

March 5, 2021

Maurene Epps-McNeil
Zoning Hearing Examiner
County Administration Building
Upper Marlboro, MD 20772

**RE: SE-4836, THE CHILDREN'S
GUILD, PRE-SCHOOL**

Dear Ms. Epps-McNeil:

On March 4, 2021, after review of the technical staff report, the Prince George's County Planning Board approved the transmittal of the recommendation. Therefore, the application is hereby transmitted directly to the District Council/Zoning Hearing Examiner, and the technical staff's recommendation constitutes the Planning Board's recommendation.

Very truly yours,



James R. Hunt, Chief
Development Review

Enclosure

cc: Persons of Record



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.ig2.com/Citizens/Default.aspx>

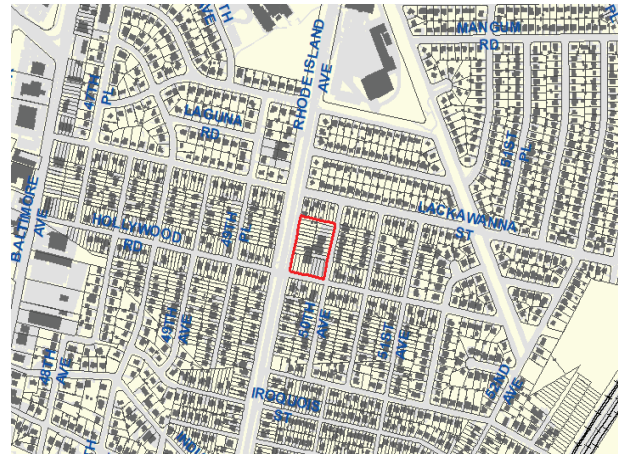
Special Exception

SE-4836

The Children's Guild Preschool

REQUEST	STAFF RECOMMENDATION
A special exception to accommodate a 120-student private school for preschool-aged students within an existing church and associated playground improvement.	APPROVAL with conditions

Location: In the northeast quadrant of the intersection of Rhode Island Avenue and Hollywood Road.	
Gross Acreage:	2.15
Zone:	R-55
Dwelling Units:	0
Gross Floor Area:	22,060 sq. ft.
Lots:	30
Parcels:	0
Planning Area:	66
Council District:	01
Election District:	21
Municipality:	College Park
200-Scale Base Map:	212NE05
Applicant/Address: The Children's Guild Inc. 6802 McClean Boulevard Parkville, MD 21234	
Staff Reviewer: Thomas Sievers Phone Number: 301-952-3994 Email: Thomas.Sievers@ppd.mncppc.org	



Planning Board Date:	03/04/2021
Planning Board Action Limit:	N/A
Staff Report Date:	02/16/2021
Date Accepted:	12/10/2020
Informational Mailing:	08/07/2020
Acceptance Mailing:	12/03/2020
Sign Posting Deadline:	N/A

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

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

TECHNICAL STAFF REPORT:

TO: The Prince George's County Planning Board
The Prince George's County District Council

VIA: Jeremy Hurlbutt, Supervisor, Zoning Review Section, Development Review Division

FROM: Thomas Sievers, Senior Planner, Zoning Review Section,
Development Review Division

SUBJECT: Special Exception SE-4836
The Children's Guild Preschool

REQUEST: A Special Exception to accommodate a 120-student private school for
preschool-aged students within an existing church and associated playground
improvement.

RECOMMENDATION: **APPROVAL with conditions**

NOTE:

The Planning Board has scheduled this application on the consent agenda for transmittal to the Zoning Hearing Examiner on the agenda date of March 4, 2021.

You are encouraged to become a person of record in this application. The request must be made in writing and addressed to the Prince George's County Office of the Zoning Hearing Examiner, County Administration Building, Room 2184, 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772. Questions about becoming a person of record should be directed to the Hearing Examiner at 301-952-3644. All other questions should be directed to the Development Review Division at 301-952-3530.

FINDINGS:

1. **Location and Site Description:** The subject property is located in the northeast quadrant of Rhode Island Avenue and Hollywood Road. Two buildings exist on the property, which house existing church and day care uses in the One-Family Detached Residential (R-55) Zone. The existing buildings on-site total 22,060 square feet of gross floor area.
2. **History and Previous Approvals:** The subject property is located on Tax Map 25 in Grid F2, consists of 30 lots, and contains a total of 2.15 acres of land. The subject property is known as Lots 11 through 40, recorded by plat among the Prince George’s County Land Records in Plat Book RNR 2, Pg. 18–19. The existing church, totaling two buildings, was originally constructed circa 1950. On May 15, 1964, the Prince George’s County District Council approved a Special Exception (SE-1028) with no conditions to accommodate a portion of the property for the purpose of a day care use for children with the existing church use. The day care use will cease when the pending SE-4836 is approved for the use of the property as a church and private school.
3. **Neighborhood and Surrounding Uses:** The general neighborhood is bounded to the north by I-95/I-495 (the Capital Beltway), Baltimore Avenue to the west, the Greenbelt Metro Station to the east, and MD-193 (Greenbelt Road/University Boulevard East) to the south. The neighborhood primarily includes residential uses. The immediate uses surrounding the subject property are as follows:
 - North—** Single-family detached dwelling units and College Park Church of Nazarene in the R-55 Zone.
 - East—** Single-family detached dwelling units in the R-55 Zone.
 - South—** Single-family detached dwelling units in the R-55 Zone.
 - West—** Single-family detached dwelling units in the R-55 Zone.
4. **Request:** The applicant requests approval of a special exception to accommodate a 120-student private school for preschool-aged children within an existing church and associated playground improvement.

5. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	R-55	R-55
Use(s)	Church & Day Care	Church & Private School
Acreage	2.15	2.15
Lots	30	30
Gross Floor Area	22,060 sq. ft.	22,060 sq. ft.
Dwellings	0	0

6. **Required Findings:** A special exception is subject to the general findings for approval of all special exceptions contained in Section 27-317(a) of the Prince George’s County Zoning Ordinance. Part 4 of the Zoning Ordinance also includes additional required findings for

specific uses. A private school is subject to the additional findings of Section 27-396 of the Zoning Ordinance. The analysis of all the required findings for approval are provided below.

In support of the application, the applicant filed a statement of justification submitted December 10, 2020 incorporated by reference herein. This case was heard at the Subdivision and Development Review Committee (SDRC) meeting on December 28, 2020. The applicant submitted a revised site plan and landscape plans for the subject property, which were received on January 28, 2021, as requested by staff at the SDRC meeting.

General Special Exception Findings—Section 27-317(a) provides the following:

(a) A Special Exception may be approved if:

- (1) The proposed use and site plan are in harmony with the purposes of this Subtitle.**
- (2) The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle.**

The purposes of Subtitle 27 of the Prince George's County Code, as set forth in Section 27-102(a)(1-15) of the Zoning Ordinance, are generally to protect the health, safety, and welfare of the public; to promote compatible relationships between various land uses; to guide orderly development; and to ensure adequate public facilities and services. Specific to the R-55 Zone, as set forth in Section 27-430(a) of the Zoning Ordinance, the purposes encourage variations in size, shape, and width of residential lots; higher density residential developments of various sizes and styles; preservation of open spaces; and prevention of soil erosion. The requested special exception complies with these general purposes by demonstrating conformance with the specific private school requirements set forth in Section 27-396, is in keeping with the residential character of the area with no additional development proposed and complies with the zoning regulations as set forth herein. By providing a private school for preschool-aged children within the residential community, the proposal seeks to accommodate the needs of the residential community while also preserving open space and existing development by collocating uses with existing uses, in this case a private school for preschool-aged children with a church.

- (3) The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or in the absence of a Master Plan or Functional Map Plan, the General Plan.**

SE-4836 conforms to this finding. The proposed use of the property as a private school for preschool-aged children will not substantially impair the integrity of the 2001 *Approved Sector Plan and Sectional Map Amendment for the Greenbelt Metro Area*. The proposed use, in conjunction with the existing use as a church, does not impair the sector plan's land use plan, which identifies the property as medium-suburban density. The sector plan recommends retention of the residential character and uses in the North College Park area and recommends compatible residential infill

development. Since the proposed use builds upon the community character and fabric of the existing North College Park Area, it seeks to enhance the objectives of this neighborhood, as outlined in the sector plan, by enhancing the community by offering a desired and needed use and by indirectly maintaining the suburban density and character of this community.

(4) The proposed use will not adversely affect the health, safety or welfare of residents or workers in the area.

The private school within a church supports the health, safety, or welfare of County residents or workers in the area. SE-4836 provides both a safe environment for children to play and a safe internal circulation for vehicles and pedestrians. Sufficient security surrounding the outdoor play area (in the form of fencing) will be provided to ensure the children are protected and secure, and adequate shade will be provided.

The school will open for before care at 7:30 a.m., begin classes at 8:30 a.m., end classes at 4:00 p.m., and offer after care until 6:00 p.m. The students will be dropped off and picked up from the Rhode Island Avenue Service Road. Parents will proceed north on the service road and drop students off on the passenger side, where staff will meet the child. Students will enter the building through the entrance facing Rhode Island Avenue. Parents will proceed north on the service road and turn left or right at Muskogee Street.

If a parent wishes to enter the school, they will enter the parking lot from 50th Avenue. Arrival after 8:30 a.m. or dismissal before 4:00 p.m. will be at the parking lot on 50th Avenue. However, normal drop off in the morning and pickup at dismissal will be off of the Rhode Island Service Road. Based on the foregoing operational requirements, a Traffic Impact Analysis has been conducted in response to Staff comments, and the analysis confirms that no adverse impacts upon the health, safety, or welfare of residents or workers in the adjacent neighborhood will be realized.

(5) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood.

SE-4836 is to develop a private school within the existing church. As provided on the site plan filed in conjunction with this application, the proposed use will not be detrimental to the development of the adjacent properties, but will enhance the existing uses by supplementing them with this needed service in the community. By making this use a permitted use in the R-55 Zone, subject to the approval of a special exception, a determination has already been made that the use is compatible with the neighborhood, and no adverse impacts associated with the proposed use will exceed those inherent to said use. By utilizing the use within the existing church and by not proposing any increase to the gross floor area of the church, the use will have less impact on the general neighborhood than a new freestanding day care. Again, the use is intended to support the general neighborhood by providing a service that capitalizes on the established residential community it is within. Finally, the applicable buffer landscape

strips required by the 2010 *Prince George's County Landscape Manual* (Landscape Manual) will be provided. Furthermore, the Traffic Impact Analysis confirms that no impacts to the adjacent neighborhood are expected.

- (6) The proposed site plan is in conformance with an approved Tree Conservation Plan.**
- (7) The proposed site plan demonstrates 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).**

A Natural Resources Inventory Equivalency Letter and Woodland Conservation Letter of Exemption were filed for the property, due to the fact that no regulated environmental features are located on the property and no on-site regulated environmental features will be impacted, since the property contains less than 10,000 square feet of woodland. These findings have been met.

Specific Special Exception Requirements:

Section 27-396 – Private School.

- (b) A private school which offers a partial or complete program of elementary school (including kindergarten) or nursery school may be permitted, subject to the following:**

- (1) The Council may specify the maximum number of children to be enrolled, which may not be increased by State or local health, education, or fire regulations;**

SE-4836 proposes a private school for up to 120 students.

- (2) An outdoor play area shall be provided, which shall have a usable space of at least one hundred (100) square feet per child. This area shall be located at least twenty-five (25) feet from any dwelling on an adjoining lot, and shall be enclosed by a substantial wall or fence at least three (3) feet high;**

SE-4836 proposes an outdoor play area of 13,947 square feet. The outdoor play area is at least 25 feet from any dwelling on any adjoining lot and will be enclosed by a 6-foot-high fence.

- (3) No private school, other than a nursery school, shall be located in any multifamily dwelling or in any building of a multifamily project;**

There are no multifamily dwellings located on the property. The private school will be located within a church building.

- (4) **In the C-W, C-M, I-1, I-2, and I-4 Zones, a day care center for children shall be allowed only if the council finds that existing development and uses in the neighborhood (particularly on adjacent properties) will not adversely affect the proposed use.**

This finding is not applicable, as the property is located in the R-55 Zone.

7. **Parking Regulations:** In accordance with the parking and loading regulations contained in Section 27-568(a)(3) of the Zoning Ordinance, the existing church (50 seats) is required to provide 13 spaces and the proposed private school (up to 120 students) is required to provide 20 parking spaces, for a total of 33 parking spaces. The submitted site plan shows that a total of 35 parking spaces will be provided, including 33 regular parking spaces and 2 standard handicap-accessible spaces. Section 27-582(a) of the Zoning Ordinance does not require loading spaces for churches or private schools. Required parking will be accommodated in an existing concrete parking lot with access to 50th Avenue.
8. **2010 Prince George's County Landscape Manual Requirements:** Since the proposed development neither increases the gross floor area of the existing building, nor increases the intensity of the existing church use, this development is exempt from the requirements of Sections 4.1, 4.2, 4.3, 4.6, 4.7, 4.8, 4.9, and 4.10, in accordance with Section 1.1(d) of the Landscape Manual. However, this development includes a large outdoor play area that is located closer than the existing church building to the existing adjacent single-family detached residences to the north of the site. The applicant has provided a bufferyard, in accordance with the design standards of Section 4.7, that will minimize any possible negative impacts of the playground on the existing houses abutting the property to the north.
- The special exception site plan shows a proposed dumpster along 50th Avenue frontage. The dumpster is required to be screened from view along 50th Avenue, in accordance with the requirements of Section 4.4 of the Landscape Manual. The applicant should provide screening details on the plan before the approval of this special exception.
9. **Tree Canopy Coverage:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading permit. Properties zoned R-55 are required to provide a minimum of 15 percent of the gross tract area in TCC. The subject site is 2.15 acres in size and will be required to provide a minimum of 14,048 square feet of the site in TCC. The TCC schedule shows conformance with the requirements.
10. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO):** The site is exempt from the provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property contains less than 10,000 square feet of woodland and has no previous tree conservation plan approvals. A Standard Letter of Exemption from the WCO was issued for this site (S-157-2020), which expires on October 7, 2022.
11. **Signage:** No changes to the existing signage and no new signage are proposed with this application; therefore, this application does not require review of the sign regulations.

