



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

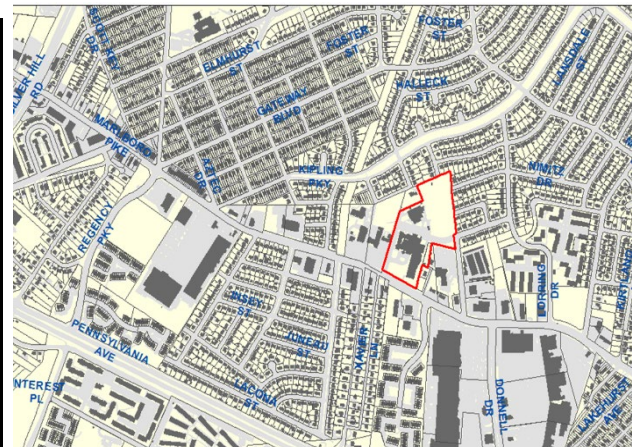
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Departure from Parking and Loading Spaces Departure from Sign Design Standards Bishop McNamara High School

DPLS-482
DSDS-709

REQUEST	STAFF RECOMMENDATION
DPLS-482: A departure from Section 27-568(a) of the Zoning Ordinance	APPROVAL
DSDS-709: A departure from Section 27-617 of the Zoning Ordinance	APPROVAL

Location: On the north side of Marlboro Pike, approximately 75 feet east of Xavier Lane.	
Gross Acreage:	14.53
Zone:	C-S-C/R-55/M-I-O
Gross Floor Area:	126,775 sq. ft.
Lots:	0
Parcels:	2
Planning Area:	75A
Council District:	06
Election District:	06
Municipality:	N/A
200-Scale Base Map:	204SE06
Applicant/Address: Bishop McNamara High School 6800 Marlboro Pike District Heights, MD 20747	
Staff Reviewer: Thomas Sievers Phone Number: 301-952-3995 Email: Thomas.Sievers@ppd.mncppc.org	



Planning Board Date:	10/22/2020
Planning Board Action Limit:	N/A
Staff Report Date:	10/07/2020
Date Accepted:	09/01/2020
Informational Mailing:	06/23/2020
Acceptance Mailing:	08/21/2020
Sign Posting Deadline:	09/22/2020

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Departure from Parking and Loading Spaces DPLS-482
 Departure from Sign Design Standards DSDS-709
 Bishop McNamara High School

The Subdivision and Zoning staff has reviewed the above requested departures for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this report.

EVALUATION

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

- a. The requirements of prior approvals;
- b. The requirements of the Prince George's County Zoning Ordinance;
- c. The requirements of the Tree Canopy Coverage Ordinance; and
- d. Referral comments

FINDINGS

1. **Request:** The site is occupied by an existing school. The departure requests are based on conditions provided in PGCPB Resolution No. 19-133 of Detailed Site Plan DSP-00013-06, which was approved by the Prince George's County Planning Board on December 5, 2020, for construction of an addition to the existing private school. The two departure requests cumulatively seek to modify the minimum parking requirements provided in Section 27-568(a) of the Zoning Ordinance, and the sign criteria for institutional uses, as set forth in Section 27-617 of the Zoning Ordinance, to address the conditions of DSP-00013-06. The subject departure requests satisfy the criteria for approval, as set forth respectively in Section 27-239.01(b)(7) and Section 27-588(b)(7) of the Zoning Ordinance. These departure requests are supported by a statement of justification (SOJ), dated July 15, 2020, submitted by the applicant, and incorporated by reference herein. The departure requests, in association with each of these two proposals, are as follows:

- a. The applicant is requesting a Departure from Parking and Loading Spaces (DPLS-482), to reduce the minimum number of required off-street parking spaces by 70 spaces. Bishop McNamara High School, a private school with 234 students below 10th grade and 600 students 10th grade and above, requires a minimum of 239 off-street parking spaces per Section 27-568(a). The school currently provides 169 parking spaces on-site and 70 parking spaces on the adjacent property of Mount Calvary Catholic Church.
- b. The applicant is requesting a Departure from Sign Design Standards (DSDS-709), in order to allow a sign area that is 3 square feet larger than the allowable sign area, for a total of 51 square feet, and to allow a second rooftop sign along the site frontage. Per Section 27-617, the site is permitted to have one sign per street frontage and a maximum sign area of 48 square feet.

2. **Development Data Summary:** The following chart summarizes the approved development for the subject property.

	EXISTING
Zone	C-S-C/R-55/M-I-O
Use(s)	Private School
Total Acreage	14.53
Number of Parcels	2
Gross Floor Area	126,775 sq. ft.

