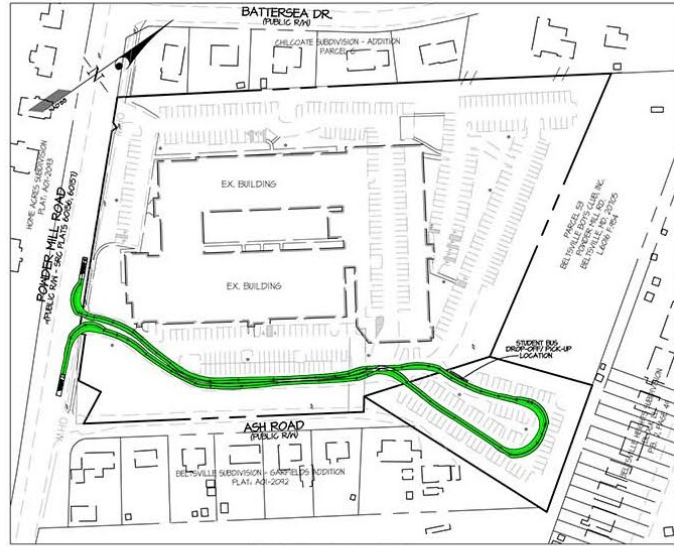
# BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



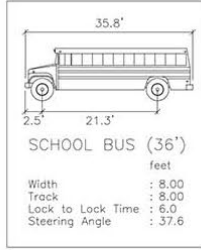
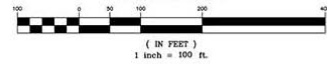
# SITE PLAN



# SITE DETAILS

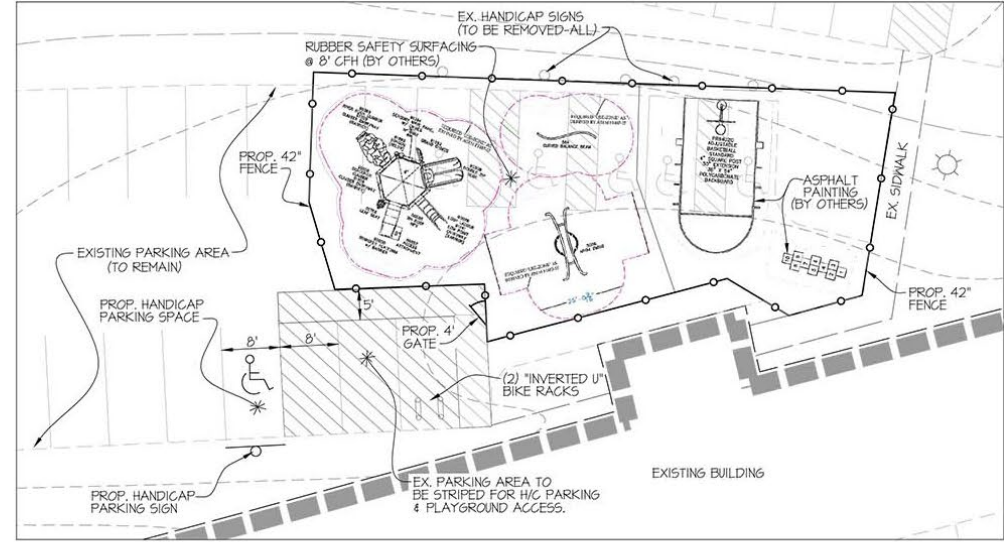


**BUS ROUTE EXHIBIT**  
SCALE: 1" = 100'  
GRAPHIC SCALE

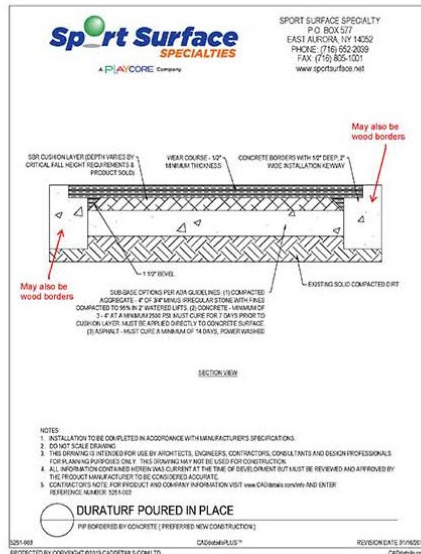
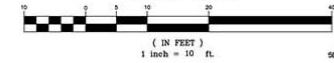


MODEL: Bike U Rack with Crossbar, (2727) In-Ground Mount  
OPTIONS: BLACK POWDER COAT  
QUANTITY: PER PLAN  
COMPANY: CYCLESAFE, INC.  
521 CASCADE RD. SE, SUITE 210  
GRAND RAPIDS, MICHIGAN 49546  
1-888-450-6531  
https://cyclesafe.com/  
NOTES: INSTALL PER MANUFACTURERS RECOMMENDATIONS.

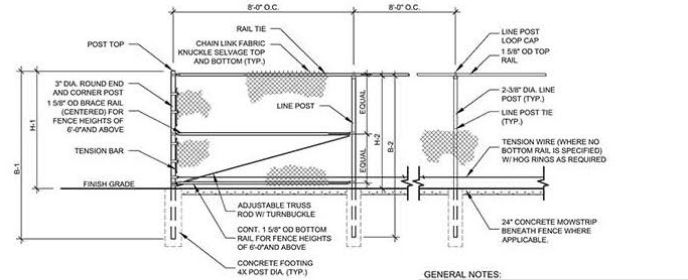
**4 BIKE RACK**  
(OR APPROVED EQUAL) NOT TO SCALE



**PROP. PLAYGROUND AREA**  
SCALE: 1" = 10'  
GRAPHIC SCALE

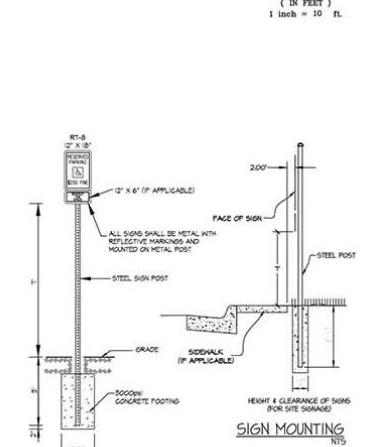


NOMINAL HEIGHT	B-1		H-1		H-2	
	BAR LENGTH	HEIGHT ABOVE GRADE	BAR LENGTH	HEIGHT ABOVE GRADE	BAR LENGTH	HEIGHT ABOVE GRADE
3'-6"	7'-0"	3'-6.58"	6'-8"	3'-2.78"		
6'-0"	9'-0"	6'-0.58"	8'-8"	6'-8.78"		
6'-6"	11'-0"	8'-0.58"	10'-8"	7'-8.78"		
9'-0"	13'-0"	10'-0.58"	12'-8"	9'-8.78"		
2'-0"	15'-0"	12'-0.58"	14'-8"	11'-8.78"		

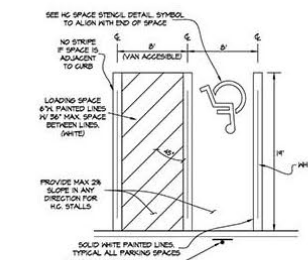


**CHAIN LINK FENCE DETAIL**  
N-T-5

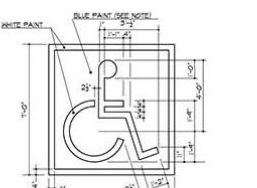
- GENERAL NOTES:
- FOOTING WIDTH TO BE 4X POST WIDTH
  - ALL MATERIAL TO CONFORM TO FEDERAL SPEC RR-F-191G (1-25-74)
  - ALL GALVANIZED FITTINGS TO CONFORM TO ASTM A153
  - ALL FENCE COMPONENTS TO BE VINYL COATED
  - VINYL COATING COLOR TO BE BLACK
  - NO ALUMINUM TIES SHALL BE PERMITTED
  - POST AND RAIL SIZES MAY REQUIRE MODIFICATION TO MEET SPECIFIC PROJECT REQUIREMENTS



**1 HANDICAP SIGN DETAILS**  
SCALE: N.T.S.



**2 PARKING SPACE STRIPING**  
SCALE: N.T.S.



**3 HANDICAP SPACE STENCIL LAYOUT**  
SCALE: N.T.S.



# PLAYGROUND DETAILS

**POWER SCAPE**  
**GameTime**  
1-800-235-2440  
ISSUED/REVISED: 09/09/14

**80206**  
**TIN ROOF**  
**HEX**

INSTALLATION INSTRUCTIONS  
1. Before assembling this equipment, read the enclosed INSTALLATION INSTRUCTIONS in the instruction booklet. Follow all the instructions during installation.  
2. Assemble parts as shown in the ASSEMBLY DRAWING. Refer to the assembly details for the specific hardware required in each connection.