12. Referral Comments: The following referrals were received and are incorporated herein by reference; all of the comments are addressed on the site plan, or as part of this technical staff report:

- a. Community Planning Division, dated December 21, 2020 (Punase to Sievers)
- b. Transportation Planning Section, dated January 29, 2021 (Ryan to Sievers, Trails; Masog to Sievers, Traffic)
- c. Environmental Planning Section, dated January 29, 2021 (Juba to Sievers)
- d. Historic Preservation Section, dated December 23, 2020 (Stabler to Sievers)
- e. Urban Design Section, dated February 4, 2021 (Butler to Sievers)
- f. Department of Permitting, Inspections and Enforcement, dated January 25, 2021 (Giles to Sievers)

RECOMMENDATION

A special exception use is considered compatible with uses permitted by-right within the One-Family Detached Residential (R-55) Zone if specific special exception criteria are met. Unless unique adverse impacts are identified, the special exception may be approved. The appropriate standard for determining whether the use would create an adverse impact upon surrounding properties is to show that the proposed use, at this particular location proposed, would not have adverse impacts above and beyond those inherently associated with the special exception use, regardless of its location within the R-55 Zone.

Based on the applicant's statement of justification, the analysis contained in the technical staff report, associated referrals, and materials in the record, the applicant has demonstrated conformance with the required special exception findings, as set forth in Section 27-317 (in general) and Section 27-396, for private schools, of the Prince George's County Zoning Ordinance in this instance. Therefore, staff recommends approval of Special Exception SE-4836, Children's Guild, subject to the following conditions of approval:

1. The applicant, and the applicant's heirs, successors, and/or assignees shall provide the following facilities, prior to any building permit, and depict the following facilities on the site plan, prior to its certification:
 - a. Provide a crosswalk extending from the existing crosswalk crossing of Rhode Island Avenue, directly north of its intersection with Hollywood Road, to connect with the proposed sidewalk facility along the subject property's frontage of Rhode Island Avenue, unless modified by the City of College Park, with written correspondence.
 - b. Provide a sidewalk along the subject site's full frontage of Rhode Island Avenue, unless modified by the City of College Park, with written correspondence.

- c. Provide a sidewalk along the subject site's full frontage of 50th Avenue, unless modified by the City of College Park, with written correspondence.
 - d. Provide a sidewalk along the subject site's full frontage of Hollywood Road, unless modified by the City of College Park, with written correspondence.
 - e. Update the site plan to display a crosswalk crossing the drive aisle along 50th Avenue at the location where vehicles enter the site.
 - f. Provide R4-11 bikeway signage along the subject site's frontage of Hollywood Road, unless modified by the City of College Park, with written correspondence.
2. Prior to certification of the special exception, revisions shall be made to the site and landscape plan to provide screening details of the dumpster to demonstrate conformance with Section 4.4 of the 2010 *Prince George's County Landscape Manual*.

ITEM: 4D

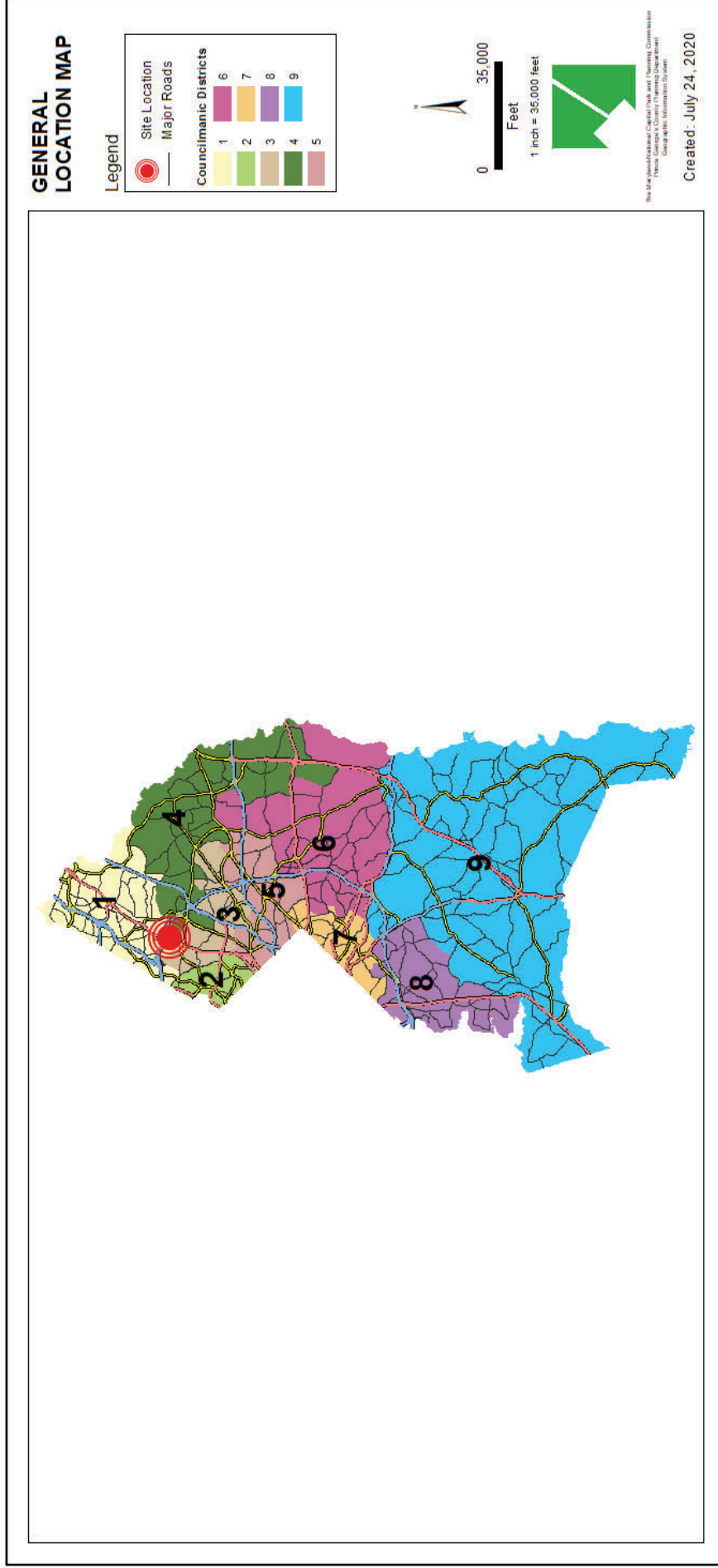
CASE: SE-4836

THE CHILDREN'S GUILD PRESCHOOL

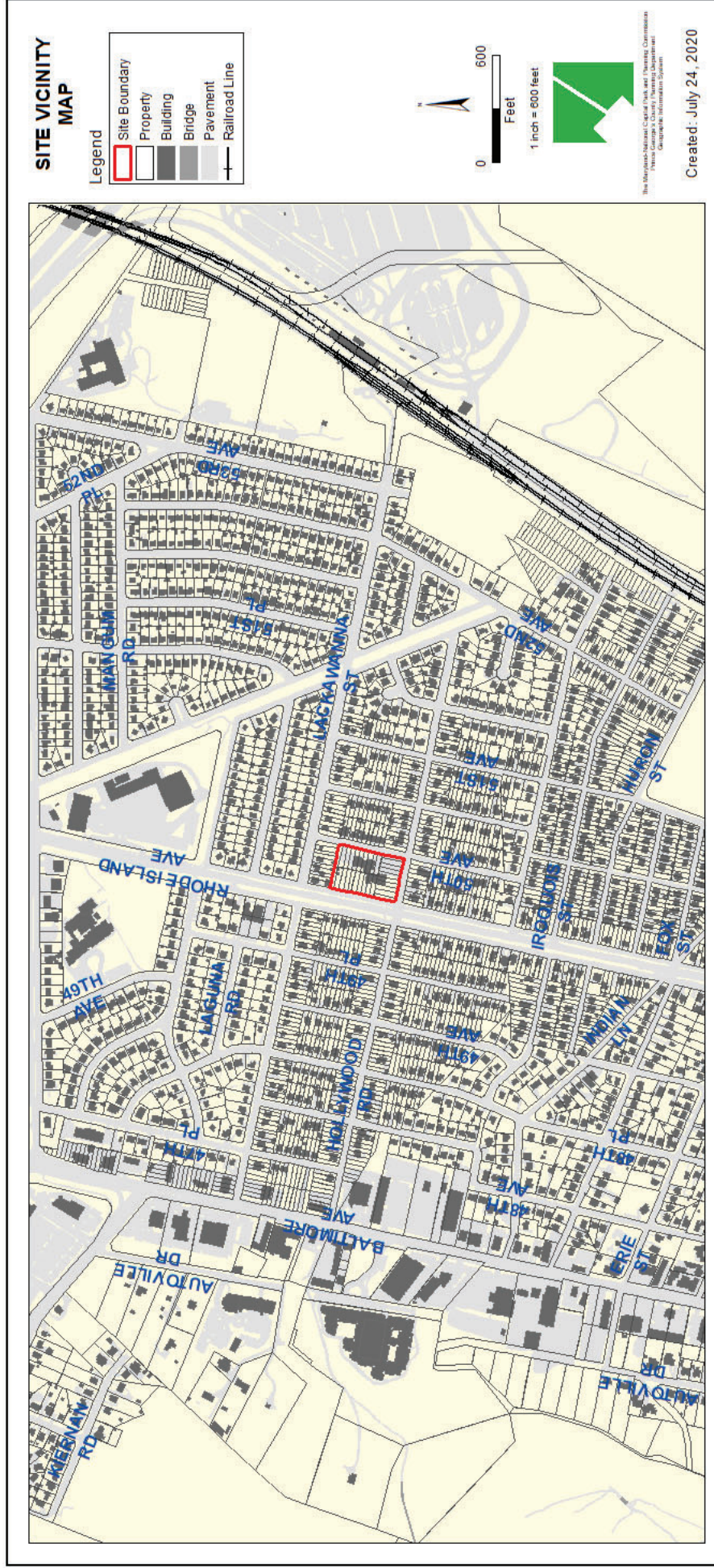
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