3. **Location:** The subject property is comprised of two parcels. The first parcel, Parcel 150, is a legal acreage parcel, is 13,540 square feet, zoned Commercial Shopping Center (C-S-C), and is recorded in the Prince George's County Land Records in Liber 37421 folio 564. The second parcel is 14.22 acres, in the One-Family Detached Residential Zone (R-55), and is the subject of Preliminary Plan of Subdivision 12-1905, approved on May 15, 1963 and recorded in Plat Book WWW 47-66. The record plat does not contain any notes, and no parcel designation was assigned to this property. The subject site is located in Tax Map 81, Grid D3, is addressed as 6800 Marlboro Pike in Forestville, and is within the Military Installation Overlay Zone.
4. **Surrounding Uses:** The subject site is bounded to the north by detached single-family dwellings in the R-55 Zone, to the west by a church and private school in the R-55 Zone, to the east by detached single-family dwellings in the R-55 and C-S-C zones, and to the south by the Marlboro Pike right-of-way. Beyond Marlboro Pike are condominiums in the Multifamily Medium Density Residential – Condominium Zone.
5. **Previous Approvals:** DSP-00013, for the property, was approved by the Planning Board on March 1, 2001, and formalized by the adoption of PGCPB Resolution No. 01-44 on March 8, 2001. The most recent revision to the DSP occurred on January 9, 2020, when the Planning Board approved DSP-00013-06 to add the 20,655-square-foot La Reine Science & Innovation Center to the Bishop McNamara campus. The approval included a courtyard area, fencing, stormwater management, and other necessary infrastructure for the La Reine Science & Innovation Center, as well as an increase in student enrollment from 796 students to 834 students (PGCPB Resolution No. 19-133). The full list of prior approvals is as follows:

March 1, 2001 – DSP-00013, Alternative Compliance Application, AC-00047 and Type II Tree Conservation Plan, TCPII-94-00, were approved by the Planning Board and formalized via the adoption of PGCPB Resolution No. 01-44 on March 8, 2001 for the addition of a fine arts and athletic center.

April 13, 2001 – Departure from Design Standards, DDS-519, for the 50 foot setback of the loading space from residentially zoned land, (Section 27-579(B) of the Zoning Ordinance), was approved by the Planning Board (PBCPB Resolution No. 01-44).

March 19, 2008 – DSP-00013-01 and TCPII-94-00-01 were approved by the Planning Director for the addition of a chapel, an entrance awning along the front of the building, a guidance counseling center, book store, library expansion, and upgrades to the east cafeteria elevation along the east side of the existing building.

October 10, 2012 – Natural Resources Inventory, NRI-134-12 was approved by the Environmental Planning Section to place a temporary classroom trailer in the parking lot.

August 23, 2013 – AC-13011 was approved by the Planning Director for Section 4.7 of the 2010 *Prince George's County Landscape Manual* (Landscape Manual), (Buffering incompatible uses).

August 30, 2013 – DSP-00013-02 was approved by the Planning Director for the addition of a temporary classroom building and for modifying or adding various signs and scoreboard.

February 14, 2017 – DSP-00013-04 was withdrawn due to the Planning Department determining that a revision to the DSP was not required because the improvements proposed, renovation of the softball field, was not located on Bishop McNamara property.

March 2, 2017 – DSP-00013-03, AC-13011-01, and TCPII-94-00-02, were approved by the Planning Director to add a 3,740-square-foot cafeteria, increasing student enrollment to 796 students, and add 0.32 acre to the DSP area.

October 20, 2017 – DSP-00013-05 was approved by the Planning Director, for the addition of an exterior stairwell on the southeast corner of the existing school building, to provide emergency egress from the basement boiler space.

February 26, 2018 – NRI-134-12-01 was approved by the Environmental Planning Section for the construction of a science building.

March 6, 2019 – Site Development Concept Plan No. 37844-2018 was approved by the Prince George's County Department of Permitting, Inspections and Enforcement.

November 18, 2019 – Revised NRI-134-12-02 was approved by the Environmental Planning Section, for the construction of a science building, in accordance with Condition 2(d) of PGCPB Resolution No. 19-133.

6. **Zoning Ordinance Parking and Loading Standards:** The addition of the science and innovation center to this site through the approval of DSP-00013-06, requires the applicant to meet the parking standards provided in Section 27-568. The school currently provides

169 parking spaces on-site and leases 70 parking spaces off-site on the adjacent Mount Calvary Catholic Church property. The submitted site plans also include crosswalks connecting the parking lot on the Mount Calvary Catholic Church property with the subject property. Condition 1(g) of the DSP requires that the applicant provide a parking agreement, in accordance with Section 27-573(a)(2), or obtain approval of a departure from parking and loading standards. The applicant has a lease to use the required 70 off-site spaces on this adjacent property; however, a legal agreement to assure the permanent availability of the parking lot was unattainable.