**TOP VIEW**  
9'-3 1/2" (284.01 cm)  
8'-7 1/2" (265.06 cm)

**ASSEMBLY DRAWING**

REF	DESCRIPTION	QTY	PART NUMBER
1	FORWARDED HEX PANEL	6	203127
2	HEX ROOF UPRIGHT CAP	6	203190

**HARDWARE COMPONENTS**

3/8" x 3/4" P.B.N.C. W/SPACER	36	810502*
3/8" x 1" P.B.N.C. W/SPACER	12	810500*
3/8" LOCKWASHER	48	817334*
3/8" FLAT WASHER	36	817410*
3/8" NUTS	48	806537*
#10 x 3/4" SS SCREW	12	810012

*\*Check dimension specified. All units of measure are in inches unless otherwise specified.*

**Warning:** During installation, hardware and small parts are checked against the Young Children, Above Unsupervised Parts Appropriately Used Assembly is Completed. Once Assembly is Completed, Remove Any Unused Parts From The Play Environment And Observe Care Them In A Secure Location.

**Note:** Pin-Top Nuts and Flatwashers to match radius of pipe after assembly is complete. Note: Locks (supplied by others) should be used on any non-match hardware.

**GameTime**  
1-800-235-2440  
ISSUED/REVISED: 08/08/04

**564**  
**CURVED**  
**BALANCE**  
**BEAM**

INSTALLATION INSTRUCTIONS  
1. Before assembling this equipment, read the enclosed INSTALLATION INSTRUCTIONS in the instruction booklet. Follow all the instructions during installation.  
2. Assemble parts as shown in the ASSEMBLY DRAWING. Refer to the assembly details for the specific hardware required in each connection.

**ASSEMBLY DRAWING**

**TOP VIEW**  
9'-7 1/2" (292.93 cm)  
1'-5 1/2" (46.99 cm)

REF	DESCRIPTION	QTY	PART NUMBER
1	Beam	1	177534
2	Hardware Connector	1	176531
3	3/8" Lockwasher	4	817334*
4	3/8" Flatwasher	2	817410*

*\*Check dimension specified. All units of measure are in inches unless otherwise specified.*

**Warning:** During installation, hardware and small parts are checked against the Young Children, Above Unsupervised Parts Appropriately Used Assembly is Completed. Once Assembly is Completed, Remove Any Unused Parts From The Play Environment And Observe Care Them In A Secure Location.

**Note:** Locks (supplied by others) should be used on all threaded hardware.

**POWER SCAPE**  
**GameTime**  
1-800-235-2440  
ISSUED/REVISED: 09/11/12

**81699**  
**BONGOS**

INSTALLATION INSTRUCTIONS  
1. Before assembling this equipment, read the enclosed INSTALLATION INSTRUCTIONS in the instruction booklet. Follow all the instructions during installation.  
2. Assemble parts as shown in the ASSEMBLY DRAWING. Refer to the assembly details for the specific hardware required in each connection.

**ASSEMBLY DRAWING**

**TOP VIEW**  
1'-11 1/8" (33.06 cm)  
1'-7 1/2" (46.99 cm)

REF	DESCRIPTION	NO.	PART NUMBER
1	Drum	1	177534
2	Hardware Connector	1	176531
3	3/8" Lockwasher	4	817334*
4	3/8" Flatwasher	2	817410*

*\*Check dimension specified. All units of measure are in inches unless otherwise specified.*

**Warning:** During installation, hardware and small parts are checked against the Young Children, Above Unsupervised Parts Appropriately Used Assembly is Completed. Once Assembly is Completed, Remove Any Unused Parts From The Play Environment And Observe Care Them In A Secure Location.

**Note:** Locks (supplied by others) should be used on all threaded hardware.

**PowerScape**  
**GameTime**  
1-800-235-2440  
ISSUED/REVISED: 06/05/12

**90004**  
**TWO PIECE**  
**HEX DECK**

INSTALLATION INSTRUCTIONS  
1. Before assembling this equipment, read the enclosed INSTALLATION INSTRUCTIONS in the instruction booklet. Follow all the instructions during installation.  
2. Assemble parts as shown in the ASSEMBLY DRAWING. Refer to the assembly details for the specific hardware required in each connection.  
3. LOCKS (SUPPLIED BY OTHERS) SHOULD BE USED ON ALL THREADED HARDWARE.  
4. DO NOT POUR CONCRETE UNTIL ENTIRE STRUCTURE IS COMPLETELY ASSEMBLED AND LEVEL.

**ASSEMBLY DRAWING**

**TOP VIEW**  
8'-8 1/2" (265.01 cm)  
7'-0" (213.37 cm)

**COMPONENT**    **QTY**    **IN**

90003	1" x 4" (30.48 cm)	
90010	1" x 4" (30.48 cm)	
90031	1" x 4" (30.48 cm)	

**PowerScape**  
**GameTime**  
1-800-235-2440  
ISSUED/REVISED: 3/11/2009

**90029**  
**TRANSFER PLATFORM**  
**WITH BARRIER**

INSTALLATION INSTRUCTIONS  
1. Before assembling this equipment, read the enclosed INSTALLATION INSTRUCTIONS in the instruction booklet. Follow all the instructions during installation.  
2. Assemble parts as shown in the ASSEMBLY DRAWING. Refer to the assembly details for the specific hardware required in each connection.  
3. LOCKS (SUPPLIED BY OTHERS) SHOULD BE USED ON ALL THREADED HARDWARE.  
4. DO NOT POUR CONCRETE UNTIL ENTIRE STRUCTURE IS COMPLETELY ASSEMBLED AND LEVEL.

**ASSEMBLY VIEW**

**COMPONENT**    **QTY**    **IN**

90029	1" x 4" (30.48 cm)	
90030	1" x 4" (30.48 cm)	
90031	1" x 4" (30.48 cm)	

**PowerScape**  
**GameTime**  
1-800-235-2440  
ISSUED/REVISED: 02/27/12

**90103**  
**SCHOONER**  
**CLIMBER**

INSTALLATION INSTRUCTIONS  
1. Before assembling this equipment, read the enclosed INSTALLATION INSTRUCTIONS in the instruction booklet. Follow all the instructions during installation.  
2. Assemble parts as shown in the ASSEMBLY DRAWING. Refer to the assembly details for the specific hardware required in each connection.

**ASSEMBLY DRAWING**  
5'-0" 90106 SHOWN

**TOP VIEW**  
8'-0 1/2" (245.06 cm)  
8'-0 1/2" (245.06 cm)

REF	DESCRIPTION	QTY	PART NUMBER
1	2'-6" x 3'-0" RUMBLE & ROLL ZIP SLIDE	90507	
2	4'-0" DOUBLE ZIP SLIDE	90508	
3	5'-0" DOUBLE ZIP SLIDE	90509	
4	6'-0" DUeling WAVE ZIP SLIDE	90510	

**PowerScape**  
**GameTime**  
1-800-235-2440  
ISSUED/REVISED: 09/16/12

**90507**  
**DOUBLE**  
**ZIP SLIDE**

INSTALLATION INSTRUCTIONS  
1. Before assembling this equipment, read the enclosed INSTALLATION INSTRUCTIONS in the instruction booklet. Follow all the instructions during installation.  
2. Assemble parts as shown in the ASSEMBLY DRAWING. Refer to the assembly details for the specific hardware required in each connection.  
3. If the white plug on either side is not drilled, drill a 5/16" diameter hole in each side after installation.

**ASSEMBLY DRAWING**

**TOP VIEW**  
8'-0 1/2" (245.06 cm)  
8'-0 1/2" (245.06 cm)

REF	DESCRIPTION	QTY	PART NUMBER
1	Slide	1	90507
2	Slide	1	90508
3	Slide	1	90509
4	Slide	1	90510

**PowerScape**  
**GameTime**  
1-800-235-2440  
ISSUED/REVISED: 12/11/2009

**91552**  
**GRAND CHIMES**

INSTALLATION INSTRUCTIONS  
1. Before assembling this equipment, read the enclosed INSTALLATION INSTRUCTIONS in the instruction booklet. Follow all the instructions during installation.  
2. Assemble parts as shown in the ASSEMBLY DRAWING. Refer to the assembly details for the specific hardware required in each connection.

**ASSEMBLY DRAWING**

**TOP VIEW**  
4'-6 1/2" (137.53 cm)  
9'-0 1/2" (275.09 cm)

**PowerScape**  
**GameTime**  
1-800-235-2440  
ISSUED/REVISED: 03/09/12

**90077**  
**LOOP**  
**LADDER**

INSTALLATION INSTRUCTIONS  
1. Before assembling this equipment, read the enclosed INSTALLATION INSTRUCTIONS in the instruction booklet. Follow all the instructions during installation.  
2. Assemble parts as shown in the ASSEMBLY DRAWING. Refer to the assembly details for the specific hardware required in each connection.