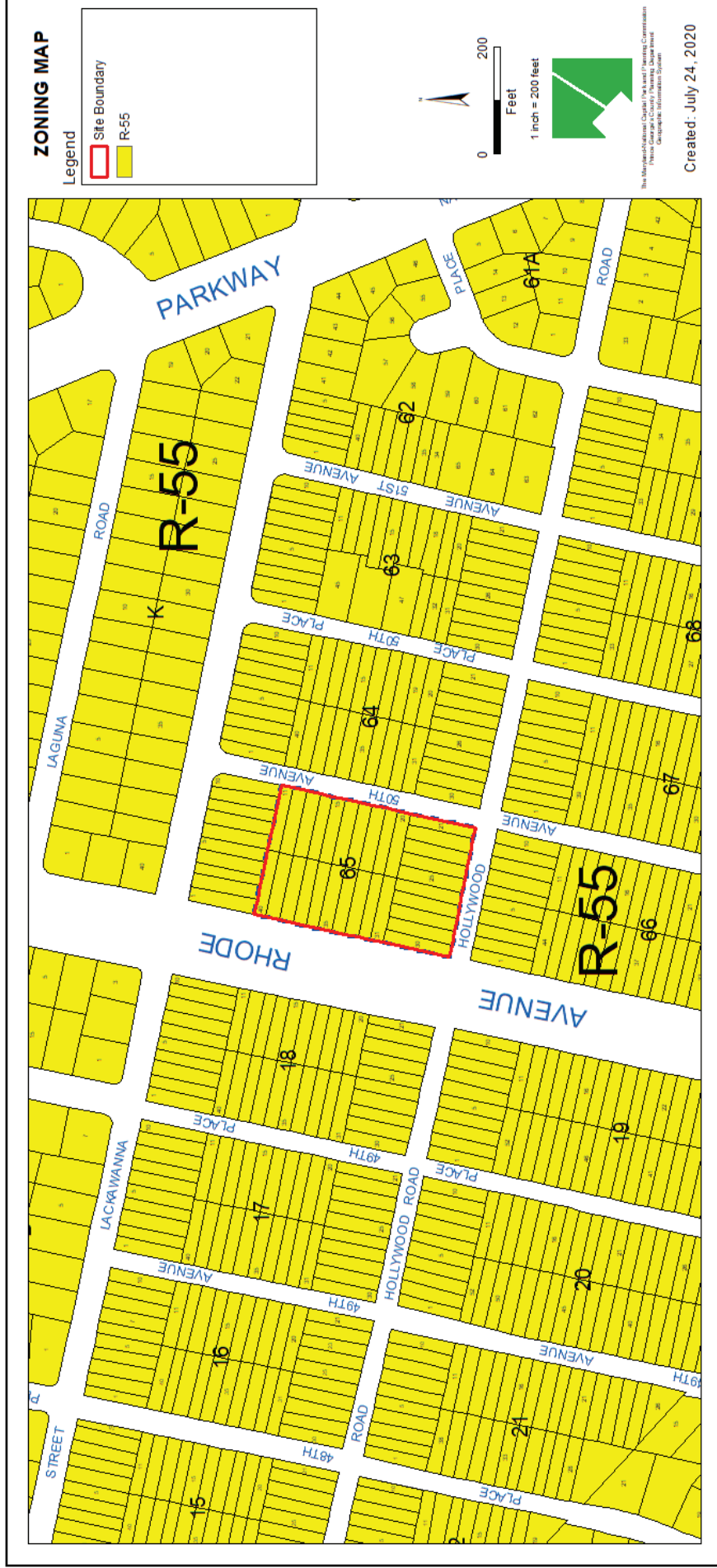
GENERAL LOCATION MAP



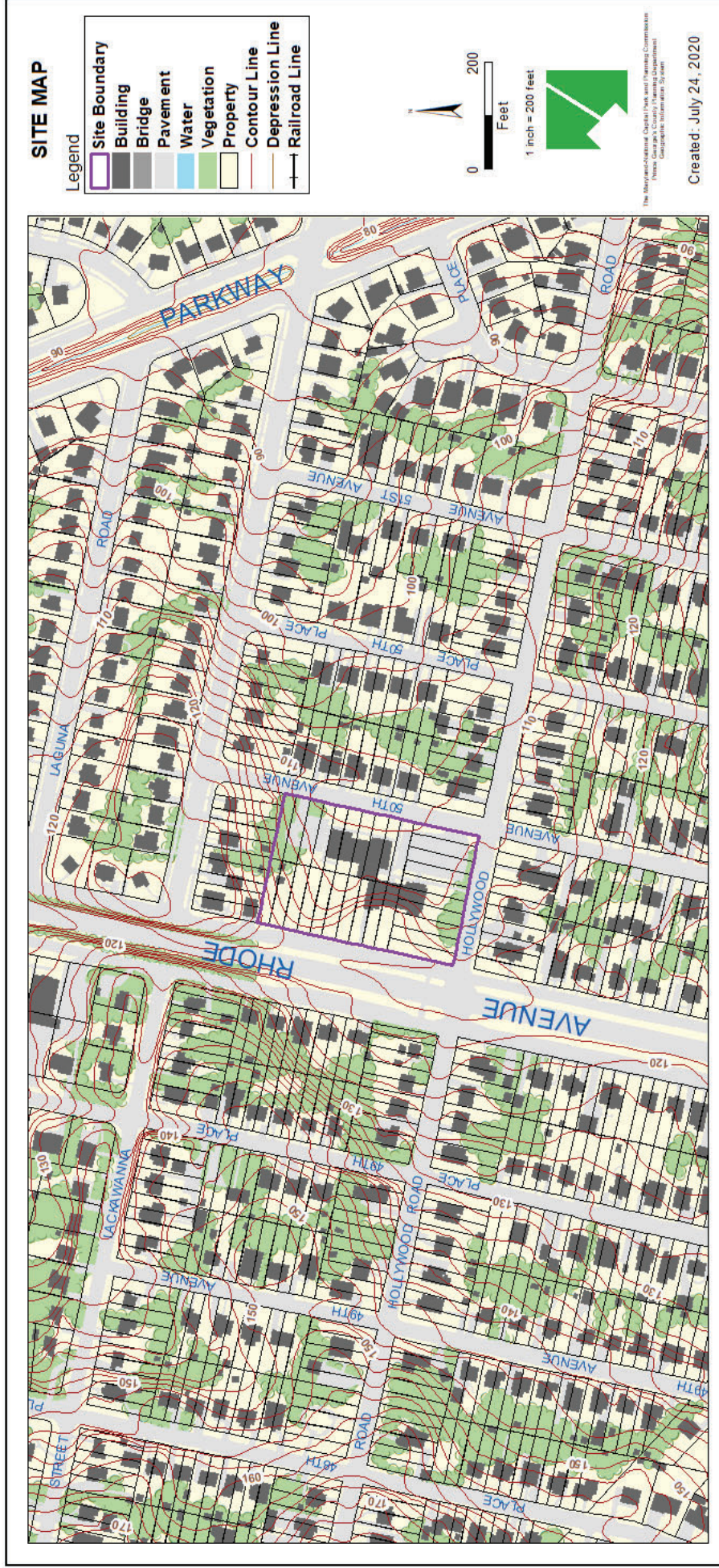
SITE VICINITY



ZONING MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP

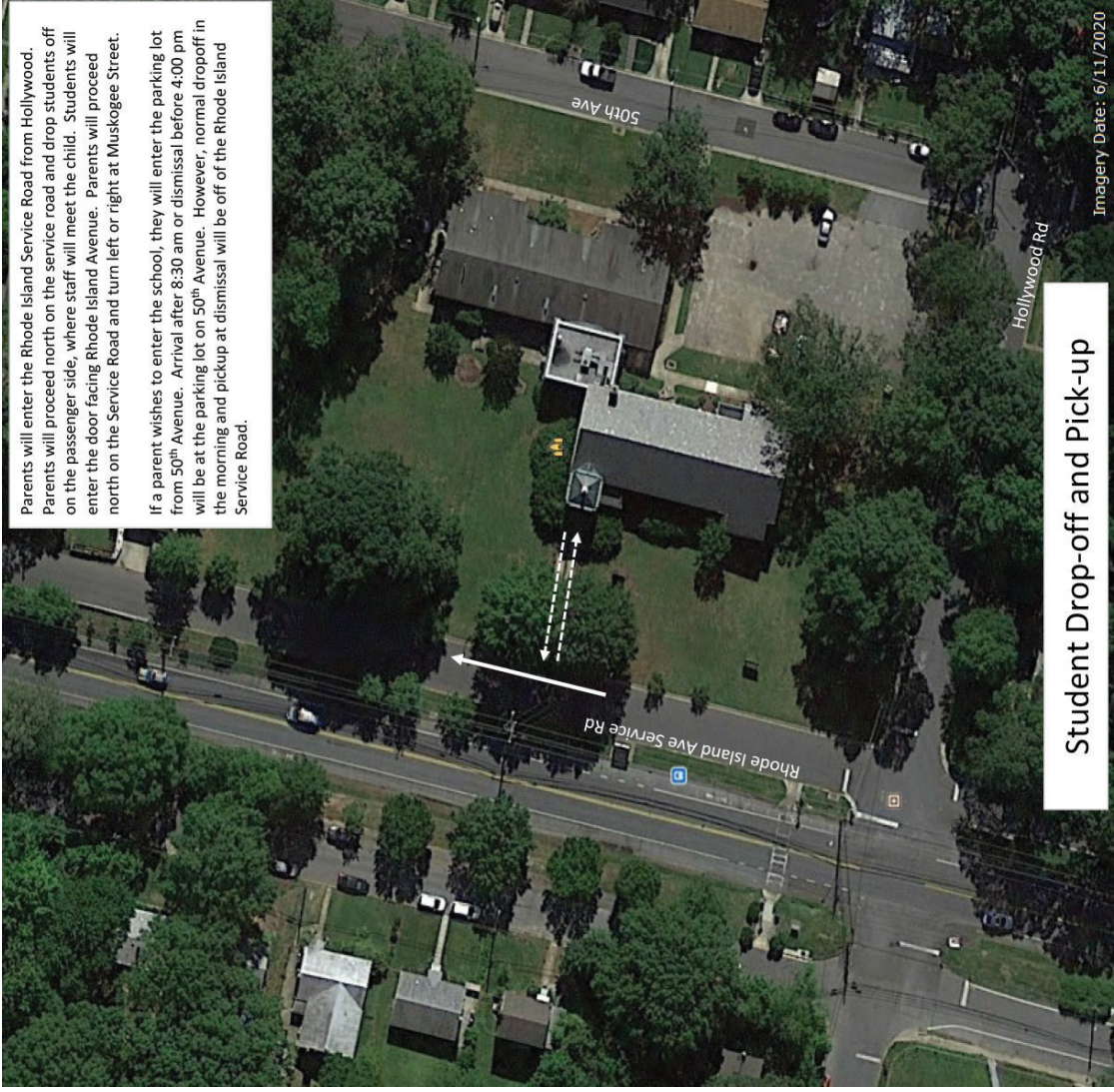


BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



3/4/2021

CIRCULATION EXHIBIT



Parents will enter the Rhode Island Service Road from Hollywood. Parents will proceed north on the service road and drop students off on the passenger side, where staff will meet the child. Students will enter the door facing Rhode Island Avenue. Parents will proceed north on the Service Road and turn left or right at Muskogee Street.

If a parent wishes to enter the school, they will enter the parking lot from 50th Avenue. Arrival after 8:30 am or dismissal before 4:00 pm will be at the parking lot on 50th Avenue. However, normal dropoff in the morning and pickup at dismissal will be off of the Rhode Island Service Road.

Student Drop-off and Pick-up

Imagery Date: 6/11/2020



**AMENDED
STATEMENT OF JUSTIFICATION
SE-4836
The Children's Guild – Pre School**

OWNER: College Park United Methodist Church
9601 Rhode Island Avenue
College Park, Maryland 20740

**APPLICANT/
CONTRACT PURCHASER:** The Children's Guild, Inc.
6802 McLean Blvd.
Baltimore, Maryland 21234

ATTORNEY/AGENT: Matthew C. Tedesco, Esq.
McNamee, Hosea, Jernigan, Kim, Greenan & Lynch, P.A.
6411 Ivy Lane, Suite 200
Greenbelt, Maryland 20770
(301) 441-2420 Voice
(301) 982-9450 Fax

CIVIL ENGINEER: VIKA Maryland LLC
20251 Century Blvd., Ste. 400
Germantown, Maryland 20874
(301) 916-4100 Voice

REQUEST: Pursuant to Sections 27-317, 27-396(b), and 27-441(b), a Special Exception is being filed to accommodate a Private School for pre-school aged students on the subject property.

I. DESCRIPTION OF PROPERTY

1. Address – 9601 Rhode Island Avenue, College Park, Maryland 20740.
2. Use – Existing church to remain and a proposed Private School for pre-school aged students.
3. Incorporated Area – College Park.
4. Council District – 1st.
5. Property – Lots 11 thru 40.
6. Total Area – 2.15 Acres
7. Tax Map/Grid – 25-F2
8. Location – The site is located on the northeast quadrant of the intersection of Rhode island Avenue and Hollywood Road.

9. Zoned: R-55.

10. 200 Sheet – 212NE05

II. COMMUNITY

The subject property is located in the 2001 *Approved Sector Plan for the Greenbelt Metro Area*. The subject property is surrounded by the following uses:

North: Single Family Homes and College Park Church of Nazarene in the R-55 Zone.

East: Single Family Homes in the R-55 Zone.

South: Single Family Homes in the R-55 Zone.

West: Single Family Homes in the R-55 Zone.

The character of the community is generally single family homes.

III. APPLICANT'S PROPOSAL

The subject property is currently improved with two buildings, with the original construction being built circa 1950, as a church (College Park United Methodist Church). The total area of the property is 2.15 acres, and is known as Lots 11 – 40, Block 65, in the "HOLLYWOOD ON THE HILL" subdivision. On May 15, 1964, the District Council approved a Special Exception (SE-1028) (with no conditions) to accommodate a portion of the property for the purpose of a day care use for children with the existing church use. This pending Special Exception (SE-4836) is being submitted to accommodate a new use on the property consisting of a Private School for pre-school aged students ("Monarch Preschool College Park" or "School") with the existing church. Although the day care use will be utilized pursuant to the prior special exception, as previously vetted with M-NCPPC, the applicant contemplates that once SE-4836 is approved, the day care use will cease and the pending special exception will facilitate the use of the property as a church and a private school for pre-school aged children. In other words, both the day care use and the private school for pre-school aged children will not co-exist.

Monarch Preschool College Park, founded by The Children's Guild, will serve up to 120 children ranging from ages 3 to 5. The school will be located in a 10,575-square-foot renovated space in the existing College Park United Methodist Church building on the corner of Rhode Island Avenue and Hollywood Road in College Park. The School will be open year-round with a full-day program to include before and after school care.

The school will be operated by The Children's Guild. The Children's Guild is a nonprofit organization founded in 1953 and dedicated to pioneering educational and mental health services for children and families. The Children's Guild currently manages two non-public special education schools in Maryland and four charter and contract schools in both Maryland and the District of Columbia. It also operates three therapeutic group homes, an outpatient mental health clinic, and a treatment foster care program.

The school will feature a project-based learning curriculum designed by the University of Maryland. The six classrooms will house up to 20 students with two teachers in each classroom. In addition, the school will utilize interns from the University of Maryland Early Childhood Department.

Classes will include mixed aged 3 and 4 year olds and 5 year olds who have not met the age threshold for kindergarten.

The school's director is Kristin "Kris" B. Taylor. Ms. Taylor has an extensive background and certifications in early education and, most recently, was director of Heritage Learning Center in Hyattsville. She also is an advisor to Maryland State Department of Education's Ready at Five program, and from 2006 to 2011, Ms. Taylor was an elementary special education teacher for Prince George's County Public Schools. Ms. Taylor earned a bachelor's degree in family studies from the University of Maryland and a master's degree in curriculum and instruction from McDaniel College.

Monarch Preschool's advisory board is chaired by Fran Favretto, retired director of the University of Maryland Center for Young Children. Other advisory board members are Carolyn Bernache, chair of the College Park Education Advisory Committee, board member of College Park Academy and member of the College Park City-University Partnership Education Committee; Cat Peretti, a parent in College Park and executive director of My School DC; Denise Mitchell, College Park District 4 council member and founding board member of College Park Academy; and Valerie Woodall, senior program associate of College Park City-University Partnership.

Design Features

The site plan proposes the use of existing square footage within the Church building for the Private School facility to accommodate up to 120 students along with the addition of an on-site playground. No increase to the existing square footage of any building is proposed with this special exception. Approximately 10,575 square feet of the existing church building will be used for six classrooms, which accommodate up to twenty students and 2 to 3 teachers and aides per classroom.

The applicant is proposing to construct a new 13,947 square foot outdoor play area that will be enclosed securely with a six-foot-tall fence, as shown on the Special Exception Site Plan. One compatible gate will be used for controlled access. A second gate will be used as a utility access. The play areas will contain standard play area rainbow rubber, PEA gravel or engineered wood fiber to a depth required by play equipment. The play areas will consist of a sandbox, climbing hill, wooden stage, asphalt track for trikes, 2 play houses, and a unity rocker among other play equipment, as illustrated in the pictures below.





The School will open for before care at 7:30 am, begin classes at 8:30 am, and end classes at 4:00 pm, and offer after care until 6:00 pm. The students will be dropped off and picked up from the Rhode Island Avenue Service Road. (See Circulation Exhibit for further details). Parents will proceed north on the service road and drop students off on the passenger side, where staff will meet the child. Students will enter the building through the entrance facing Rhode Island Avenue. Parents will proceed north on the Service Road and turn left or right at Muskogee Street.

If a parent wishes to enter the school, they will enter the parking lot from 50th Avenue. Arrival either after 8:30 am or dismissal before 4:00 pm will be at the parking lot on 50th Avenue. However, normal drop-off in the morning and pickup at dismissal will be off of the Rhode Island Service Road. Based on the foregoing operational requirements, a Traffic Impact Analysis has been conducted in response to Staff comments, and the analysis confirms that no adverse impacts upon the health, safety or welfare of residents or workers in the adjacent neighborhood will be realized. The Traffic Impact Analysis is included with the submittal package for SE-4836.

In accordance with Sections 27-317, 27-396, and 27-441(b), a Special Exception is being filed to accommodate a Private School for pre-school aged students on the subject property. As discussed in detail below, the applicant contends that all of the requirements for a special exception for a Private School have been met. Moreover, the site will adequately operate as a church and private school with all regulations (including parking for both uses) being satisfied.