**ASSEMBLY DRAWING**  
90079 SHOWN

**TOP VIEW**  
4'-6 1/2" (137.53 cm)  
9'-0 1/2" (275.09 cm)

**Product Specification**  
PRODUCT: DYSTON 3/4" (30.48 cm) ADJUSTABLE SYSTEM

**ASSEMBLY DRAWING**

**TOP VIEW**  
4'-6 1/2" (137.53 cm)  
9'-0 1/2" (275.09 cm)

**DRD**  
THE DEVELOPMENT REVIEW DIVISION

# EXISTING BUILDING ELEVATIONS



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



EX. PARKING LOT LIGHTS (TYP.)

NOTE:  
EXISTING BUILDING MATERIAL = E.I.F.S.  
(EXTERIOR INSULATION FINISHING SYSTEM)

**Statement of Justification**

**Kennedy Krieger Institute School at  
4600 Powder Mill Road  
Detailed Site Plan  
DSP-20055**

**Applicant:**

Berman Enterprises ("Owner")  
5410 Edson Lane, Suite 220  
Rockville, MD 20852

**Attorney:**

Andre Gingles  
Gingles, LLC  
14401 Sweitzer Lane, Suite 570  
Laurel, MD 20707

**Engineer/Planner:**

Gutschick, Little & Weber, P.A.  
3909 National Drive, Suite 250  
Burtonsville, MD 20866



On behalf of our client, Berman Enterprises ("Applicant"), this Statement of Justification is submitted in support of the enclosed Detailed Site Plan ("DSP") DSP-20055 for a Private School. The Applicant is seeking approval of its DSP pursuant to the applicable provisions of the County Zoning Ordinance. The subject property ("Property") is Parcels A and B, comprising approximately 9.68 acres. Situated primarily within the northwest quadrant of the Powder Mill / Ash Road intersection of Beltsville, Maryland, the overall property is zoned predominantly C-O with a portion of the property (Parcel B) being zoned R-80. The existing building, within which the Private School to be operated by the Kennedy Krieger Institute ("KKI") for Autism students, is zoned C-O. This Detailed Site Plan is prepared in accordance with the following:

1. The requirements of the Prince George's County Zoning Ordinance ("Zoning Ordinance") for development in the C-O Zone; and
2. The requirements of the Zoning Ordinance for DSPs and DSPs for Private Schools Site Plans.

### **1. Request**

This DSP is submitted for the purpose of obtaining approval of a private school within an existing building. The sole construction will be the addition of an outdoor play area adequate to accommodate up to 120 students. No other architectural or exterior changes are being proposed to the site or building. There may be minor internal tenant improvements. The Zoning Ordinance does not provide a waiver of doing the DSP for the private school use in an existing building. Section 27-461(b) of the Zoning Ordinance provides that a Private School is permitted in the C-O zone, and Section 27-463 outlines additional requirements specific to Private Schools.

### **2. Development Data Summary**

Zone: C-O and R-80

Proposed Use: Private School

Acreage: 9.68 acres is the size of the total property (4600 Powder Mill Road)

Building Gross Floor Area: 39,370 Square Feet

### **3. Location**

The Property is located in the northwest quadrant of the Powder Mill Road / Ash Road intersection and the school building will sit back approximately 379 linear feet from Powder Mill Road and approximately 87 linear feet from the Ash Road property boundary corner. Distance to edge of pavement on Ash Road is approximately 105'.

#### **4. Surrounding Land Uses**

The Property abuts a 73,000 square foot office building (zoned C-O) to the south and is part of the overall Berman property. That office building fronts on Powder Mill Road. To the rear and east of the Property is land, zoned R-R, owned by the Beltsville Boys Club, Inc. West and southeast of the Property are developed residential lots, all zoned R-R. Significant treed buffers, which will not be disturbed, exist between the Property and all of this R-R zoned land aforementioned. Lastly, the land opposite the larger 73,000 square foot building—and across Powder Mill Road—is zoned R-R.

#### **5. Previous Approvals**

The Property has no prior approvals other than building permits under which the current buildings have been constructed, used and occupied.

#### **6. Design Features**

The Applicant proposes no changes to the exterior of the building and parking area, except that identified on the DSP for the outdoor playground area. Inasmuch as the student population will be Autism students, the outdoor activity will be well supervised. The playground, approximately 3,000 square feet, will be secured/enclosed by a 42-inch fence with improvements to the existing ground to make the area code compliant for playgrounds.

#### **Sec. 27-282. Submittal requirements.**

- (a) The Detailed Site Plan shall be submitted to the Planning Board by the owner of the property or his authorized representative.

#### **The Applicant is the Owner.**

- (b) The Detailed Site Plan shall be prepared by an engineer, architect, landscape architect, or urban planner.

#### **Gutschick, Little & Weber, P.A. Engineering prepared the DSP.**

- (c) Upon filing the Plan, the Applicant shall pay to the Planning Board a fee to help defray the costs related to processing the Plan. The scale of fees shall be determined by the Planning Board, except that the filing fee for a day care center for children shall not exceed the Special Exception filing fee for a day care center for children as set forth in Section 27-297(b)(1.1). A fee may be reduced by the Planning Board if it finds that payment of the full amount will cause an undue hardship upon the applicant.

#### **Fee submitted with this application.**

- (d) If more than one (1) drawing is used, all drawings shall be at the same scale (where feasible)

**(shown on the DSP drawing).**

- (e) A Detailed Site Plan shall include the following:

- (1) Location map, north arrow, and scale

**(shown on the DSP drawing);**

- (2) Boundaries of the property, using bearings and distances (in feet); and either the subdivision lot and block, or liber and folio numbers

**(shown on the DSP drawing);**

- (3) Zoning categories of the subject property and all adjacent properties

**(shown on the DSP drawing);**

- (4) Locations and types of major improvements that are within fifty (50) feet of the subject property and all land uses on adjacent properties

**(shown on the DSP drawing);**

- (5) An approved Natural Resource Inventory

**(a Letter of Exemption is included with the DSP submission);**

- (6) Street names, right-of-way and pavement widths of existing streets and interchanges within and adjacent to the site

**(shown on the DSP drawing);**

- (7) Existing rights-of-way and easements (such as railroad, utility, water, sewer, access, and storm drainage)

**(shown on the DSP drawing);**

- (8) Existing site and environmental features as shown on an approved NRI

**(Letter of Exemption is included with the DSP submission);**

- (9) A Type 2 Tree Conservation Plan prepared in conformance with Division 2 of Subtitle 25 and The Woodland and Wildlife Habitat Conservation Technical Manual or a Standard Letter of Exemption

**(Letter of Exemption is included with the DSP submission);**

- (10) A statement of justification describing how the proposed design preserves and restores the regulated environmental features to the fullest extent possible

**(no changes to the existing features are proposed);**

- (11) An approved stormwater management concept plan

**(Applicant expects an exemption to be granted inasmuch as the amount of disturbance being proposed is substantially less than 5,000 square feet);**

- (12) Proposed system of internal streets including right-of-way widths

**(shown on the DSP drawing);**

- (13) Proposed lot/parcel lines and the dimensions (including bearings and distances, in feet) and the area of each lot/parcel

**(shown on the DSP drawing);**

- (14) Exact location and size of all buildings, structures, sidewalks, paved areas, parking lots (including striping) and designation of waste collection storage areas and the use of all buildings, structures, and land

**(shown on the DSP drawing);**

- (15) Proposed grading, using one (1) or two (2) foot contour intervals, and any spot elevations that are necessary to describe high and low points, steps, retaining wall heights, and swales

**(shown on the DSP drawing);**

- (16) A landscape plan prepared in accordance with the provisions of the Landscape Manual showing the exact location and description of all plants and other landscaping materials, including size (at time of planting), spacing, botanical and common names (including description of any plants that are not typical of the species), and planting method

**(no change proposed to the existing development);**

- (17) Exact location, size, type, and layout of all recreation facilities

**(shown on the DSP drawing);**

- (18) Exact location and type of such accessory facilities as paths, walks, walls, fences (including widths or height, as appropriate), entrance features, and gateway signs (in accordance with Section 27-626 of this Subtitle)

**(shown on the DSP drawing);**

- (19) A detailed statement indicating the manner in which any land intended for public use, but not proposed to be in public ownership, will be held, owned, and maintained for the indicated purpose (including any proposed covenants or other documents)

**(N/A);**

- (20) Description of the physical appearance of proposed buildings (where specifically required), through the use of architectural elevations of facades (seen from public areas) **(included with the DSP submission)**, or through other illustrative drawings, photographs, or renderings deemed appropriate by the Planning Board

**(no change proposed to the existing development);**

- (21) Any other pertinent information

- (f) The submittal requirements in (e) may be modified in accordance with Section 27-286.

**(N/A).**

- (g) A Detailed Site Plan application may amend an existing Conceptual Site Plan applicable to a proposal for development of the subject property.

**(N/A).**

- (h) A Detailed Site Plan shall be considered submitted on the date the Planning Director determines that the applicant has filed a complete Plan in accordance with the requirements of this Section.

**Section 27-463 requires a private school also address the following:**

- (a) Private schools permitted (P) in Table of Uses I 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:

**Comment: KKI's program is accredited by the Maryland State Department of Education.**

(1) Requirements.