IV. CRITERIA FOR APPROVAL

General Criteria for Special Exception Approval

This special exception is subject to the general findings for approval for all special exceptions contained in Section 27-317(a) of the Zoning Ordinance. Part 4 of the Zoning Ordinance also includes additional required findings for specific uses. A Private School that does not meet the requirements of Section 27-443 triggers the need for a special exception in the R-55 Zone, and Section 27-396 provides the specific findings for said use. The analysis of all of the required findings for approval are provided below.

Sec. 27-317. - Required findings.

(a) A Special Exception may be approved if:

- (1) The proposed use and site plan are in harmony with the purpose of this Subtitle;**
- (2) The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle;**

COMMENT: The purposes of Subtitle 27 of the Prince George's County Code, as set forth in Sections 27-102(a)(1 – 15), are generally to protect the health, safety, and welfare of the public; to promote compatible relationships between various land uses; to guide orderly development; and to ensure adequate public facilities and services. Specific to the R-55 Zone, as set forth in Section 27-430(a), the purposes encourage variations in size, shape and width of residential lots; higher density residential developments of various sizes and styles; preservation of open spaces; and prevention of soil erosion. The requested special exception complies with these general purposes not only because the use is permitted, subject to special exception approval in the R-55 Zone, and it satisfies the specific private school requirements set forth in Section 27-396 (see below), but also it is in keeping with the residential character of the area. Indeed, by providing a private school for pre-school aged children within the residential community, it seeks to

accommodate the needs of the residential community while also preserving open space and existing development by co-locating uses with existing uses – in this case a private school for pre-school aged children with a church.

(3) The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or, in the absence of a Master Plan or Functional Master Plan, the General Plan;

COMMENT: SE-4836 conforms to this finding. The proposed use of the property as a private school for pre-school aged children will not substantially impair the integrity of the approved sector plan for Greenbelt Metro Area and vicinity, dated October 2001. Indeed, the proposed use – in conjunction with the existing use as a church, does not impair the Sector Plan's Land Use Plan, which identifies the property as medium-suburban density. The Sector Plan recommends retention of the residential character and uses in the North College Park area, and recommends compatible residential infill development. The applicant contends that the inclusion of a private school for pre-school aged children – co-located with the existing church – is compatible infill development with the existing residential development. Since the proposed use builds upon the community character and fabric of the existing North College Park Area, it seeks to enhance the objectives of this neighborhood, as outlined in the Sector Plan, by enhancing the community by offering a desired and needed use and by indirectly maintaining the suburban density and character of this community.

(4) The proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area;

COMMENT: The private school within a church supports the health, safety, or welfare of County residents or workers in the area. SE-4834 provides both a safe environment for children to play and a safe internal circulation for vehicles and pedestrians. Sufficient security surrounding the outdoor play area (in the form of fencing) will be provided to ensure the children are protected and secure, and adequate shade will be provided.

The School will open for before care at 7:30 am, begin classes at 8:30 am, and end classes at 4:00 pm, and offer after care until 6:00 pm. The students will be dropped off and picked up from the Rhode Island Avenue Service Road. (See Circulation Exhibit for further details). Parents will proceed north on the service road and drop students off on the passenger side, where staff will meet the child. Students will enter the building through the entrance facing Rhode Island Avenue. Parents will proceed north on the Service Road and turn left or right at Muskogee Street.

If a parent wishes to enter the school, they will enter the parking lot from 50th Avenue. Arrival either after 8:30 am or dismissal before 4:00 pm will be at the parking lot on 50th Avenue. However, normal drop-off in the morning and pickup at dismissal will be off of the Rhode Island Service Road. Based on the foregoing operational requirements, a Traffic Impact Analysis has been conducted in response to Staff comments, and the analysis confirms that no adverse impacts upon the health, safety or welfare of residents or workers in the adjacent neighborhood will be realized. The Traffic Impact Analysis is included with the submittal package for SE-4836.

(5) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood; and

COMMENT: SE-4864 is to develop a private school within the church. As provided on the site plan filed in conjunction with this application, the proposed use will not be detrimental to the development of the adjacent properties, but will enhance the existing uses by supplementing them with this needed service in

the community. By making this use a permitted use in the R-55 Zone, subject to the approval of a special exception, a determination has already been made that the use is prima facie compatible with the neighborhood, and no adverse impacts associated with the proposed use will exceed those inherent to said use. By utilizing the use within the existing church and by not proposing any increase to the gross floor area of the church, the use will not have any impact on the general neighborhood. Again the use, is intended to support the general neighborhood by providing a service that capitalizes on the established residential community it is within. Finally, the applicable buffers landscape strips required by the Landscape Manual will be provided.

Furthermore, the Traffic Impact Analysis confirms that no impacts to the adjacent neighborhood is excepted. See Traffic Impact Analysis for details.

- (6) The proposed site plan is in conformance with an approved Type 2 Tree Conservation Plan; and**
- (7) The proposed site plan demonstrates 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).**

COMMENT: A Natural Resources Inventory Equivalency Letter and Woodland Conservation Letter of Exemption were filed for the property due to the fact that no regulated environmental features are located on the property and no on-site regulated environmental features will be impacted since the property contains less than 10,000 square feet of woodland. These findings have been met.

- (b) In addition to the above required findings, in a Chesapeake Bay Critical Area Overlay Zone, a Special Exception shall not be granted:**
 - (1) where the existing lot coverage in the CBCA exceeds that allowed by this Subtitle, or**
 - (2) where granting the Special Exception would result in a net increase in the existing lot coverage in the CBCA.**

COMMENT: SE-4836 is not located within the Chesapeake Bay Critical Area Overlay Zone. This finding does not apply.

Additional requirements for Special Exception for Private School.

Sec. 27-396. – Private School.

- (b) A private school which offers a partial or complete program of elementary school (including kindergarten) or nursery school may be permitted, subject to the following:**
 - (1) The Council may specify the maximum number of children to be enrolled, which may not be increased by State or local health, education, or fire regulations;**

COMMENT: SE-4836 proposes a private school for up to 120 students.

- (2) An outdoor play area shall be provided, which shall have a usable space of at least one hundred (100) square feet per child. This area shall be located at least twenty-five (25) feet from any dwelling on an adjoining lot, and shall be enclosed by a substantial wall or fence at least three (3) feet high;**

COMMENT: SE-4836 proposes an outdoor play area of 13,947 square feet. The outdoor play area is at least 25 feet from any dwelling on any adjoining lot and will be enclosed by a six (6) foot high fence.

- (3) No private school, other than a nursery school, shall be located in any multifamily dwelling or in any building of a multifamily project;**

COMMENT: There are no multifamily dwellings located on the property. The private school will be located within a church building.

- (4) In the C-W, C-M, I-1, I-2, and I-4 Zones, a day care center for children shall be allowed only if the Council finds that existing development and uses in the neighborhood (particularly on adjacent properties) will not adversely affect the proposed use.**

COMMENT: Not applicable as the property is located in the R-55 zone.

The applicant has proposed a special exception in accordance with Section 27-441(b) Table of Uses indicating that a Private School is a permitted use in R-55 with a Special Exception. It is worth noting that Section 27-443 is not applicable to this application since the property is less than 5 acres; accordingly, a special exception is required.

V. CONCLUSION

Based on the foregoing, the applicant respectfully requests the approval of SE-4836 to add a Private School for Pre-School aged students to the existing church. This application, and the requests, herein are consistent with the requirements of the Zoning Ordinance, and as such, must be approved.

Respectfully submitted,

MCNAMEE HOSEA

By: 
Matthew C. Tedesco, Esq.

Date: November 19, 2020

Countywide Planning Division
Environmental Planning Section

301-952-3650

January 29, 2021

MEMORANDUM

TO: Thomas Sievers, Senior Planner, Zoning Section, DRD

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

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

SUBJECT: **Children’s Guild; SE-4836**

The Environmental Planning Section has reviewed the Special Exception (SE) submitted for Children’s Guild, SE-4836 electronically stamped as received on December 11, 2020. Comments were delivered to the applicant at the Subdivision, Development, Review Committee (SDRC) on December 28, 2020 with no requested revisions. The Environmental Planning Section recommends approval subject to no conditions.

Background

The following applications and associated plans were previously reviewed for the subject site:

Development Review Case #	Associated Tree Conservation Plan or Natural Resources Inventory #	Authority	Status	Action Date	Resolution Number
NA	NRI-143-2020 (EL)	Staff	Approved	10/07/2020	NA
NA	S-157-2020	Staff	Approved	10/07/2020	NA
SE-4836	NA	Planning Board	Pending	Pending	Pending

Proposed Activity

The current application is for a Special Exception to accommodate a 120-student private school for pre-school aged students within an existing church and including a proposed outdoor playground.

Grandfathering

The project is subject to the environmental regulations of Subtitle 25 and 27 that came into effect on September 1, 2010 and February 1, 2012, because there are no previous development application approvals.

Master Plan Conformance

Prince Georges Plan 2035

The site is located within the Environmental Strategy Area 1 (formerly the Developed Tier) of the Regulated Environmental Protection Areas Map as designated by *Plan Prince George's 2035 Approved General Plan*, and the Established Communities of the General Plan Growth Policy (2035).

Approved Sector Plan and Sector Map Amendment (SMA) for the Greenbelt Metra Area (2001)

The site is in the *Approved Sector Plan and Sectional Map Amendment for the Greenbelt Metro Area (2001)*. The Master Plan does not indicate any environmental issues associated with this property.

Countywide Green Infrastructure Plan

This property is not within the designated network of the *Countywide Green Infrastructure Plan* of the *Approved Prince George's County Resource Conservation Plan* (May 2017).

The site was entirely cleared, graded, and developed prior to the enactment of the Woodland and Wildlife Habitat Conservation Ordinance (WCO).

Environmental Review

Natural Resources Inventory/Existing Conditions

The site has an approved Natural Resources Inventory Equivalency Letter (NRI-143-2020). This site is not associated with any Regulated Environmental Features (REFs), such as streams, wetlands, 100-year floodplain or associated buffers. The site is not within the Primary Management Area (PMA).

Woodland Conservation

The site is exempt from the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property contains less than 10,000 square feet of woodland and has no previous Tree Conservation Plan (TCP) approvals. A standard letter of exemption from the WCO was issued for this site (S-157-2020), which expires on October 7, 2021. No additional information is required regarding woodland conservation.

Soils

The predominant soils found to occur, according to the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), include

Russett-Christiana-Urban land complex (0-5% slopes) and Sassafras-Urban land complex (5-15% slopes). Unsafe soils containing Christiana complexes have been identified on-site. No unsafe soils containing Marlboro clay have been identified on or within the immediate vicinity of this property.

Much of the southern three-quarters of the site is located on urban soils containing Christiana complexes that are not situated on-top of steep slopes. These soils have been previously disturbed and should not pose an issue to the proposed development of a playground on-site.

Global stability of the project must be demonstrated to the satisfaction of DPIE prior to the issuance of permits. No further action is needed as it relates to this application. The County may require a soils report in conformance with CB-94-2004 during building permit review.

Stormwater Management

A Stormwater Management (SWM) Concept Plan was not submitted with this application. Conformance with the provisions of the County Code and state regulations with regards to the stormwater management will be reviewed by the Department of Permitting Inspections and Enforcement (DPIE) prior to issuance of permits.

Summary of Recommended Findings and Conditions

The Environmental Planning Section has completed the review of SE-4836 and recommends approval subject to no conditions.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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Countywide Planning Division
Historic Preservation Section

301-952-3680

December 23, 2020

MEMORANDUM

TO: Thomas Sievers, Subdivision 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: SE-4836 The Children's Guild Pre-School

The subject property comprises 2.15-acres and is located in the northeast quadrant of the intersection of Rhode Island Avenue and Hollywood Road. The subject application proposes a special exception to accommodate a 120-student private school for pre-school aged students within an existing church. The subject property is Zoned R-55.

A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. The subject property does not contain and is not adjacent to any Prince George's County Historic Sites or resources. This proposal will not impact any historic sites, historic resources or known archeological sites. A Phase I archeology survey is not recommended. Historic Preservation staff recommend approval of SE-4836 The Children's Guild Pre-School with no conditions.



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Countywide Planning Division
 Transportation Planning Section


301-952-3680

January 29, 2021

MEMORANDUM

TO: Thomas Sievers, Development Review Division

FROM: Benjamin Ryan, Planner, Transportation Planning Section, CWPD 

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

SUBJECT: **Special Exception Review for Pedestrian and Bicycle Transportation Master Plan Compliance**

The following special exception (SE) was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation (MPOT)*, the 2013 *Approved Greenbelt Metro Area and MD 193 Corridor Sectional Map Amendment and Sector Plan*, and Subtitle 27 of the County Ordinance to provide the appropriate pedestrian and bicycle transportation recommendations.

Special Exception Plan Number: SE-4836

Special Exception Case Name: Children's Guild

Type of Master Plan Bikeway or Trail

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

Subject to 24-124.01: No

Special Exception Background	
Building Square- Footage (non-residential)	10,575 SF
Number of Units (residential)	N/A
Abutting Roadways	Rhode Island Avenue, Hollywood Road, 50th Avenue
Abutting or Nearby Master Plan Roadways	Rhode Island Avenue (C-118)
Abutting or Nearby Master Plan Trails	Constructed Bike Lane: Rhode Island Avenue
Proposed Use(s)	Private School
Zoning	R-55

Centers and/or Corridors	N/A
Prior Approvals on Subject Site	N/A

The subject application is for a special exception for a private school. The subject property is located on Hollywood Road in between Rhode Island Avenue and 50th Avenue. The property falls within the municipality of College Park.

Proposed Pedestrian and Bicycle Infrastructure

The submitted plans include a five-foot-wide sidewalk along a portion of the property's frontage of Rhode Island Avenue and a five-foot-wide sidewalk along a portion of the property's frontage of 50th Avenue. An internal walkway exists between the school and all three road frontages, specifically Rhode Island Avenue, Hollywood Road, and 50th Avenue.

Two bicycle racks are displayed in between the parking area and the school.

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.