(A) The school shall be located on a parcel of at least five (5) acres, on which the maximum enrollment shall be four hundred (400) students. 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. 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 one of which is attended by different students, enrollment shall mean the number of students enrolled in the session having the largest number of students.

**Comment: The area of the DSP is 5.1 acres and the parcel of land is 9.68 acres. Enrollment will not exceed 120 students.**

(B) The school may be located on a separate parcel of not less than two (2) acres if enrollment is limited to ninety (90) students, school programs are only for special education students referred from other public or private schools, and all school programs are certified or accredited by the State of Maryland.

**Comment: N/A**

(C) 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 shall not apply where the property is located in sparsely settled or farm area, or where the Planning Board determines that adequate passenger debarkation areas are provided.

**Comment: The paved surface is approximately thirty-one (31) feet. Attached as part of Applicant's DSP is the proposed bus routing for school drop-off and pick-up. As previously noted, the school will be in the rear building which sits back approximately 379 linear feet from Powder Mill Road. Applicant notes the arrival and departure times are each approximately 1 hour during which time 20-25 buses will be dropping off/picking up students. Seventy percent of the students will arrive or depart via the buses which will have between 1-4 students and be a mixture of short and long buses. The routing, shown on the attachment, provides the student drop-off/pick-up on the rear right side of the building subsequent to a turn around and hence a substantial stacking area for bus/vehicle drop-off if ever needed. Each student is individually escorted to and from the bus/vehicle to school and vice-versa. Based upon this information, the Applicant asserts the Planning Board could find that notwithstanding the five-foot deficiency in the paved surface, the Applicant is providing adequate passenger debarkation.**

(D) An outdoor playground or activity area shall be provided. It shall contain at least one hundred (100) square feet of usable space per student, unless the private school is for special education students and the owner or applicant demonstrates that less usable space per student will be adequate. In no case shall the playground or activity area have less than twenty-five (25) square feet 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 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. Access to and from the playground area will be via a marked walkway and ALWAYS supervised by adult staff.

**Comment: The DSP shows this information. Even though the school will be for "special needs students" Applicant and KKI are not requesting a reduction of the play area size.**

(E) 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 to 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).

**Comment: N/A**

#### **Section 27-285 Required findings:**

(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.

**Comment: As noted, no changes to the existing site or building are planned other than addition of the outdoor playground area. KKI desires to commence operations with the opening of school in August. The building and the site in its current configuration, design and aesthetics fully serves the needs of KKI and its intended student population. The Applicant would assert that any other changes would be potentially unreasonable and severely and negatively impact the utility of the proposed and intended use.**

(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)

**Comment: Not applicable.**

- (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.

**Comment: Not applicable**

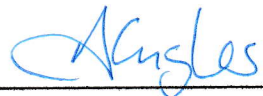
- (4) The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).

**Comment: Not applicable**

**Conclusion:**

The Detailed Site Plan included with this submission proposes no new development other than the addition of an outdoor playground area. The DSP is necessary in order to allow for a new tenant—KKI—to occupy existing space for a private school serving Autism students. The above statement of justification demonstrates the DSP addresses the applicable requirements—and as an existing building with minimal change to the existing site, provides for a reasonable alternative for satisfying site design guidelines—without requiring unreasonable costs. Your favorable consideration of this application is therefore requested.

Respectfully Submitted,

By:  \_\_\_\_\_

Andre J. Gingles  
Attorney for Applicant



Case No.: A-9434

Applicant: GDR III Limited Partnership

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,  
SITTING AS THE DISTRICT COUNCIL

ZONING ORDINANCE NO. 14 -1983

AN ORDINANCE to amend the Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland, with conditions, in accordance with Section 27-596 of the County Code.

WHEREAS, an application has been filed for property described as about 11.3 acres of land, at 4601 Powder Mill Road, in the northeast quadrant of the intersection of Powder Mill Road and Ash Road, to rezone the property from the R-R Zone to the C-O Zone; and

WHEREAS, the application was advertised and the property posted prior to public hearing, in accordance with all requirements of law; and

WHEREAS, public hearings on the application were held before the Planning Board and the Zoning Hearing Examiner; and

WHEREAS, before the Planning Board, the applicant amended its request, so that the rezoning would include 8.3 acres in the C-O Zone and 1.09 acres in the R-80 Zone; and

WHEREAS, having reviewed the record, the District Council has determined that the application should be granted; and

WHEREAS, as the basis for this action, the District Council adopts the recommendation of the Planning Board as its findings and conclusions in this case, with the following additions:

1. The change in the character of the neighborhood in this case, as reported by the Technical Staff and the Planning Board, relates only to the subject property and not generally to properties in the neighborhood. That is, the change in neighborhood character found in this case results from the unique situation of the subject property, which has an abandoned school.
2. In order to promote open space and light-intensity uses in this area, the portion of the subject property which is not rezoned will be left in open space.

3. In addition, the Planning Board's determination as to maximum square footage will be made a condition of this rezoning.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

Section 1. The Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland, is hereby amended by rezoning the property which is the subject of Application No. A-9434 from the R-R Zone to the C-0 Zone for about 8.3 acres and to the R-80 Zone for about 1.09 acres. The remaining 1.87 acres shall be left in the R-R Zone. The rezonings approved herein are as shown on the applicant's amended site plan in the record, which plan shall be the basis for a metes-and-bounds description to be submitted by the applicant.

Section 2. The rezonings approved herein are subject to the following conditions:

1. A minimum 25-foot landscape strip shall be provided and maintained along the northeast and northwest property lines, except where there is existing parking.
2. A minimum 100-foot building restriction line shall be located along the site's northwest property line. No building shall extend inside the area between the restriction line and the property line, but the area may be used for parking.
3. A minimum 50-foot building restriction line shall be located along the site's southeastern property line and shall be extended to protect the 1.09-acre tract being rezoned to the R-80 Zone. No building shall extend inside the area between the restriction line and the property line (or the R-80 Zone line), but the area may be used for parking.
4. No building shall exceed two stories in height.
5. At least 20 percent of the site shall be devoted to green space.
6. Prior to the issuance of building permits, a metes-and-bounds description of the properties rezoned herein, as shown on the amended site plan, shall be submitted to the Planning Board. In addition, a site plan of development shall be submitted to the Board for its review. In this review, the Board shall consider the proposed heights of buildings on the site and their relation to surrounding residential development, and whether commercial vehicle access to the site should be permitted from Ash Road.
7. The 1.87-acre tract which is not being rezoned shall be left in open-space uses.
8. Commercial use under C-0 regulations may be made of the existing school building, and such use may be expanded to other structures erected on the property being rezoned C-0. Total gross area devoted to C-0 uses, however, shall not exceed 115,000 square feet.

Section 3. This Ordinance shall take effect initially on the date of its enactment, but it shall not become final and fully effective until written acceptance by the applicant of the conditions stated above and final District Council approval. The applicant's acceptance of the conditions shall allow the Council to take final action on the application.

Enacted this 28th day of March, 1983, by the following vote:

In Favor: Council Members Casula, Amonett, Bell, Castaldi, Cicoria, Herl, Mills, Pemberton, and Wilson

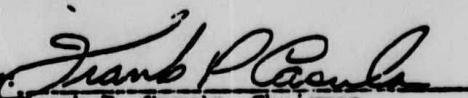
Opposed:

Abstained:

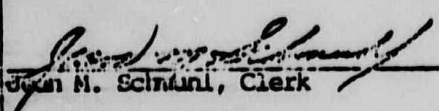
Absent:

Vote: 9-0

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, SITTING AS THE DISTRICT COUNCIL FOR THE MARYLAND-WASHINGTON REGIONAL DISTRICT IN PRINCE GEORGE'S COUNTY, MARYLAND

By:   
Frank P. Casula, Chairman

ATTEST:

  
John M. Schmitt, Clerk

Case No.: A-9434

Applicant: GDR III Limited Partnership

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,  
SITTING AS THE DISTRICT COUNCIL

FINAL CONDITIONAL ZONING APPROVAL

AN ORDINANCE to incorporate the applicant's acceptance of conditional zoning and to grant final conditional approval.

WHEREAS, the District Council, in approving Application No. A-9434, to rezone the subject property from the R-R Zone to the C-O and R-80 Zones, with a portion of the subject property remaining in the R-R Zone, attached conditions to protect adjacent properties and the neighborhood; and

WHEREAS, the applicant has duly consented in writing to the conditions;  
and

WHEREAS, the District Council, having reviewed the application and administrative record, deems it appropriate and advisable to accept the applicant's consent to the conditions it has imposed and to approve final conditional zoning;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

Section 1. Final conditional zoning approval of Application No. 9434 is hereby granted. The applicant's written acceptance of the conditions stated at the time of initial conditional zoning approval is hereby incorporated into this amendment of the Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland.

Section 2. Use of the subject property as conditionally reclassified shall be subject to all requirements in the applicable zone and to the requirements in the conditions stated above. Failure to comply with the stated conditions shall constitute zoning violations and shall be sufficient grounds for the District Council to amend this Zoning Map Amendment, to revoke use and occupancy permits, to institute appropriate civil or criminal proceedings, or to take any other action deemed necessary to obtain compliance.

Section 3. The rezoning granted herein shall be null and void if any condition attached to the rezoning is held unenforceable in any court of competent jurisdiction.

Section 4. This Ordinance shall take effect on the date of its enactment.

Enacted this 28th day of March, 1983, by the following vote:

In Favor: Council Members Casula, Amonett, Bell, Castaldi, Cicoria, Herl, Mills, Pemberton, and Wilson

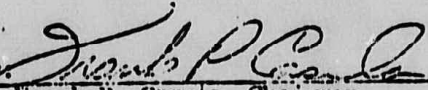
Opposed:

Abstained:

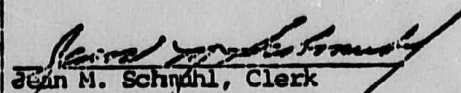
Absent:

Vote: 9-0

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, SITTING AS THE DISTRICT COUNCIL FOR THE MARYLAND-WASHINGTON REGIONAL DISTRICT IN PRINCE GEORGE'S COUNTY, MARYLAND

By:   
Frank P. Casula, Chairman

ATTEST:

  
Jean M. Schindl, Clerk

May 25, 2021

## MEMORANDUM

**TO:** Tierre Butler, Senior Planner, Urban Design Section  
**VIA:** Mridula Gupta, Planner Coordinator, Subdivision Section *MG*  
**FROM:** Antoine Heath, Senior Planner, Subdivision Section *AH*  
**SUBJECT:** DSP-20055, Kennedy Krieger Institute Beltsville

The property subject to this detailed site plan (DSP) application consists of one parcel known as Parcel 37 and is recorded by deed in the Prince George's County Land Records in Liber 11338 at folio 366. The property is a total of 9.68 acres and is located north of the intersection of Powder Mill Road and Ash Road. The majority of the property is located in the Commercial Office (C-O) Zone, and an approximately one-acre portion of the property is located in the One-Family Detached Residential (R-80) Zone. The property is also subject to the *2010 Approved Subregion 1 Master Plan and Sectional Map Amendment*. The applicant is proposing to develop a private school within an existing 114,190 square foot office building, as well as an outdoor play area to accommodate up to 120 students. The private school is proposed to occupy 39,370 square feet of the existing building. No additional gross floor area is being proposed.

There is no preliminary plan of subdivision (PPS) or final plat approvals associated with the subject site. A Zoning Map Amendment (A-9434) for this site, known as the Beltsville Office Park, was approved by the District Council in 1982 to rezone a portion of the property to the C-O-Zone. Site Development Plan SP-83032, for improvements to the existing 44,000 square foot building on the subject site, was approved in 1983. Subsequently, SP-83061 was also approved in 1983 for expansion of the building to 70,300 square feet. In 1986, SP-86101 was approved for further expansion of the building to 113,300 square feet. The site plan approvals for the development were in accordance with the conditions of the zoning approval A-9434-C which also limited total development to 115,000 square feet.

The subject site originally consisted of three Parcels on 11.6 acres, when it was conveyed to the Prince George's County Board of Education (PGCBE) in 1951. In 1983 the PGCBE conveyed the land to a private entity, GDR III Limited Partnership (GDR), as surplus property. In 1984 GDR conveyed 1.92 acres to the Beltsville Boys Club, and in 1995 it conveyed the remaining 9.68 acres to the Trustee holding the loan on the property in lieu of foreclosure. This conveyance is recorded by deed in Liber 10434 folio 239 and is attached here to. Finally, in 1997 the Trustee sold and conveyed the

subject property to the applicant who is the current property owner. The deed recording this conveyance in Liber 11338 at folio 366 is also attached. The portion of the building which is to be used as a private school was constructed in 1987 as an office use per SP-86101. All existing structures on the subject property were constructed prior to 1991 in accordance with site plan approvals and the 1995 trustees' deed validated division of the land in accordance with the following exemptions in the Subdivision Regulations.

Section 24-107(c) of the Prince George's County Subdivision Regulations states:

**(c) The following shall be exempt from the requirement of filing a preliminary plan and final plat of subdivision, except for any portion of land within the Interim Land Use Control (ILUC) Area subject to Sec. 24-120.03(b) of this Subtitle and consistent with Part 18 of the Zoning Ordinance unless otherwise noted below:**

**(7) Any subdivision of land by deed of a lot prior to January 1, 1982, provided:**

**(D) The development of more than five thousand (5,000) square feet of gross floor area, which constitutes at least ten percent (10%) of the total area of a site that is not subject to a Regulating Plan approved in accordance with Subtitle 27A of the County Code, has been constructed pursuant to a building permit issued on or before December 31, 1991.**

**(10) A conveyance resulting from foreclosure proceedings or trustees' sales pursuant to a deed of trust or mortgage, deeds in lieu of foreclosure, trustees' deeds and final decrees of foreclosure. For purposes of this Subtitle, where a property is not subject to a Regulating Plan approved in accordance with Subtitle 27A of the County Code, the execution and/or recordation of a deed of trust or mortgage shall not constitute a conveyance of property.**

In accordance with Section 24-107(c)(7)(D) and (10), the existing property and development is not subject to a PPS or final plat, as the subject property was developed prior to 1991 and conveyed to the applicant in 1997 as the result of a foreclosure and no new gross floor area is proposed. Any new development on the subject site, including a material change in use, which alters the existing office use and its associated impact will require a preliminary plan of subdivision as it would be beyond the exemption afforded for the existing property. The private school use proposed with this application will not cause an impact over and above that normally associated with an office use in the same space within the building. In consulting with the Transportation Planning Section, 39,370 square feet of private school use will generate approximately 109 AM trips and 31 PM peak-hour trips, whereas the same square footage of office use would generate approximately 112 AM and 149 PM peak-hour trips.

### **Recommended Conditions:**

Prior to certification of the Detailed Site Plan, the applicant shall:

1. Note the deed reference to Liber 11338 folio 366 in the general notes.
2. Label Parcel 37 on the Detailed Site Plan.

This referral is provided for the purposes of determining conformance with any underlying subdivision approvals and Subtitle 24. All bearings and distances must be clearly shown on the DSP and must be consistent with the deed for the property or permits will be placed on hold until the plans are corrected. There are no other subdivision issues at this time.

Attachments: Liber 10434 folio 239  
Liber 11338 folio 366



10434. 239

CLERK OF THE CIRCUIT COURT

Oct 30 12 35 PM '95

CLERK OF THE CIRCUIT COURT

Nov 2 12 31 PM '95

SPECIAL WARRANTY DEED

THIS DEED is made this 24th day of October, 1995, by and between GDR III LIMITED PARTNERSHIP, a Maryland limited partnership (the "Grantor"), and THE PAUL REVERE VARIABLE ANNUITY INSURANCE COMPANY (the "Grantee").

W I T N E S S E T H:

WHEREAS, by that certain Deed of Trust, executed by the Borrower for the benefit of the Grantee, recorded March 27, 1984, among the Land Records of Prince George's County, Maryland (the "Land Records") in Liber 5864 at folio 847, as amended by that certain First Amendment to Deed of Trust and Security Agreement recorded April 2, 1985, among the Land Records in Liber 6077 at folio 535, by that certain Second Amendment to Deed of Trust and Security Agreement recorded May 16, 1989, among the Land Records in Liber 7310 at folio 389, and by that certain Third Amendment to Deed of Trust recorded September 1, 1994, among the Land Records in Liber 9763 at folio 82 (collectively, the "Deed of Trust"), the Grantor conveyed the property described below (the "Property") to certain trustees named therein for the benefit of the Grantee as security for a loan in the original principal amount of THREE MILLION TWO HUNDRED THOUSAND AND NO/100 DOLLARS (\$3,200,000.00) (the "Loan");

WHEREAS, the principal outstanding balance of the Loan is TWO MILLION THREE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$2,350,000.00), plus accrued interest;

WHEREAS, the fair market value of the Property is TWO MILLION THREE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$2,350,000.00);

WHEREAS, the Grantor has offered to convey the Property to the Grantee in exchange for a release of the Grantor's liabilities and obligations under the Loan; and

WHEREAS, the Grantee is agreeable to the release of Grantor from liability under the Loan, subject, however, to certain terms and conditions.

5.00  
26.00  
11,730.00  
107,730.00  
Ref # 5810  
12:35 PM

SEARCHED  
SERIALIZED  
INDEXED  
OCT 30 1995  
11:35 AM

NOW, THEREFORE, in consideration of the foregoing premises and the Grantor's release from liability under the Loan, as aforesaid, the Grantor does grant, bargain, sell, and convey unto the Grantee, its successors and assigns, to have and to hold in fee simple all that piece or parcel of land situate, lying and being in Prince George's County, State of Maryland, described as follows, to wit:

See Exhibit A attached hereto and incorporated herein by this reference.