Master Plan Recommendations

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

- Bicycle lane along Rhode Island Avenue
- Shared roadway along Hollywood Road

Comment: The bicycle lane along Rhode Island Avenue has already been constructed. The shared lane markings (sharrows) along Hollywood Road have already been constructed, however they do not have accompanying bikeway signage, Staff recommend that bikeway signage be provided along the subject site's frontage of Hollywood Road, consistent with AASHTO guidelines, unless modified by the City of College Park.

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.

The subject property falls within the 2013 *Approved Greenbelt Metro Area and MD 193 Corridor Sectional Map Amendment and Sector Plan* (Plan). 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)

The submitted plans include a five-foot-wide sidewalk along approximately half of the property's frontage of Rhode Island Avenue and approximately half of the property's frontage of 50th Avenue. No sidewalk is depicted along the subject site's frontage of Hollywood Road. In the submitted statement of justification (Spell to Sievers, 1/28/2021), the applicant indicated that City of College Park staff is working with the property owner to secure easements for the construction of a sidewalk along the subject property's frontage of Hollywood Road. Staff supports the addition of a sidewalk facility along the frontage of Hollywood Road as well as along the full frontages of the Rhode Island Avenue and 50th Avenue. An internal walkway between the school and all three road frontages has been provided. Two bicycle racks are displayed in between the parking area and the school.

Comment: Staff recommend that standard sidewalks be provided along the full extent of the subject site frontages on Rhode Island Avenue, 50th Avenue, and Hollywood Road, unless modified by the City of College Park. Staff also recommend that the existing crosswalk crossing Rhode Island Avenue directly north of its intersection with Hollywood Road be extended across the Rhode Island Avenue access road to connect with the proposed sidewalk facility along the subject property's frontage of Rhode Island Avenue, unless modified by the City of College Park. This crosswalk will connect to the proposed sidewalk facility along a portion of subject property's frontage of Rhode Island Avenue and will provide an opportunity to create a safe pedestrian crossing.

Staff recommend a crosswalk be provided crossing the drive aisle along 50th Avenue where vehicles enter the site.

Conformance to Special Exception Standards

The property is currently improved with a church that has been in operation. The subject application seeks to change the use to a private school. Section 27-317 of the Prince George's County Zoning Ordinance (Ordinance) details the required findings for a special exception. Per this section, condition 3 is copied below:

(a) A special exception may be permitted if:

(3) The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or, in the absence of a Master Plan or Functional Master Plan, the General Plan.

Comment: Staff find that the proposed plan with the recommended facilities does not impair the ability to make transportation related recommendations that are supported by an approved Master Plan or Functional Master Plan. In this case, staff recommend the installation of sidewalks, bicycle racks, and bicycle signage per MPOT and the 2013 *Approved Greenbelt Metro Area and MD 193 Corridor Sectional Map Amendment and Sector Plan*.

Recommended Conditions of Approval:

Based on the findings presented above, staff conclude that the pedestrian and bicycle access and circulation for this plan is acceptable, and meets the findings required by Section 27-317 for a special exception and does not impair the 2009 *Approved Countywide Master Plan of Transportation* (MPOT)

or the *2013 Approved Greenbelt Metro Area and MD 193 Corridor Sectional Map Amendment and Sector Plan*, if the following conditions are met:

1. Prior to certification of the special exception, the applicant, or the applicant's heirs, successors, and/or assigns shall revise the plans to:

a. Provide a crosswalk extending from the existing crosswalk crossing Rhode Island Avenue directly north of its intersection with Hollywood Road to connect with the proposed sidewalk facility along the subject property's frontage of Rhode Island Avenue, unless modified by the City of College Park with written correspondence.

b. Provide a sidewalk along the subject site's full frontage of Rhode Island Avenue, unless modified by the City of College Park with written correspondence.

c. Provide a sidewalk along the subject site's full frontage of 50th Avenue, unless modified by the City of College Park with written correspondence.

d. Provide a sidewalk along the subject site's full frontage of Hollywood Road, unless modified by the City of College Park with written correspondence.


e. Update the site plan to display a crosswalk crossing the drive aisle along 50th Avenue at the location where vehicles enter the site.


f. Provide R4-11 bikeway signage along the subject site's frontage of Hollywood Road, unless modified by the City of College Park, with written correspondence.

December 23, 2020

MEMORANDUM

TO: Thomas Sievers, Senior Planner, Subdivision Section, Development Review Division

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

FROM: Shubha Punase, AICP, LEED Green Associate, Planner Coordinator, Long-Range Planning Section, Community Planning Division 

SUBJECT: SE-4836, THE CHILDREN'S GUILD, PRE-SCHOOL

FINDINGS

The Community Planning Division finds that, pursuant to Section 27-317(a)(3), this application will not substantially impair the integrity of the 2001 *Approved Sector Plan for the Greenbelt Metro Area and Sectional Map Amendment*.

BACKGROUND

Application Type: Special Exception to allow private school use in the R-55 (One-Family Detached Residential) Zone.

Location: Located in the northeast quadrant of the intersection of Rhode Island Ave. and Hollywood Road

Size: 2.15 acres

Existing Uses: Institutional – Church

Proposal: A special exception to accommodate a 120-student private school for pre-school aged students within an existing church.

GENERAL PLAN, MASTER PLAN AND SMA

General Plan: This application is within the Established Communities plan area of Plan 2035. The general plan supports context-sensitive infill and low- to medium-density development. It also recommends maintaining and enhancing existing public services, facilities, and infrastructure in these areas to ensure that the needs of existing residents are met (Plan 2035, p. 21).

2 SE-4836, THE CHILDREN'S GUILD, PRE-SCHOOL

Master Plan: The 2001 *Approved Sector Plan for the Greenbelt Metro Area and Sectional Map Amendment* recommends Public or Quasi Public land use on the subject property (Map 4, pg. 32).

Planning Area: 66

Community: College Park-Berwyn Heights & Vicinity

Aviation:

This application is not located within Aviation Policy Area.

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

SMA/Zoning:

This property is located within R-55 (Single-Family Detached Residential) Zone (Map 38, pg. 168).

cc: Long Range Book

Scott Rowe, AICP, CNU-A, Supervisor, Long-Range Planning Section



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Community Planning Division

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301-952-3972

December 21, 2020

MAJOR ISSUES MEMORANDUM

TO: Thomas Sievers, Senior Planner, Subdivision Section, Development Review Division

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

FROM: Shubha Punase, AICP, LEED Green Associate, Planner Coordinator, Long-Range Planning Section, Community Planning Division 

SUBJECT: SE-4836, THE CHILDREN'S GUILD, PRE-SCHOOL

Location: Located in the northeast quadrant of the intersection of Rhode Island Ave. and Hollywood Road

Size: ± 2.15 acres

Existing Use: Institutional – Church

Proposal: A special exception to accommodate a 120-student private school for pre-school aged students within an existing church.

The Community Planning Division did not identify any major issues for this case.



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Countywide Planning Division
Transportation Planning Section

301-952-3680

February 2, 2021

MEMORANDUM

TO: Thomas Sievers, Zoning Review Section, Development Review Division
FROM:  Tom Masog, Transportation Planning Section, Countywide Planning Division
SUBJECT: **SE-4836: Children's Guild Pre-School**

Proposal

The applicant proposes a private school within an existing church building. The private is proposed to be 120 students, and it will serve pre-school-aged students.

Background

There are no transportation-related findings related to traffic or adequacy associated with a special exception (SE). The site encompasses 30 lots platted in 1913 as Hollywood on the Hill. A church and fellowship hall totaling 22,060 square feet exist on the site. A special exception for a day care use was previously approved for this site, and while the day care remains in use at this time, it is contemplated that if the private school use is approved that the day care will be discontinued such that the day care and the private school uses will not coexist on the site. Beyond this 1964 special exception for day care, there are no prior applications on this site.

By virtue of the small size of the site, a special exception is required for private schools in the R-55 Zone. Section 27-396 provides several requirements for the private school use; none of these special requirements are transportation-related. The special exception is required to address health, safety, and welfare issues regarding residents and workers in the area. It is also required to demonstrate that the use will not be detrimental to the use or development of other properties in the area, and demonstrate that the use will not impair the master plan, including the master plan of transportation. As such, while the special exception includes a site plan to address requirements such as access and circulation, special focus is paid to the use and its impacts beyond the site.

Review Comments

The table below summarizes trip generation in each peak hour that will be used in reviewing the use:

Trip Generation Summary: SE-4836: Children's Guild Pre-School								
Land Use	Use Quantity	Metric	AM Peak Hour			PM Peak Hour		
			In	Out	Tot	In	Out	Tot
Private School	120	Students	64	50	114	50	64	114
Proposed Development: SE-4836					114			82

The applicant has provided a traffic study for this site primarily for the purpose of showing circulation for drop-offs and pick-ups of students. However, this study has also provided analyses of nearby intersections adjacent to the site, and has shown that all intersections currently operate acceptably, and will continue to operate acceptably with the private school use in operation.

Rhode Island Avenue is a master plan collector facility with a minimum proposed right-of-way width of 80 feet. Sufficient right-of-way consistent with master plan recommendations exists. The adjacent right-of-way of 50th Avenue is substandard but the City of College Park supports the right-of-way as it exists. Therefore, the no further street dedication is anticipated in the future along the frontages of this site.

Access and Circulation

Regarding access and circulation, there was an initial concern about the impacts of drop-off and pick-up of students associated with the use. The plan initially proposed that drop-offs and pick-ups occur along the Rhode Island Avenue service roadway. The City of College Park expressed safety concerns regarding traffic at each end of the service roadway, and the plans were modified. It is currently proposed that traffic associated with the use proceed as described below:

1. The plan has added an additional driveway to serve the parking lot adjacent to the proposed school along 50th Avenue. This would create a loop through that to serve vehicles dropping off students in the morning. This loop would likewise serve vehicles picking up students in the afternoon.
2. Staff of the school would park in the existing parking lots on the east side of the site.

While the impacts of the private school traffic on the adjacent residential streets remains a concern, the general safety for students arriving and departing the school is a greater concern. The addition of the driveway to create an on-site loop for drop-offs and pick-ups should reduce the impact of the use on neighborhood streets.

Conclusion

The Transportation Planning Section finds that the proposal would meet the requirements of Section 27-317 of the Zoning Ordinance for the approval of a special exception from the standpoint of vehicular circulation and transportation.



**CITY OF COLLEGE PARK, MARYLAND
WORKSESSION AGENDA ITEM**

Prepared By: Miriam Bader
Senior Planner

Meeting Date: February 16, 2021

Presented By: Miriam Bader, Senior Planner
Terry Schum, Planning Director

Proposed Consent Agenda: No

Originating Department: Planning and Community Development

Issue Before Council: Special Exception, SE-4836 for Children's Guild, 9601 Rhode Island Avenue

Strategic Plan Objective: Objective 9: Advocate for improving the quality of education and learning opportunities for our residents and community's future.

Background/Justification:

The Applicant, The Children's Guild, Inc. has submitted a Special Exception (SE) request to allow the replacement of a 50-child daycare center with a 120-child pre-school within the existing College Park United Methodist Church at 9601 Rhode Island Avenue (northeast quadrant of the intersection of Rhode Island Avenue and Hollywood Road). The Children's Guild, Inc., based in Baltimore, is a nonprofit organization founded in 1952 and dedicated to pioneering educational and mental health services for children and families. The property is zoned R-55 which allows private schools on property less than 5 acres as a Special Exception. Special Exception cases are heard before the Planning Board and the Zoning Hearing Examiner (ZHE). The District Council has up to 30 days to appeal a decision of the ZHE. The Planning Board hearing date is scheduled for March 4, 2021. The staff report and recommendation are included as Attachment 1.

Fiscal Impact:

There is no fiscal impact as the project is tax-exempt.

Council Options:

1. Recommend approval of SE-4836 with conditions per City Staff Review and Recommendation.
2. Recommend approval with different conditions.
3. Recommend disapproval.

Staff Recommendation:

Option #1

Recommended Motion:

I move that the City Council recommend approval of Special Exception-4836 with conditions as contained in the City Staff Report and subject to a Declaration of Covenants and Agreement.

Attachments:

1. Staff Review and Recommendation
2. Community Input from 02/04/21 Advisory Planning Commission Meeting
3. Link to SE-4836
submittal: https://www.dropbox.com/sh/9g7skcmbzy647vz/AACqyiQKWnGA_JVnDPAT04pPa?dl=0
4. Link to the M-NCPPC PPS staff report which may be ready two weeks prior to the hearing:
www.pgplanning.org/Planning_Board/Agendas.htm

City Staff Review and Recommendation

Special Exception SE-4836
The Children's Guild Pre-School
9601 Rhode Island Avenue

Project Description

This request is for Special Exception approval to allow the replacement of a 50-child daycare center with a 120-child pre-school within the existing College Park United Methodist Church at 9601 Rhode Island Avenue (northeast quadrant of the intersection of Rhode Island Avenue and Hollywood Road). The Applicant, The Children's Guild, Inc., based in Baltimore, is a nonprofit organization founded in 1952 and dedicated to pioneering educational and mental health services for children and families. The property is zoned R-55 which allows private schools on property less than 5 acres as a Special Exception. Special Exception cases are heard before the Planning Board, and the Zoning Hearing Examiner (ZHE), who has the authority to approve or deny the application. The District Council has up to 30 days to appeal a decision of the ZHE.

Existing Conditions

The subject property is currently improved with a 2-story church building built circa 1950, and a 1-story addition known as the Fellowship Hall. The church property has two parking lots: a gravel parking lot, located on the northeast side of the lot, containing approximately 11 unmarked spaces, and a concrete parking lot containing 22 parking spaces, located on the southeast side of the lot, for a total of 33 parking spaces, including two handicapped-designated spaces. The total area of the property is 2.15 acres, and consists of Lots 11-40, Block 65, in the "Hollywood on the Hill" subdivision. On May 15, 1964, the District Council approved a Special Exception (SE-1028) (with no conditions) to accommodate a portion of the property for day care use for children in conjunction with the existing church use.

Although not mentioned in the Statement of Justification, there are several other tenants operating out of the church, including the City's Senior's staff in shared office space in the church portion of the building, the City's Senior Social Club in the Fellowship Hall three times a week, Meals on Wheels (MOW), two other churches, and the Boy Scouts. The Boy Scouts have two outdoor storage units on the property. MOW, the most active of the tenants, is on site 7:00 a.m.-1:00 p.m. Monday through Friday. The volunteers that work in the kitchen, park in the north gravel parking lot and the delivery drivers use the south parking lot. MOW has 3 staff members, 17 drivers per day, and several kitchen volunteers (the number varies).