Together with all of the ways, easements, rights, covenants, benefits, rights-of-way, agreements, privileges, and appurtenances to the same belonging, enjoyed by, or in any way benefiting or appertaining thereto; all rights of the Grantor in and to any and all adjoining public and private streets, roadways, and rights of way, and any privately owned water and sewer lines servicing the Property; and all the estate, right, title, interest and claim, either at law or in equity, or otherwise however, of the Grantor of, in, to or out of the Property.

This Deed is an absolute conveyance, the Grantor having transferred said land to the Grantee for a fair and adequate consideration. The Grantor declares that this conveyance is freely and fairly made, and that there are no agreements, oral or written, in accordance with which the Grantor retains any right, title, or interest in and to the Property.

The Grantor covenants that it will warrant specially the Property herein conveyed; and that it will execute such further assurance of said land as may be requisite.

This Special Warranty Deed may be executed in any number of counterparts which, when taken together, shall constitute one (1) Special Warranty Deed.

WITNESS:

GDR III LIMITED PARTNERSHIP



By:



(SEAL)

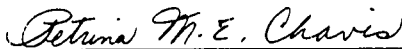
Dennis Berman  
General Partner



By: Gary C. Berman (SEAL)  
 Gary C. Berman  
 General Partner

**MARYLAND ATTORNEY'S CERTIFICATION:**

I HEREBY CERTIFY that this instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.



Petrina M. E. Chavis

**AFTER RECORDATION, PLEASE RETURN TO:**

Petrina M. E. Chavis, Esquire  
 Swidler & Berlin, Chartered  
 3000 K Street, N.W., Suite 300  
 Washington, D.C. 20007-5116  
 (202) 424-7597

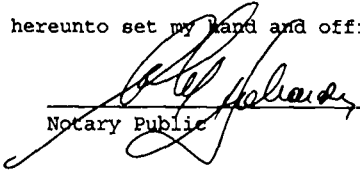
PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) VJ 10434, p. 0242, MSA\_CE64\_10515.

STATE OF MARYLAND :  
: ss:  
COUNTY OF \_\_\_\_\_ :

I HEREBY CERTIFY THAT on this 24 day of October, 1995, before the undersigned, a Notary Public of the State and County aforesaid, personally appeared, Dennis Berman, who acknowledged himself to be a general partner in GDR III Limited Partnership, a Maryland limited partnership, and that he, as such general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as a general partner.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

(SEAL)

  
\_\_\_\_\_  
Notary Public

MY COMMISSION EXPIRES:



PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) VJ 10434, p. 0243, MSA\_CE64\_10515.

STATE OF MARYLAND :  
: SS:  
COUNTY OF \_\_\_\_\_ :

I HEREBY CERTIFY THAT on this 24 day of October, 1995, before the undersigned, a Notary Public of the State and County aforesaid, personally appeared, Gary C. Berman, who acknowledged himself to be a general partner in GDR III Limited Partnership, a Maryland limited partnership, and that he, as such general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as a general partner.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

(SEAL)

*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public

MY COMMISSION EXPIRES:



PAID BY PRINCE GEORGE'S COUNTY  
NOV-95 \$132,900.00  
#1

RECORDED IN THE OFFICE OF  
PRINCE GEORGE'S COUNTY, MD  
NOV 2 1995

TRANSFERRED  
NOV 2 1995  
BY *Colly* TRANSFEREE  
CLOCK

As Errors and Omissions coverage is required by the State of Maryland, the undersigned hereby certifies that the above described instrument was prepared in accordance with the requirements of the State of Maryland.  
Notary Public for Prince Georges County, MD  
TS-08-01

EXHIBIT B  
DESCRIPTION

E-2 PROPERTY

Being part of a parcel of land conveyed to GDR III Limited Partnership from Prince George's County, Maryland a body Corporate and Politic, by deed dated May 17, 1983 and recorded among the Land Records of Prince George's County, Maryland in Liber 3693 at Folio 236

Beginning at a point on the northeasterly right-of-way line of Powder Mill Road, said point being at the beginning of the second or North 32°55' East 558.00 foot line of Parcel No. 2 as described in the aforesaid GDR III Limited Partnership deed; thence running with said line North 32°15'25" East, 577.36 feet to a point; thence running with the first or North 32°55'00" East 379.80 foot line of Parcel No. 1 as described in the aforesaid GDR III Limited Partnership deed North 32°45'00" East, 225.91 feet to a point; thence running through, over and across Parcel No. 1 as described in the aforesaid deed South 31°38'46" East, 500.13 feet to a point; thence South 17°40'36" West, 214.15 feet to a point on the second or South 53°30' East 140 foot line of Parcel No. 3 as described in the aforesaid GDR III Limited Partnership deed; thence running with said line South 53°33'07" East, 25.05 feet to a point; thence running along the center-line of a perpetual right-of-way (30 feet wide) as set forth in a deed to William T. Perkins as recorded among the Land Records of Prince George's County, Maryland in Liber 911 at Folio 82 South 32°45'00" West 467.62 feet to a point on the northerly right-of-way line of Powder Mill Road; thence running with said northerly right-of-way line North 53°33'07" West, 140.00 feet to a point; thence North 45°35'26" West, 395.18 feet to the point of beginning; containing 375,757 square feet or 8.6262 acres.

E-80

Being part of a parcel of land conveyed to GDR III Limited Partnership from Prince George's County, Maryland, a body Corporate and Politic, by deed dated May 17, 1983 and recorded among the Land Records of Prince George's County, Maryland in Liber 3693 at Folio 236

Beginning at an Iron Pipe on the southwesterly right-of-way line of Pleasant Street as shown on the plat of subdivision entitled "Baltaville Heights" and recorded among the Land Records of Prince George's County, Maryland in Plat Book NWR 2 as Plat No. 49, said point being the beginning of the third or South 67°34'10" West 351.08 foot line of Parcel No. 1 of the aforesaid GDR III Limited Partnership deed; thence running with the aforesaid line South 67°24'10" West; 351.08 feet to a point; thence running through, over and across said Parcel No. 1 of the aforesaid GDR III Limited Partnership deed North 17°40'34" East, 214.15 feet to a point; thence North 50°40'40" East, 172.70 feet to a point on the second or South 34°57'44" East 762.06 foot line of Parcel No. 1 of the aforesaid GDR III Limited Partnership deed; thence running with the aforesaid line South 35°05'56" East, 218.27 feet to the point of beginning; containing 47,479 square feet or 1.0900 acres.

State of Maryland Land Instrument Intake Sheet  
Baltimore City County: Prince George  
Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.

(Type or Print in Block Ink Only - All Copies Must Be Legible)  
( ) Check Box if Addendum Intake Form is Attached.

1	Type(s) of Instruments	<input checked="" type="checkbox"/> Deed	<input type="checkbox"/> Mortgage Lease	<input type="checkbox"/> Other
2	Conveyance Type Check Box	<input type="checkbox"/> Improved Sale Arms-Length (1)	<input type="checkbox"/> Unimproved Sale Arms-Length (2)	<input checked="" type="checkbox"/> Multiple Accounts Arms-Length (3)
3	Tax Exemptions (If Applicable) Cite or Explain Authority	<input type="checkbox"/> Recodation <input type="checkbox"/> State Transfer <input type="checkbox"/> County Transfer		

4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only		
		Purchase Price/Consideration	\$ <u>2,350,000.00</u>	Transfer and Recodation Tax Consideration		
		Any New Mortgage	\$ <u>2,350,000.00</u>	Transfer Tax Consideration	\$	
		Balance of Existing Mortgage	\$	X ( ) % =	\$	
		Other:	\$	Less Exemption Amount	-	\$
		Other:	\$	Total Transfer Tax	=	\$

5	Fees	Amount of Fees	Dec. 1	Dec. 2	Agent:
		Recording Charge	\$	\$	Tax Bill:
		Surcharge	\$	\$	C.B. Credit:
		State Recodation Tax	\$	\$	Ag. Tax/Other:
		State Transfer Tax	\$	\$	
		County Transfer Tax	\$	\$	
		Other	\$	\$	

6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG <input type="checkbox"/> (8)	
			<u>01-000 5181</u>					
		Subdivision Name	Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref.	SqFt/Acreage (9)	
		Location/Address of Property Being Conveyed (2)						
		<u>Powder Mill Rd</u>						

7	Transferred From	Dec. 1 - Grantor(s) Name(s)	Dec. 2 - Grantor(s) Name(s)
		<u>GDR III Limited Partnership</u>	
		Dec. 1 - Owner(s) of Record, if Different from Grantor(s)	Dec. 2 - Owner(s) of Record, if Different from Grantor(s)

8	Transferred To	Dec. 1 - Grantee(s) Name(s)	Dec. 2 - Grantee(s) Name(s)
		<u>The Paul &amp; Virginia Annuity Insurance Co.</u>	
		New Owner's (Grantee) Mailing Address <u>OTD. P. Charles, Esq</u>	

9	Other Names to Be Indexed	Dec. 1 - Additional Names to be Indexed (Optional)	Dec. 2 - Additional Names to be Indexed (Optional)
		<u>Swidler &amp; Berlin 300 K Street WASH DC 20007</u>	

10	Contact/Mail Information	Instrument Submitted By or Contact Person		<input checked="" type="checkbox"/> Return to Contact Person
		Name: <u>H Weiss</u>	Firm: <u>Commerce Title</u>	<input type="checkbox"/> Hold for Pickup
		Address: <u>777 Reservoir Rd</u>	Phone: <u>(410) 65 3404</u>	<input type="checkbox"/> Return Address Provided
		Address: <u>Powder Mill Rd</u>		

11	Assessment Information	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Will the property being conveyed be the grantee's principal residence?
		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Does transfer include personal property? If yes, identify: _____
		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Terminal Verification		Agricultural Verification		Whole		Part		Trans. Process Verification	
Transfer Number:	18	Date Received:	19	Doc. Reference:	MAP	Sub	Block		
Land		Use		Ex. St.					