Compliance with General Plan and Master Plan

The property is within the *2001 Approved Sector Plan for the Greenbelt Metro Area and Sectional Map Amendment* which recommends Public or Quasi Public land use on the subject property (Map 4, pg. 32). According to the General Plan 2035, this property is within the

Established Communities plan area. The general plan supports context-sensitive infill and low-to medium-density development. It also recommends maintaining and enhancing existing public services, facilities, and infrastructure in these areas to ensure that the needs of existing residents are met (Plan 2035, p. 21).

Comment: The proposed use of church with pre-school does not conflict with the recommendations of the Master Plan and General Plan.

Special Exception Requirements

A Special Exception for a pre-school is required to submit a site plan and landscape plan and is subject to the following required findings for approval:

Sec. 27-317. - Required findings.

- (a) *A Special Exception may be approved if:*
- (1) *The proposed use and site plan are in harmony with the purpose of this Subtitle;*
 - (2) *The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle;*
 - (3) *The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or, in the absence of a Master Plan or Functional Master Plan, the General Plan;*
 - (4) *The proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area;*
 - (5) *The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood; and*
 - (6) *The proposed site plan is in conformance with an approved Type 2 Tree Conservation Plan; and*
 - (7) *The proposed site plan demonstrates 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\(b\)\(5\)](#).*

(CB-75-1989; CB-28-2010; CB-76-2010; CB-34-2011)

Sec. 27-396. - Private school.

- (b) *A private school which offers a partial or complete program of elementary school (including kindergarten) or nursery school may be permitted, subject to the following:*
- (1) *The Council may specify the maximum number of children to be enrolled, which may not be increased by State or local health, education, or fire regulations;*
 - (2) *An outdoor play area shall be provided, which shall have a usable space of at least one hundred (100) square feet per child. This area shall be located at least twenty-five (25) feet from any dwelling on an adjoining lot, and shall be enclosed by a substantial wall or fence at least three (3) feet high;*
- (c) *In addition to the requirements of Section 27-296 (c), the site plan shall show:*
- (1) *The character of the proposed use;*
 - (2) *The proposed enrollment;*
 - (3) *The location of all dwellings located on adjoining lots; and*
 - (4) *The location and size of outdoor play (or activity) areas.*
- (d) *Any private school which has, on or before the effective date of this Ordinance, fully complied with the provisions of this Subtitle in effect at that time shall not be required to meet the requirements of this Section, provided that the school has not been expanded, or the use changed, since that time. Any expansion or change shall be governed by the provisions of this Section, or of Sections 27-443, 27-463 or 27-541.*
- (e) *For the purposes of this Section, enrollment shall mean the total number of students enrolled in the school at any one 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.*

SITE PLAN

Proposed Operations

The pre-school, to be named Monarch Preschool College Park, will replace the existing daycare. The school will be in a 10,575-square-foot renovated space in the existing church building. The 11,485 square foot Fellowship Hall will remain the same and host church services. There will be no increase in square footage. The school will be open year-round with a full-day program to include before and after school care. The school will open for “before school care” at 7:00 a.m. Classes are conducted from 8:30 a.m.- 4:00 p.m. and then after school care is offered until 6:00 p.m. There will be six classrooms to accommodate 20 students each and two to three teachers and aides per classroom. Classes will include mixed aged students 3- and 4-year-olds and 5-year-olds who have not met the threshold for kindergarten.

Outdoor Play Area

The Applicant will construct a new 13,947 square foot outdoor play area that will be enclosed securely with a six-foot-tall fence. The fence will have two gates, one for controlled access and a second gate for utility access. The play areas will consist of a sandbox, climbing hill, wooden stage, asphalt track for trikes, 2 playhouses, sensory garden, and musical instruments, along with other play equipment, illustrations are provided on sheet L201 (link provided in Cover Memorandum).

Comment: Sec. 27-396 (b) (2), requires private schools to provide an outdoor play area with usable space of at least 100 square feet per child. The area is required to be located at least 25 feet from any dwelling on an adjoining lot and shall be enclosed by a substantial wall or fence at least 3 feet in height. The Applicant exceeds this requirement by providing 13,000 square feet of usable play area, which is over the 12,000 square feet required (120 students x 100 square feet). The play area is located 110-feet away from the closest dwelling on an adjoining lot and they are proposing a 6-foot high, black, wrought-iron style fence to enclose the play area. Staff supports the proposed play area.

Parking

The two parking lots will remain. The northern gravel parking lot contains approximately 11 unmarked spaces, and the southern concrete parking lot contains 22 parking spaces for a total of 33 parking spaces, including two handicapped-designated spaces. The total number of parking spaces will remain unchanged although some minor modifications will be made to the southern parking lot to accommodate a drop-off/pick-up loop.

Comment: The Zoning Ordinance requires a total of 33 parking spaces be provided for the church and private school uses. The existing church at 50 seats is required to provide 1 space for every 4 seats or 12.5 parking spaces, rounded to 13 parking spaces. A private school is required to provide 1 parking space for every 6 students; 120 students would require 20 parking spaces. Prime church parking demand is on Sundays and on some weekday evenings after 6:00 p.m., whereas preschool parking demand is 7:00 a.m.-6:00 p.m. Monday-Friday. If the church has a funeral, wedding or other life cycle event, they will coordinate with the Preschool concerning parking needs. The provided parking may be sufficient to meet both the Church and

Pre-school needs, however, it is not clear how the parking needs of the ancillary uses, in particular, Meals on Wheels, will be addressed.

Landscaping

The proposed development is subject to the following provisions:

2010 Prince George's County Landscape Manual:

Section 4.2 Requirements for Landscape Strips Along Streets
 Section 4.3 Parking Lot Requirements
 Section 4.4 Screening Requirements
 Section 4.6 Buffering Development from Streets
 Section 4.7 Buffering Incompatible Uses
 Section 4.9 Sustainable Landscaping Requirements

County Ordinance Requirement:

Subtitle 25, Division 3, Tree Canopy Coverage Ordinance

The Applicant's landscape plan shows compliance with Sections 4.2 along the Rhode Island Service Road and 4.7. It also complies with the Tree Canopy Coverage Ordinance. To meet the Section 4.2 requirement along the Rhode Island Avenue Service Road, 6 shade trees are required and will be provided by keeping 6 existing shade trees (4 Black Cherries and 2 Pin Oaks). The Black Cherries range from 6"-10" DBH (Diameter at Breast Height). The Pin Oaks range from 14"-16" DBH. To meet the Section 4.7 requirement for buffering incompatible uses, 270 plant units are required and will be provided between the playground and existing homes by keeping 4 existing shade trees (Pin Oaks), and planting 3 shade trees (Maples), 24 evergreens (Hollies), 9 ornamental trees (3-Serviceberries and 6-Magnolias), and 35 shrubs (Clethra, Hydrangea, Rhododendron, Viburnum). The Tree Canopy Coverage Ordinance requires 15% of the gross tract area (14,048 square feet) to provide tree canopy. The Applicant will exceed this requirement by providing 17.3% or 16,198 square feet of tree canopy (14% from existing trees and 3.3% from new trees).

Comment: The Applicant did not show compliance with Sections 4.3, 4.4, 4.6, 4.7 (for the other street frontages) and 4.9 of the Landscape Ordinance and did not indicate if they will seek alternative compliance. The Applicant will need to either comply with these Sections, prove they are exempt, or seek alternative compliance prior to certification of the Special Exception Site Plan. In addition, the City's Horticulturist submitted the following comments which have been addressed in staff's recommended conditions:

1. Revise the NRI and Landscape Plan:
 - a. Show the two mature Oaks along the north east property line fence.
 - b. Show the two Higan Cherry trees located at the southwest side of the lot parallel to the Rhode Island Service Road.
 - c. Remove one of the trees on the west side of the gravel parking area that is no longer there.
 - d. Reconsider plant choices of Magnolia Virginiana and Clethra Alnifolia in favor of: Northern Bayberry, Smoke Bush, Ninebark, and Red Twig Dogwood
2. Protect the two existing Higan Cherry trees when constructing the sidewalk.
3. Protect the two mature Oaks along the north east property line fence.
4. Maintain the stand of bamboo at the rear of lot 8 & 9, along the northern fence line, that is currently expanding into the site. It will require regular continued maintenance to keep

it out of the new planting. Bamboo is an invasive species, and its expansion is not encouraged.

5. Increase the depth of the gravel in the gravel parking lot by 4"-6" to protect tree roots or reconfigure the gravel parking lot to protect the tree roots from vehicle compaction.

Dumpster Location

The Applicant's plans show a dumpster pad located at the eastern side of the lot, at the southwest corner of the gravel parking lot which will require the removal of an existing mature tree in good health.

Comment: Staff recommends the proposed dumpster be relocated to save the existing tree.

Access, Circulation, Pedestrian and Bicycle Infrastructure and Traffic Impacts

Access and Circulation

The property is located on the northeastern quadrant of the intersection of Rhode Island Avenue Service Road and Hollywood Road. Rhode Island Avenue is a County-maintained roadway. Hollywood Road, 50th Avenue and the Rhode Island Avenue Service Road are City-maintained roadways. Access to the site is from 50th Avenue into the two parking areas. An additional curb cut will be added to the southern parking lot to accommodate a one-way circulation pattern to facilitate drop-off and pick-up traffic.

Comment: Originally, the Applicant proposed that drop-off and pick-up activity occur along the Rhode Island Service Road. Staff was concerned this would create safety and operational issues on the service road and adjacent intersections. Staff worked with the Applicant's team on the proposed alternative which should be less problematic for commuting traffic and safer for the children. This pattern should be monitored carefully by the pre-school and any issues and problems addressed promptly.

Pedestrian and Bicycle Infrastructure

The submitted plans were reviewed for conformance with the *2009 Approved Countywide Master Plan of Transportation* (MPOT), and Subtitle 27 of the County Ordinance.

There are no existing sidewalks along the property's street frontages and limited right-of-way to construct them. The submitted plans include a 173-foot long, five-foot-wide sidewalk segment along the property's southern frontage of the Rhode Island Service Road, and a 120-foot long, five-foot-wide sidewalk segment along the property's frontage of 50th Avenue. An internal five-foot-wide walkway exists accessing the school from all three road frontages, specifically Rhode Island Service Road, Hollywood Road, and 50th Avenue. Two U-shaped bicycle racks are shown between the southern parking lot and the school.

Comment: Staff is recommending the Applicant provide a 10-foot public access easement for the entire frontages along the Rhode Island Service Road, 50th Avenue, and Hollywood Road to allow public use of the proposed sidewalks and allow for future construction of missing segments. No sidewalk is proposed along Hollywood Road due to the number of existing mature trees. The City is in the process of adding sidewalk to Hollywood Road on the west side

of Rhode Island Avenue and would like to explore options in the future for adding them along this property. Having an easement in place would be helpful to this effort. Staff also recommends the existing crosswalk (located on Rhode Island Avenue directly north of its intersection with Hollywood Road) be extended across the Rhode Island Service Road to connect with the proposed Rhode Island Service Road sidewalk. Finally, staff recommends a crosswalk be provided across the drive aisles along 50th Avenue, where vehicles enter and exit the parking lot.

The *2009 Approved Countywide Master Plan of Transportation* (MPOT) recommends: a bicycle lane along Rhode Island Avenue and shared roadway along Hollywood Road. A bicycle lane along Rhode Island Avenue and shared lane markings (sharrows) along Hollywood Road have already been constructed with appropriate signage.

Traffic Impacts

Although not required, the Applicant conducted a Traffic Impact Analysis to address pre-review comments by Transportation Planning Staff and ensure there would be no adverse impacts to health, safety or welfare of residents or workers in the adjacent neighborhood. The full Traffic Impact Analysis can be viewed using the link provided in the cover memorandum.

The key roads in the study area are:

- Rhode Island Avenue: Two-lane roadway with a posted speed limit of 35 mph.
- Rhode Island Avenue Service Road: Two-lane roadway with an assumed speed limit of 25 mph (no signs posted).
- Hollywood Road: Two-lane roadway with a posted speed limit of 25 mph.
- 50th Avenue: Two-lane roadway with an assumed speed limit of 25 mph (no signs posted).
- Muskogee Street: Two-lane roadway with an assumed speed limit of 25 mph (no signs posted).

The study showed that all the existing unsignalized intersections passed the three-tiered test for unsignalized intersections using the Highway Capacity Manual (HCM). The test requires that unsignalized intersections operate with an average of less than 50 seconds of delay per vehicle. Additionally, the proposed Special Exception will not create adverse impacts to the health, safety, and welfare of the public.

Following are exhibits that show the scope of the study area, trip generation rates and level of service results.




Trip Generation Totals

		AM Peak (7:00 - 8:00 AM)			AM Peak (8:00 - 9:00 AM)			PM Peak (4:00 - 5:00 PM)			AM Peak (5:00 - 6:00 PM)		
		In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
Estimated Students Arriving from 7:00-8:00 AM for Beforecare	60 students	50	50	100									
Estimated Students Arriving from 8:00-9:00 AM	60 students				50	50	100						
Estimated Students Leaving from 4:00-5:00 PM	60 students							50	50	100			
Estimated Students Leaving from 5:00-6:00 PM from Aftercare	60 students										50	50	100
Staff Arrival and Departure	22 staff	8	0	8	14	0	14	0	14	14	0	8	8

Notes:

- 1) Trip Generation obtained from the Statement of Justification for The Childrens Guild.
- 2) **1.2** vehicle occupancy assumed for student arrival and departure.
- 3) Note that the trip generation for 8:00 - 9:00 AM and 4:00-5:00 PM was utilized for trip assignment given these are the highest volume hours and provide a conservative analysis.