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) VJ 10434 p. 0246, MSA CE64\_10515 Date available 09/16/2005. Print

Scale Required for County No. 2010-



**SPECIAL OR LIMITED WARRANTY DEED**  
CLERK OF THE CIRCUIT COURT

THE COMMONWEALTH OF MASSACHUSETTS  
THE COUNTY OF WORCESTER

MAR 25 12 14 PM '97

THE PAUL REVERE VARIABLE ANNUITY INSURANCE COMPANY, a Massachusetts corporation (the "Grantor"), whose address is 18 Chestnut Street, Worcester, Massachusetts, for and in consideration of the sum of One Million Eight Hundred Fifty Thousand Dollars (\$1,850,000.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has, subject to the exceptions hereinafter set forth, GRANTED, SOLD, and CONVEYED and does hereby GRANT, SELL, and CONVEY unto DENGAR BELT LIMITED LIABILITY LIMITED PARTNERSHIP, a Maryland limited liability limited partnership (the "Grantee"), whose address is 11140 Rockville Pike, Suite 380, Rockville, Maryland, certain land located in Prince George's County, Maryland, and being more particularly described in Exhibit A attached hereto and incorporated herein by reference, together with all improvements located on such land (such land and improvements being collectively referred to as the "Property").

This conveyance is made and accepted subject to all matters of record.

TO HAVE AND TO HOLD the Property, together with all rights and appurtenances pertaining thereto, including all of Grantor's right, title and interest in and to adjoining streets, alleys and rights-of-way, unto Grantee and Grantee's successors, heirs, and assigns forever; and Grantor does hereby bind itself and its successors and heirs to warrant and forever defend the Property unto Grantee and Grantee's successors, heirs, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise, for matters arising subsequent to the vesting of title in Grantor.

Notwithstanding any provision to the contrary, Grantor makes no warranties of any nature or kind, whether statutory, express or implied, with respect to the physical condition of the Property (including without limitation any and all improvements located thereon and/or comprising a part thereof), and Grantee by its acceptance of this Deed accepts the physical condition of the property "AS IS, WITH ALL FAULTS."

EXECUTED as of the 19<sup>TH</sup> day of February, 1997.

Susan M. Orr  
Witness

Charles A. [Signature]  
Witness

THE PAUL REVERE VARIABLE ANNUITY  
INSURANCE COMPANY  
By: Jeanneen V. Mendell  
Printed name: Jeanneen V. Mendell  
Its: 2nd Vice President

TOP TO SURVEY \$  
RECORDING FEE  
TAXES STATE  
10% OF SALE PRICE  
REPT # 1004  
MAY 23 1997  
SMO/27098/47/201962.  
2/18/97-SHC/H1  
REPT # 55309  
MAY 23 1997  
12:11 PM

MARYLAND ATTORNEY'S CERTIFICATION

I HEREBY CERTIFY that this instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

*[Handwritten Signature]*

THE COMMONWEALTH OF MASSACHUSETTS

THE COUNTY OF WORCESTER

This instrument was acknowledged before me on February 9, 1997, by JEANNEEN V. MENDALL, 2nd V.P. of THE PAUL REVERE VARIABLE ANNUITY INSURANCE COMPANY, a Massachusetts corporation, on behalf of said corporation.

Mary A. Baribeault  
Notary Public  
My Commission Expires: \_\_\_\_\_  
Printed Name of Notary: Mary A. Baribeault  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires June 16, 2000.

TRANSFERRED  
MAR 7 1997  
BY [Signature] CLERK  
TRANSFER OFFICE

RETURN TO:  
COMMERCE TITLE COMPANY, INC.  
Commerce West Ste. 200  
1777 Reisterstown Rd.  
PIKESVILLE, MD 21208  
(410) 653-4004

All Taxes on assessments certified to the Collector of Taxes for Prince George's County, Md. by 3/2/97 have been paid Dept. of Finance Prince George's County Md. This statement is for recordation and is not a guarantee against further taxation even for prior periods, nor does it guarantee satisfaction of outstanding tax sales.

01A05#0118SUPTRN  
PGCG 12:34PM03-07-97  
\$25,900.00

SMO/27098/47/201962.1  
2/18/97-SHC/H1

RECORDATION TAX AND  
TRANSFER TAX PAID  
OFFICE OF FINANCE  
PRINCE GEORGE'S COUNTY  
PGCG 12:35PM03-07-97 \$8,140.00

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) VJ 11338, p. 0367, MSA\_CE64\_11418. Date available 12/18/2008. Printed 03/09/2021.

## LEGAL DESCRIPTION

C-O PROPERTY

Being part of a parcel of land conveyed to GDR III Limited Partnership from Prince George's County, Maryland a body Corporate and Politic, by deed dated May 17, 1983 and recorded among the Land Records of Prince George's County, Maryland in Liber 3693 at Folio 236

Beginning at a point on the northeasterly right-of-way line of Powder Hill Road, said point being at the beginning of the Second or North 32°55' East 558.00 foot line of Parcel No. 2 as described in the aforesaid GDR III Limited Partnership deed; thence running with said line North 32°15'25" East, 577.36 feet to a point; thence running with the first or North 32°55'00" East 379.80 foot line of Parcel No. 1 as described in the aforesaid GDR III Limited Partnership deed North 32°45'00" East, 225.91 feet to a point; thence running through, over and across Parcel No. 1 as described in the aforesaid deed South 31°38'46" East, 500.13 feet to a point; thence South 17°40'36" West, 214.15 feet to a point on the second or South 53°30' East 140 foot line of Parcel No. 3 as described in the aforesaid GDR III Limited Partnership deed; thence running with said line South 53°33'07" East, 25.05 feet to a point; thence running along the centerline of a perpetual right-of-way (50 feet wide) as set forth in a deed to William T. Parkins as recorded among the Land Records of Prince George's County, Maryland in Liber 911 at Folio 82 South 32°45'00" West 467.62 feet to a point on the northerly right-of-way line of Powder Hill Road; thence running with said northerly right-of-way line North 53°33'07" West, 140.00 feet to a point; thence North 45°35'26" West, 395.18 feet to the point of beginning; containing 375,757 square feet or 8.6262 acres.

X-80

Being part of a parcel of land conveyed to GDR III Limited Partnership from Prince George's County, Maryland, a body Corporate and Politic, by deed dated May 17, 1983 and recorded among the Land Records of Prince George's County, Maryland in Liber 3693 at Folio 236

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A - 1

SMO/27098/47/20  
2/18/97-SHC/H11



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Countywide Planning Division  
Transportation Planning Section

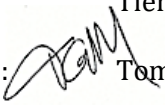
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
TTY: (301) 952-4366  
www.mncppc.org/pgco

301-952-3680

May 24, 2021

**MEMORANDUM**

TO: Tierre Butler, Urban Design Review Section, Development Review Division

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

SUBJECT: **DSP-20055: Kennedy Krieger Institute**

**Proposal**

The applicant is proposing to locate a private school within an existing office building. No additional square footage is proposed.

**Background**

A private school is permitted by right with a requirement of a detailed site plan (DSP) in accordance with Section 27-463 of the Zoning Ordinance. The DSP for this use has specific transportation-related location requirements that will be verified as a part of this review, but no requirement for a determination of transportation adequacy. In general, the site plan is intended to address general detailed site plan requirements such as access and circulation.

The site appears to have no prior development applications. The subject property exists as an unsubdivided parcel. It appears that the site was constructed as a school in the 1970's and was sold for reuse as an office building in the early 1980's.

**Review Comments**

The applicant proposes to locate a private school within an existing office building. The school is 39,310 square feet and will serve 120 students. The 10th edition of *Trip Generation* (Institute of Transportation Engineers) includes rates for "Private School (K-8)." Using those rates, the proposal would generate 109 AM and 31 PM peak-hour trips. The space has the potential to serve both general office and medical/professional office uses. With medical/professional office being the more trip-intensive of the two uses, the space used as office could generate 112 AM and 149 PM peak-hour trips. It is therefore determined that the use is consistent with the entitlement of the existing building.

The most recent submitted plans have been reviewed. Access and circulation are acceptable. The site is adjacent to Powder Mill Road, a master plan collector facility with a right-of-way width of 80 feet, as listed in the *Approved Master Plan and Sectional Map Amendment for Subregion I*. The right-of-width is depicted as variable width on the plat but the plat does not fully supply the needed 40 feet from centerline. Aerial photography shows street improvements within the parcel. In any regard, no existing or proposed structures are shown within the ultimate right-of-way. Also, it is noted that the pavement width of Powder Mill Road in front of the subject property is a minimum of

36 feet; therefore, staff believes that the site meets the requirements of Section 27-463(a)(1)(C). Staff also believes that the plan demonstrates adequate debarkation areas. Passenger drop-off and pick-up will occur using an internal driveway, and will not occur on the adjacent public street.

**Conclusion**

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



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION


Countywide Planning Division  
Transportation Planning Section


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May 25, 2020

**MEMORANDUM**

TO: Tierre Butler, Development Review Division

FROM: Benjamin Ryan, Transportation Planning Section, Countywide Planning Division 

VIA: Bryan Barnett-Woods, Transportation Planning Section, Countywide Planning Division 

**SUBJECT: Detailed Site Plan Review for Pedestrian and Bicycle Transportation Master Plan Compliance**

The following detailed site plan (DSP) was reviewed for conformance with the Zoning Ordinance, the *Approved Countywide Master Plan of Transportation (MPOT)*, and the 2010 *Approved Subregion 1 Master Plan* and sectional map amendment and sector plan to provide the appropriate pedestrian and bicycle transportation recommendations.

**Detailed Site Plan Number:** DSP-20055

**Development Case Name:** Kennedy Krieger Institute Beltsville

Type of Master Plan Bikeway or Trail

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

<b>Detailed Site Plan Background</b>	
Building Square Footage (non-residential)	39,370 Square-Feet
Number of Units (residential)	N/A
Abutting Roadways	Powder Mill Road, Ash Road
Abutting or Nearby Master Plan Roadways	Powder Mill Road (C-112)
Abutting or Nearby Master Plan Trails	Planned Bike Lane: Powder Mill Road
Proposed Use(s)	Private School
Zoning	C-O
Centers and/or Corridors	N/A
Prior Approvals on Subject Site	N/A

### **Previous Conditions of Approval**

There are no binding prior conditions of approval on the subject property specific to pedestrian or bicycle improvements that are relevant to this subject application.

### **Proposed Pedestrian and Bicycle Infrastructure**

The submitted plans display an internal pedestrian access-route from the proposed bus drop-off leading to the school. The subject property contains an existing sidewalk along the entirety of its frontage along Powder Mill Road. Additional crosswalks crossing the drive aisles have been located at both points of vehicle entry. The applicant's detail sheet displays a proposed play area that displays two Inverted-U style bicycle racks. Should the applicant move the location of the proposed play area, staff maintains its recommendation that two bicycle racks be located convenient to the entrance of the building.

### **Review of Master Plan Compliance**

This development case is subject to 2009 *Approved Countywide Master Plan of Transportation* (MPOT), which recommends the following facilities:

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

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*.

Policy 5: Evaluate new development proposals in the Developed and Developing Tiers for conformance with the complete streets principles.

**Comment:** The subject property fronts along Powder Mill Road, which is an MPOT planned bicycle lane. No additional right-of-way is being sought with this application. The Prince George's County Department of Permits, Inspections, and Enforcement (DPIE) can require the construction of the master plan recommended bicycle lane as appropriate, or it may be installed by the Department of Public Works & Transportation (DPW&T) as part of a future roadway repaving or capital improvement project.

The subject property falls within the 2010 *Approved Subregion 1 Master Plan and Sectional Map Amendment*. The Transportation – Pedestrians and Bicyclists Section makes the following recommendations:

Policy 3: Incorporate walkable street sections and provide the safety, connectivity, access, and mobility connections necessary to implement a complete and comprehensive pedestrian network. (p.126)

### **Recommended Conditions of Approval**

The Transportation Planning Section find that the 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 transportation and conclude that the submitted detailed site plan is deemed acceptable from the standpoint of pedestrian and bicycle transportation.



Countywide Planning Division  
Environmental Planning Section

301-952-3650

May 24, 2021

**MEMORANDUM**

TO: Tierre Butler, Senior Planner, Urban Design Section, DRD

VIA: Megan Reiser, Supervisor, Environmental Planning Section, CWPD *MR*

FROM: Marc Juba, Planner Coordinator, Environmental Planning Section, CWPD *MJ*

SUBJECT: **Kennedy Krieger Institute Beltsville; DSP-20055**

The Environmental Planning Section (EPS) has reviewed the referral information received by EPS on April 28, 2021. Comments were provided to the applicant at the Subdivision Review Committee (SDRC) meeting on May 14, 2021, and revised plans were submitted by the applicant on May 20, 2021. The proposal is for a private school within an existing office building, as well as the installation of a 3,000 square-foot playground within the northeastern corner of an existing parking lot located on Parcel 37 (9.68 acres), which is located within the C-O and R-80 zones.

The site has been issued a standard exemption from the Woodland and Wildlife Habitat Conservation Ordinance (WCO) (S-069-2021) because the site is less than 40,000 square feet in size and has no previous TCP approvals. An NRI equivalency letter has been issued for the site (NRI-053-2021). The NRI was issued based on the standard woodland conservation exemption and that no Regulated Environmental Features (REF) will be impacted.

The site has an approved Stormwater Management Concept Plan #9231-2021 and associated letter, which are valid until April 16, 2024. According to the approval letter, this project is exempt from stormwater management (SWM) requirements, since less than 5,000 square feet of disturbance is proposed. The approved concept plan is consistent with the DSP. No stormwater structures are proposed on the approved concept plan. The project will be subject to further review at the time of permit and the Department of Permits, Inspections and Enforcement (DPIE) reserves the right to impose restrictions, if necessary, prior to permit.

No other environmental requirements have been identified for this application.

May 21, 2021

**MEMORANDUM**

TO: Tierre Butler, Urban Design


FROM: Kelsey Shaffer, Permit Review Section, Development Review Division

SUBJECT: Referral Comments for DSP-20055 – Kennedy Krieger Institute Beltsville

1. The proposed fencing around the proposed playground area must be at least 5' in height for students grade 7 and above per Section 27-463(a)(1)(D) and shall be demonstrated on the site plan.

May 17, 2021

**MEMORANDUM**

**TO:** Tierre Butler, Senior Planner, Urban Design Section, Development Review Division  
**VIA:** David A. Green, MBA, Master Planner, Community Planning Division   
**FROM:** Zachary Luckin, Planner, Neighborhood Revitalization Section, Community Planning Division *ZL*  
**SUBJECT:** **DSP-20055 KENNEDY KRIEGER INSTITUTE BELTSVILLE**

**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

**Location:** 4600 POWDER MILL RD. BELTSVILLE, MD 20705

**Size:** 9.68 acres

**Existing Uses:** Office

**Proposal:** Locate a Private School in a portion of an existing building office building

**GENERAL PLAN, MASTER PLAN, AND SMA**

**General Plan:** Plan 2035 places this application in the Established Communities Growth Policy Area. The vision for the Established Communities is to create the most appropriate for context-sensitive infill and low- to medium density development. p.20

**Master Plan:** The 2010 *Approved Subregion 1 Master Plan and Sectional Map Amendment* recommends commercial land uses on the subject property.

**Planning Area:** 61

**Community:** Fairland-Beltsville & Vicinity

**Aviation/MIOZ:** This application is not located within an Aviation Policy Area or the Military Installation Overlay Zone.

**SMA/Zoning:** The 2010 *Approved Subregion 1 Master Plan and Sectional Map Amendment* retained the C-O zoning on the subject property.

**MASTER PLAN CONFORMANCE ISSUES:**

None

c: Long-range Agenda Notebook

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



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Countywide Planning Division  
Historic Preservation Section

301-952-3680

May 18, 2021

**MEMORANDUM**

**TO:** Tierre Butler, Urban Design Section, Development Review Division

**VIA:** Howard Berger, Historic Preservation Section, Countywide Planning Division **HSB**

**FROM:** Jennifer Stabler, Historic Preservation Section, Countywide Planning Division **JRS**  
Tyler Smith, Historic Preservation Section, Countywide Planning Division **TAS**

**SUBJECT: DSP-20055 Kennedy Krieger Institute Beltsville**

The subject property comprises 9.72- acres and is located at 4600 Powder Mill Road on the east side of Powder Mill Road, approximately 357 feet north of the intersection Powder Mill and Odell roads. The subject application proposes a private school within an existing building. The subject property is Zoned C-O and R-80.

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. The subject property does not contain and is not adjacent to any designated Prince George's County Historic Sites or resources. Historic Preservation Section staff recommend approval of DSP-20055 Kennedy Krieger Institute Beltsville without conditions.