Traffic Impact Analysis	Trip Generation for Site	Exhibit 5
 LENHART TRAFFIC CONSULTING, INC. <small>645 BALTIMORE ANNAPOLIS BLVD, SUITE 214 SEVERNA PARK, MD 21146 www.lenharttraffic.com</small>		


Level-of-Service Results

Morning Peak Hour	Existing CLV	Base CLV	Total CLV	Meets APFO requirements?
1a). Rhode Island Avenue & Hollywood Road				Y
<i>Tier 1: HCS Delay Test</i>	11.8 sec.	12.1 sec.	13.6 sec.	Y
1b). Hollywood Road & Service Road				Y
<i>Tier 1: HCS Delay Test</i>	Cannot Model	Cannot Model	Cannot Model	--
<i>Tier 2: Minor Street Volume Test</i>	<100 veh.	<100 veh.	<100 veh.	Y
2). Hollywood Road & 50th Avenue				Y
<i>Tier 1: HCS Delay Test</i>	9.0 sec.	9.0 sec.	9.2 sec.	Y
3). 50th Avenue & Site Access				Y
<i>Tier 1: HCS Delay Test</i>	8.6 sec.	8.6 sec.	8.6 sec.	Y
4). 50th Avenue & Site Access				Y
<i>Tier 1: HCS Delay Test</i>	8.6 sec.	8.6 sec.	8.6 sec.	Y
5a). Rhode Island Avenue & Muskogee Street				Y
<i>Tier 1: HCS Delay Test</i>	10.1 sec.	10.2 sec.	10.7 sec.	Y
5b). Muskogee Street & Service Road				Y
<i>Tier 1: HCS Delay Test</i>	Cannot Model	Cannot Model	Cannot Model	--
<i>Tier 2: Minor Street Volume Test</i>	<100 veh.	<100 veh.	<100 veh.	Y

Evening Peak Hour	Existing CLV	Base CLV	Total CLV	Meets APFO Requirements?
1a). Rhode Island Avenue & Hollywood Road				Y
<i>Tier 1: HCS Delay Test</i>	28.6 sec.	30.1 sec.	41.7 sec.	Y
1b). Hollywood Road & Service Road				Y
<i>Tier 1: HCS Delay Test</i>	Cannot Model	Cannot Model	Cannot Model	--
<i>Tier 2: Minor Street Volume Test</i>	<100 veh.	<100 veh.	<100 veh.	Y
2). Hollywood Road & 50th Avenue				Y
<i>Tier 1: HCS Delay Test</i>	9.0 sec.	9.0 sec.	9.1 sec.	Y
3). 50th Avenue & Site Access				Y
<i>Tier 1: HCS Delay Test</i>	8.5 sec.	8.5 sec.	8.5 sec.	Y
4). 50th Avenue & Site Access				Y
<i>Tier 1: HCS Delay Test</i>	8.5 sec.	8.5 sec.	8.5 sec.	Y
5a). Rhode Island Avenue & Muskogee Street				Y
<i>Tier 1: HCS Delay Test</i>	12.4 sec.	12.7 sec.	16.4 sec.	Y
5b). Muskogee Street & Service Road				Y
<i>Tier 1: HCS Delay Test</i>	Cannot Model	Cannot Model	Cannot Model	--
<i>Tier 2: Minor Street Volume Test</i>	<100 veh.	<100 veh.	<100 veh.	Y

NOTES:

1. Note that all study intersections are unsignalized. MNCPPC has a three tier test for unsignalized intersections.
 - a). Delay less than 50 seconds per vehicle, then passes APFO, otherwise go to step 2.
 - b). Minor street volumes less than 100 vph, then passes APFO, otherwise go to step 3.
 - c). CLV less than 1,150, then passes APFO. If not, then conduct signal warrant analysis or provide turn lanes to yield CLV < 1,150.

Traffic Impact Analysis	Results of Level-of-Service Analyses	Exhibit 8
 LENHART TRAFFIC CONSULTING, INC. 645 BALTIMORE ANNAPOLIS BLVD, SUITE 214 SEVERNA PARK, MD 21146 www.lenharttraffic.com		

Comment: M-NCPPC Transportation Planning Section staff recognize that the Covid Pandemic has affected traffic counts and have modified their traffic modeling accordingly. The traffic study shows that student arrival and departure times will be staggered during peak hours. Operational adjustments may be required to these times if the assumptions in the study are not realized and there are practical difficulties.

Environmental

The site was entirely cleared, graded, and developed prior to the enactment of the Woodland and Wildlife Habitat Conservation Ordinance (WCO). The site does not have any Regulated Environmental Features (REFs), such as streams, wetlands, 100-year floodplain or associated buffers and is not within a Primary Management Area (PMA). Both the Natural Resources Inventory Plan (NRI 143-2020) and the Woodland Conservation Exemption letter (S-157-2020) were approved on October 7, 2020.

Stormwater Management

A Stormwater Management (SWM) Concept Plan was not submitted with this application. Conformance with the provisions of the County Code and State regulations regarding stormwater management will be reviewed by the Department of Permitting, Inspections, and Enforcement (DPIE) prior to issuance of permits.

Comment: M-NCPPC Environmental Planning Section staff reviewed the project for compliance with environmental policies and did not identify any issues with this application. They noted that unsafe soils containing Christiana complexes were identified on-site, however, these soils are associated with urban soils, have been previously disturbed, and should not pose an issue to the proposed development of the playground on-site. Global stability of the project must be demonstrated to the satisfaction of DPIE prior to the issuance of permits. The County may require a soils report in conformance with CB-94-2004 during building permit review. They further noted that no relevant environmental policies within the *2001 Approved Sector Plan and SMA for the Greenbelt Metro Area* apply to this site.

Recommendation

City staff recommends supporting Special Exception SE-4836 with the following conditions:

1. Preschool enrollment shall be capped at 120 students. An increase in enrollment shall require a new Special Exception or amendment to SE-4836.
2. Prior to certification of the Special Exception Site Plan, the Applicant, or the Applicant's heirs, successors, and/or assigns, shall revise the site plan to:
 - a. Provide a 10-foot public access easement to the City of College Park to accommodate a 5-foot-wide sidewalk along the subject site's Rhode Island Avenue Service Road, 50th Avenue, and Hollywood Road frontages.
 - b. Extend the Rhode Island Avenue/Hollywood Road crosswalk to connect with the proposed Rhode Island Avenue Service Road sidewalk.
 - c. Provide striped crosswalks over both driveways along 50th Avenue accessing the southern parking lot.
 - d. Demarcate the parking spaces in the northern parking lot with wheel stops.
 - e. Increase the depth of the gravel in the northern parking lot by 4" - 6" to protect

- existing tree roots or reconfigure the gravel parking lot to protect the tree roots from vehicle compaction.
- f. Relocate the proposed dumpster area to save the existing tree.
 - g. Show the location of any signage proposed to identify the pre-school and directional signage indicating the circulation pattern for arrivals and departures.
3. Prior to certification of the Special Exception Site Plan, the Applicant, or the Applicant's heirs, successors, and/or assigns shall revise the NRI and Landscape Plan to reflect current conditions:
 - a. Show the two mature Oaks along the north east property line fence.
 - b. Show the two Higan Cherry trees located at the southwest side of the lot parallel to the Rhode Island Service Road.
 - c. Remove one of the trees on the west side of the gravel parking area that is no longer there.
 4. Prior to certification of the Special Exception Site Plan, the Applicant, or the Applicant's heirs, successors, and/or assigns shall revise the Landscape Plan:
 - a. Show compliance with Sections 4.3, 4.4, 4.6, 4.7 and 4.9 of the Landscape Ordinance, if required by M-NCPPC, or seek alternative compliance.
 - b. Reconsider the plant choices of Magnolia Virginiana and Clethra Alnifolia in favor of: Northern Bayberry, Smoke Bush, Ninebark, and Red Twig Dogwood.
 5. Prior to construction, the Applicant, or the Applicant's heirs, successors, and/or assigns shall:
 - a. Save and protect the two existing Higan Cherry trees along Rhode Island Avenue when constructing the proposed sidewalk.
 - b. Save and protect the two mature Oaks along the north east property line fence.
 - c. Maintain the stand of bamboo at the rear of lots 8 & 9, along the northern fence line, that is currently expanding into the site, and maintain regularly to keep it out of the new plantings.
 6. Execute a Declaration of Covenants Agreement with the City that includes the following provisions:
 - a. Prior to Special Exception Site Plan certification, show and record a 10-foot public access easement to accommodate a 5-foot-wide sidewalk along all of the subject site's street frontages.
 - b. Monitor the traffic and parking situation, and at the City's request, provide a report to identify and rectify problems.

Presentation: Special Exception SE-4836, The Children’s Guild Pre-School
Applicant: The Children’s Guild, Inc.
Location: Northeast quadrant of the intersection of Rhode Island Avenue and Hollywood Road

Applicant’s Team:

Attorney
Matthew Tedesco

Civil Engineer
Chandra Beaufort

The Children’s Guild/Monarch Pre-School
Duane Arbogast
Allan Arbogast
Krissie Taylor
Francisca Koduah

Lenhart Traffic Consultants
Mike Lenhart

College Park United Methodist Church
Rev. Fay Lundin, Chanda Beaufot
Luther Ghiz

At the Advisory Planning Commission February 4, 2021 meeting, a presentation was made on the Special Exception application SE-4836 submitted to the Prince George’s Planning Department for The Children’s Guild Pre-School located at 9601 Rhode Island Avenue. The project will expand the current daycare operating in the church from 50 to 120 children. In addition to APC members and staff, there were 9 members of the Applicant’s team and 33 members of the public attending the meeting. The following is a transcription of the questions, answers, and comments made during the meeting.

1. Question from James McFadden: What is the projected impact on traffic in the area?

Answer by Mike Lenhart, Lenhart Traffic Consultants: We conducted traffic counts at Rhode Island Avenue and Hollywood Road at 50th Avenue. Initially, we were considering that the drop-off would occur along Rhode Island Avenue along the frontage of the church and there would be a lead-in sidewalk location where parents would drop-off and pick-up their children. That study showed that that intersection and the streets would pass the level of services required that was identified in Park and Planning adequate facility ordinance. We then worked with staff and the City of College Park who was concerned and wanted the drop off to be in the parking lot off the church of off 50th Avenue so that the kids are not being dropped off on the street where cars are driving by. We added the new driveway entrance on 50th Avenue where cars would pull in and drop off/pick up children next to the sidewalk then they would circulate and exit the existing driveway.

2. Question from James McFadden: Will there be any impact on the parking lot for special events at the church like funerals or weddings?

Answer by Luther Ghiz: I do not foresee an issue at this time, because we are not using the church that much. We will have two spots in the parking lot. For a funeral, we will have to work out something different.

Answer by Matthew Tedesco: The Zoning Ordinance requires a certain amount of parking based upon the use and size of the facility. Right now, as we have shown on our Special Exception site plan, adequate parking for the church and daycare is provided. If there was a special event or unusual circumstance that were to arise the zoning ordinance and parking may not contemplate. That would have to be coordinated between the two operators. They have a good working relationship.

Answer by Rev. Fay Lundin: Most of the funerals would probably be on Saturday, it would be rare that it would be during the week. Any church activities would be after 6:00 p.m.

- 3. Question from Santosh Chelliah:** Will there be any upgrades made to the parking lot, such as markings indicating where to park?

Answer by Matthew Tedesco: We are in the process of making some minor improvements but before a Use and Occupancy Permit is issued the City, as well as the County, everything would be striped and identified.

Answer by Duane Arbogast: We just striped it about a month ago, and we will have to restripe it.

- 4. Question from Mary Ann Vaughan:** I have lived at 4923 Lackawanna Street since 1993 and I am concerned about the traffic. I used to be a member of College Park United Methodist Church. My backyard looks directly into the church side yard. I am concerned about potentially 120 cars dropping children off and picking them up when people are also trying to get home as well. Would it be possible to negotiate the number of children attending or maybe consider installing a traffic light at Hollywood Road and Rhode Island Avenue? There are a lot of accidents that occur during rush hour and non-rush hour at Hollywood Road and Rhode Island Avenue. I understand the necessity for quality childcare I work at a non-profit office that has a daycare in their facility. Was there a traffic study done? If it was done during COVID, there was not a lot of traffic so the study may not be accurate. Also, I received only one letter, but no one approached me before that about this project. It is a great community and the upgrades to the facility and playground are nice.

Answer by Matthew Tedesco: Thank you for the comments. We have sent several letters, but no one has contacted me to set up a meeting except for Mary Cook, the president of the North College Park Community Association (NCPCA). We are doing our outreach to include this evening and meeting with the NCPCA next week. If there are specific neighbors that have concerns and would like to meet separately, they need to contact me. The County requires us to send out notifications to all adjoining property owners. We welcome the opportunity to have an open dialogue to address all your concerns. We are understanding and empathetic concerning the potential impact that a special exception or any use has on a community. We will be better together than we will be apart. I hope the meeting tonight will open a line of communication between us and the immediate neighbors. If we need to set up meetings privately, with you and your neighbors, we can set up Teams or Zoom invites. We will meet as much and as often as we need to make sure that your concerns are heard and addressed. I will put my email in the chat so that you will have it to contact me.

Answer from Mike Lenhart: First I will address the traffic counts. Back in March 2020 when schools started closing and people started working from home, Park and Planning issued a stop-work order on traffic counts and would not accept any new traffic counts at that time. It was watched and observed through the spring and summer. In September 2020 after working with SHA, Park & Planning and Montgomery County they identified a temporary COVID traffic account policy that was instituted were they allowed new traffic counts to be taken. They identified adjustment factors that needed to be added to the traffic counts to account for the fact that schools are not in session and held virtually. It's hard to come up with a county-wide adjustment factor that would be applicable in every location. There is a traffic impact study guideline policy that was adopted by Park and Planning. We are required to follow that, it's very specific. It talks about when counts will be taken how the studies are to be done, the types of analysis that are required. In November 2020 we conducted our traffic study. As far as the vehicles that will be in the neighborhood, the daycare will open at 6:00 a.m. and the school will open at 8:30 a.m. The data shows that people do not show up all at once to drop off/pick up their children. School ends at 4:00 p.m. and the daycare close at 6:00 p.m. It does allow for extended periods for pick up/drop off.

- 5. Question from Mary Cook:** Where will the school staff, Meals on Wheels participants and the seniors who have classes park? Also, will there still be circulation for drop-off and pick-up?

Answered by Matthew Tedesco: We have been figuring all of that out to make sure from an operational standpoint that all those things can be accommodated. We had originally contemplated drop-off and pick-ups on the surface road would be ideal to keep things moving, but in the review of this application, we have had some discussions with Park & Planning and City staff. We feel strongly about how we operate; we know what we are doing but also the reality of the people who live and deal with this community probably know it better. In our meetings and conversations, it was asked upon us to look at altering our circulation pattern and focusing on an onsite proposition. We added a driveway to access 50th Avenue to come into the site drop off and circulate out onto Hollywood Road. We do not envision any issues with this use impacting or impeding the use of the facility as it is. Parking has been a high priority of ours to make sure all those things are accommodated. We are trying to balance everyone's needs.

Answered by Duane Arbogast: Staggering openings and dismissals make a difference. We will be opening at 7:00 a.m., so that's 90 minutes swing time to arrive in the morning and a two-hour swing time in the evening. We are willing to work through our times to accommodate both the community and the use of the building. We will always be open to conversations and nothing is never set-in-stone. Our largest school has 825 students, so we are used to moving lots of kids around. We have a lot of experience with that. Once we get the U&O and we apply for the childcare license, we are hoping to open with a reduced number of children this spring.

Comments:

Terry Schum – City staff has been working with the applicant particularly on the traffic issues that were mentioned tonight, circulation, parking, landscaping and the lack of sidewalks currently around the property. Staff will have a recommendation to go to the City Council by February 12th and the City Council will take this case up at their worksession on February 16th and take a position the following week, February 23rd. Residents and others will have an opportunity to speak on the matter before the City Council weighs in on February 23rd. There will be a staff recommendation online for viewing before the Council meeting.

Chat messages:

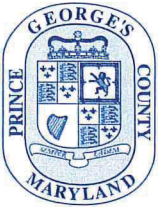
Nokia 3.1 Plus: I love the playground it looks safe

Matt Tedesco: Thank you

Nokia 3.1 Plus: Traffic is everywhere, we want to have preschool here for our children thank you for this meeting.

Matt Tedesco: mtedesco@mhlawyers.com

Mary Ann Vaughan: Thank you, I will send my contact info.



Angela D. Alsobrooks
County Executive

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



MEMORANDUM

January 25, 2021

TO: Thomas Sievers,
Development Review Division, M-NCPPC

FROM: Mary C. Giles, P.E., Associate Director *Mary C. Giles* 1/27/2021
Site/Road Plan Review Division, DPIE

Re: Children's Guild
Special Exception No. SE-4836

CR: Rhode Island Avenue
CR: Hollywood Road

In response to Special Exemption No. 4836 referral, the Department of Permitting, Inspections, and Enforcement (DPIE) offers the following:

- The property is located at 9601 Rhode Island Avenue, College Park, Maryland on the northeastern quadrant of the intersection of Rhode Island Avenue and Hollywood Road. Rhode Island Avenue is a County-maintained roadway. Hollywood Road and Rhode Island Avenue service road are not County-Maintained roadways.
- The applicant is proposing a private pre-school with a maximum of 120 students within the existing church.
- The proposed development requires a Site Development Concept review and approval from Department of Permitting, Inspections and Enforcement (DPIE).
- A southbound left turn bay at Rhode Island Avenue and Hollywood Road intersection is required.
- Student drop-off and pick-up along the Rhode Island service road located adjacent to the site is proposed. This will create a safety and operation issue on the service road and adjacent intersections. DPIE recommends that a loop is to be provided within the development property for students pick up and drop off.

9400 Peppercorn Place, Suite 230, Largo, Maryland 20774
Phone: 301.636.2060 ♦ <http://dpie.mypgc.us> ♦ FAX: 301.925.8510

Thomas Sievers
January 25, 2021
Page 2

- DPIE has no objection to SE No.4836.

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

MCG:ZW:amg

cc: Steve Snyder, P.E., District Engineer, S/RPRD, DPIE
Rene Lord-Attivor, Chief, Traffic Engineering, S/RPRD, DPIE
Zerihun Woldemariam, Engineer, S/RPRD, DPIE
Children's Guild Inc., 6802 Mclean Blvd., Parkville, MD 21234
McNamee & Hosea, 6411 Ivy Lane, Suite 200, Greenbelt, MD 20770



Angela D. Alsobrooks
County Executive

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



Melinda Bolling
Director

MEMORANDUM

December 14, 2020

TO: Thomas Sievers, Subdivision Review Section
Maryland-National Capital Park & Planning Commission

FROM: Shirley Anthony Branch, Water and Sewer Plan Coordinator *SAB*
Site/Road Plan Review Division, DPIE

RE: SDRC Comments – Children's Guild, #SE-4836

Below are my comments on a Special Exception scheduled for review at the **December 28, 2020** SDRC meeting. This is a first response for this special exception. Should you have any questions regarding the attached information, please feel free to call me at 301.636.2060.

SE-4836 Children's Guild
Tax map: 25 F-2, Lots 11-40; Block 65
Acres: 2.15; Zoning: R-55
WSSC Grid: 212NE05

1. The 2018 Water and Sewer Plan designates existing lots 11-40 in Water and Sewer Category 3, inside the Sewer Envelope, in the Growth Tier, and within Tier 1 under the Sustainable Growth Act, to be developed on public sewer. Aerial views depict the lots as developed with a church and adjoining buildings.
2. Water and sewer lines in Rhode Island Avenue and 50th Avenue abut lots 11-40.

*The Department of Permitting, Inspections and Enforcement (DPIE) determines the validity in category designations of the Prince George's County Water and Sewer Category Maps. Information reflects the category designated by the 2018 Water and Sewer Plan and its amendments deemed accurate as of **November 20, 2020**. Any dispute of the designated category or comments herein may be addressed to the Site/Road Plan Review Division, Water and Sewer Plan Coordinator, at 301.636.2060.*

SAB:dar

cc: Mary C. Giles, P.E., Associate Director, S/RPRD, DPIE

From: [AZZAM, ABDULKADER](#)
To: [Sievers, Thomas](#); [PGCReferrals](#)
Cc: [HWARY, AHMED ED](#); [IBRAHIM, WALID](#); [HWARY, SARA](#); [AZZAM, ABDULKADER](#)
Subject: RE: EPlan ACCEPTANCE Referral for SE-4836 CHILDREN'S GUILD (PB)
Date: Tuesday, December 15, 2020 3:11:42 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Thomas,

AT&T Local does not have any facilities in the proposed area.

Regards,

Sam Azzam
Connect USA
Email – aa9168@att.com
Mob – 304-871-6146

From: ePlan [mailto:ePlan@ppd.mncppc.org]
Sent: Friday, December 11, 2020 12:09 PM
To: Smith, Tyler <Tyler.Smith@ppd.mncppc.org>; Stabler, Jennifer <Jennifer.Stabler@ppd.mncppc.org>; Hall, Ashley <Ashley.Hall@ppd.mncppc.org>; Henderson, Tamika <Tamika.Henderson@ppd.mncppc.org>; Franklin, Judith <Judith.Franklin@ppd.mncppc.org>; Green, David A <davida.green@ppd.mncppc.org>; Masog, Tom <Tom.Masog@ppd.mncppc.org>; Barnett-Woods, Bryan <bryan.barnett-woods@ppd.mncppc.org>; Gupta, Mridula <Mridula.Gupta@ppd.mncppc.org>; Zhang, Henry <Henry.Zhang@ppd.mncppc.org>; Kosack, Jill <Jill.Kosack@ppd.mncppc.org>; Dixon, June <june.dixon@ppd.mncppc.org>; Chaconas, Sheila <Sheila.Chaconas@ppd.mncppc.org>; Holley, Edward <Edward.Holley@Pgparcs.com>; PPD-EnvDRDreferrals <ppd-envdrdreferrals@ppd.mncppc.org>; Walker, Tineya <tineya.walker@ppd.mncppc.org>; 'Reilly, James V' <JVReilly@co.pg.md.us>; SLToth@co.pg.md.us; ljdillon@co.pg.md.us; DPIE <DARichards@co.pg.md.us>; tgaskins@co.pg.md.us; 'De Guzman, Reynaldo S.' <rsdeguzman@co.pg.md.us>; Giles, Mary C. <mcgiles@co.pg.md.us>; rlattivor@co.pg.md.us; 'Snyder, Steven G.' <SGSnyder@co.pg.md.us>; 'Abdullah, Mariwan' <MABdullah@co.pg.md.us>; 'Formukong, Nanji W.' <nwformukong@co.pg.md.us>; mtayyem@co.pg.md.us; Salles, Cicero D. <cdsalles@co.pg.md.us>; sabranch@co.pg.md.us; jtarr@co.pg.md.us; 'Kwesi Woodroffe' <kwoodroffe@sha.state.md.us>; 'Tania Brown - SHA' <TBrown13@mdot.maryland.gov>; 'Aheart, Charlotte D.' <CDAheart@co.pg.md.us>; #DSG Intake <DSGIntake@wsscwater.com>; kenneth.l.barnhart@verizon.com; mark.g.larsen@verizon.com; jkoroma@pepco.com; wkynard@pepcoholdings.com; Charles.curry@bge.com; Herb.Reigel@smeco.coop; 'Ulrich,Keith' <Keith.Ulrich@smeco.coop>; jeff.lagana@smeco.coop; Herb.Reigel@smeco.coop; 'Ulrich,Keith'

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Miriam Bader <mbader@collegeparkmd.gov>; thruby@greenbeltmd.gov; jhowerton@greenbeltmd.gov
Cc: Conner, Sherri <sherri.conner@ppd.mncppc.org>; Sievers, Thomas
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James <James.Hunt@ppd.mncppc.org>; Staton, Kenneth <Kenneth.Staton@ppd.mncppc.org>; Checkley,
Andree <andree.checkley@ppd.mncppc.org>; Fairley, Lillian <Lillian.Fairley@ppd.mncppc.org>;
Windsor, Theresa <Theresa.Windsor@ppd.mncppc.org>; Matthew C. Tedesco
<mtedesco@mhlawyers.com>; Lee, Randar <Randar.Lee@ppd.mncppc.org>; Bryan C. Spell
<bspell@mhlawyers.com>

Subject: EPlan ACCEPTANCE Referral for SE-4836 CHILDREN'S GUILD (PB)

All,

This is an EPlan ACCEPTANCE referral for **SE-4835 CHILDREN'S GUILD**. This case was officially accepted
as of yesterday, **December 10, 2020**. ****SDRC is scheduled for December 28, 2020.**

Please submit ALL comments to Thomas Sievers (email attached).

Click on the hyperlink to view the case:

[https://www.dropbox.com/sh/9g7skcmbzy647vz/AACqyiQKWnGA_JVnDPAT04pPa?
dl=0](https://www.dropbox.com/sh/9g7skcmbzy647vz/AACqyiQKWnGA_JVnDPAT04pPa?dl=0)

DUE DATE for this referral is: **December 28, 2020**

Randa Lee

Senior Planning Technician, Development Review Division



14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772

301-952-3867 | randar.lee@ppd.mncppc.org





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org
301-952-3530

February 4, 2020

MEMORANDUM

TO: Tom Sievers, Senior Planner, Subdivision and Zoning Section

VIA: Henry Zhang, Master Planner, Urban Design Section

FROM: Tierre Butler, Senior Planner, Urban Design Section

**SUBJECT: Special Exception SE-4836
The Children's Guild**

The Urban Design Section has reviewed the application package dated December 10, 2020, revised on January 28, 2021, in support of Special Exception SE- 4836 for The Children's Guild. The 2.15-acre property is in the R-55 (One-family Detached Residential) Zone and with a street address at 9601 Rhode Island Avenue, College Park, Maryland. The subject property is located in the northeast quadrant of the intersection of Rhode Island Avenue and Hollywood Road. The site is bounded on the east, west and south sides by the public rights-of-way of 50th Avenue, Rhode Island Road, and Hollywood Road respectively, with existing single-family detached dwellings in the R-55 Zone beyond; and on the north side by the existing single-family detached dwellings in the R-55 Zone.

This application proposes the conversion of 10,575 square feet of the existing building to a private school for a maximum enrollment of 120 children with outdoor playground on the campus of the existing church. Based on the Urban Design Section's review of this application, we offer the following comments:

Conformance with the Requirements of the Prince George's County Zoning Ordinance

1. The proposed private school, which is not in accordance with Section 27-443, is subject to the Special Exception approval in the R-55 Zone. The proposed development will be required to demonstrate conformance with the applicable requirements of the Zoning Ordinance, including but not limited to, the following:

- Section 27-317 Required finings,
- Section 27-396 Private School,
- Section 27-430 R-55 Zone,
- Section 27-441 (b) Table of uses,
- Section 27-442 Regulations,
- Part 11 Off-street Parking and Loading, and
- Part 12 Sign, respectively.

Conformance with Prior Approvals

2. The site has a previously approved Special Exception SE-1028 to allow the existing church use on the site. No conditions were attached to the approval of SE-1028.

Conformance with the Requirements of the 2010 Prince George's County Landscape Manual

3. Since the proposed development does not either increase the gross floor area of the existing building, or increase the intensity of the existing church use, this development is exempt from the requirements of Sections 4.1, 4.2, 4.3, 4.6, 4.7, 4.8, 4.9 and 4.10, in accordance with Section 1.1 (d), of the Landscape Manual. However, this development includes a large outdoor play area that is located closer than the existing church building to the existing adjacent single-family detached residences to the north of the site. The applicant has provided a bufferyard in accordance with the design standards of Section 4.7 that will minimize any possible negative impacts of the playground on the existing houses. The Urban Design Section supports this landscaping treatment along northern boundary.

The SE site plan shows a proposed dumpster along 50th Avenue frontage. The dumpster is required to be screened from view along 50th Avenue, in accordance with the requirements of Section 4.4 of the Landscape Manual. The applicant should provide screening details on the plan before the approval of this SE.

Conformance with the Prince George's County Tree Canopy Coverage Ordinance

4. Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading permit. Properties zoned R-55 are required to provide a minimum of 15 percent of the gross tract area in TCC. The subject site is 2.15 acres in size and will be required to provide a minimum of 14,048 square feet of the site in TCC. The TCC schedule shows conformance with the requirements.

Urban Design Section Recommendation

Based on the foregoing analysis, the Urban Design Section has no objections to the approval of Special Exception SE-4836, for the Children's Guild, subject to the following condition:

1. Prior to the approval of this Special Exception, the applicant shall
 - a. Provide screening details to demonstrate conformance with Section 4.4 of the *Landscape Manual*.