The applicant provided a letter from the President/CEO of Bishop McNamara High School, dated September 20, 2020, incorporated by reference herein, stating that if the lease agreement with the adjacent property were to terminate, however unlikely, the school would pursue alternatives to mitigate the parking challenges that result, which includes:

- Option 1:** Bishop McNamara High School has made use of excess parking spaces at Amalgamated Transit Union, Local 689 (2701 Whitney Place). In the event of a parking space shortage or loss of spaces, the applicant would look to source additional spaces at this location.
- Option 2:** Other independent schools in the region source buses to support commuting students when parking spaces are not available. In the event of a loss of parking spaces, Bishop McNamara High School may also implement a bus transportation option for students to use instead of parking on campus.

In addition, most parking spaces utilized in the leased space are occupied by students and the loss of these spaces would have no effect on the operational capabilities of the school. Parking is not a right, but a privilege for some upperclassmen students who have earned the opportunity to park on campus.

Departure from Parking and Loading Spaces: When the requested departure is from the number of parking or loading spaces required, the required findings for approval are set forth in Section 27-588(b)(7)(A). The required findings are shown in **BOLD** below, with staff responses in plain text following:

Section 27-588. Departures from the number of parking and loading spaces required.

Section 27-588(b)(7) Required Findings:

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

- (i) The purposes of this Part (Section 27-550) will be served by the applicant's request;**

[Section 27-550. Purposes

(a) The purposes of this Part are:

- (1) To require (in connection with each building constructed and each new use established) off-street**

automobile parking lots and loading areas sufficient to serve the parking and loading needs of all persons associated with the buildings and uses;

- (2) To aid in relieving traffic congestion on streets by reducing the use of public streets for parking and loading and reducing the number of access points;**
- (3) To protect the residential character of residential areas; and**
- (4) To provide parking and loading areas which are convenient and increase the amenities in the Regional District.]**

The applicant's SOJ indicates that the proposal is consistent with the purposes of the Off-Street Parking and Loading requirements of the ordinance. Staff concurs that under the current parking arrangement, sufficient parking is provided to serve the use. In addition, all parking is accessible from Marlboro Pike, which relieves traffic from neighboring streets and protects the character of the nearby residential streets. Lastly, the parking is conveniently located either on-site or immediately adjacent, providing access to this development.

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

The applicant's SOJ indicates that the existing on-site parking has been designed in the most efficient way possible and that no other parking can be placed on-site, without conflicting with the requirements of the Landscape Manual. No additional exhibits depicting alternative on-site parking locations or alternative striping were provided. However, based on a review of satellite imagery and previously approved site plans, it does not appear that there is sufficient space on the subject property to provide additional on-site parking spaces or that restriping the spaces to a narrower width would accommodate additional spaces. In addition, the application does not propose to remove existing on-site parking spaces for off-site parking spaces. This departure is the minimum number of spaces necessary.

(iii) The departure is necessary in order to alleviate circumstances which are special to the subject use, given its nature at this location, or alleviate circumstances which are prevalent in older areas of the County which were predominantly developed prior to November 29, 1949;

Staff concurs with the applicant's assertion that the subject site's peculiar shape limits usable land for additional parking spaces. While the submitted SOJ did not provide details regarding the unusable square footage or other constraints the property shape may have on additional parking, staff notes

that the subject site is already developed, and it is infeasible to rearrange existing buildings to potentially increase available parking.

- (iv) **All methods for calculating the number of spaces required (Division 2, Subdivision 3, and Division 3, Subdivision 3, of this Part) have either been used or found to be impractical; and**

The applicant has followed the method for calculating parking spaces as provided in Section 27-568. This method requires one parking space per six students below 10th grade and one parking space per three students in 10th grade or above.

- (v) **Parking and loading needs of adjacent residential areas will not be infringed upon if the departure is granted.**

The applicant's SOJ indicates that this request will meet the needs of the subject site. Since the current parking arrangement meets the minimum requirements, it is expected that there would be no additional parking infringing upon the surrounding residential neighborhoods. During the Planning Board hearing for DSP-00013-06 (December 5, 2019), a member of the public had raised concerns, not about daily student parking, but about visitors to the school parking on neighborhood streets during special school events. While neither the current parking arrangement nor departure application addresses school events, the applicant noted at time of the hearing that the school would more diligently notify school event attendees and make additional parking arrangements.

As part of the review for this application, transportation planning staff coordinated with the Prince George's County Department of Revenue regarding this neighborhood participating in a Residential Parking Permit Program. The Department of Revenue staff indicated that this neighborhood may be a viable candidate for the Residential Parking Permit Program and will reach out to the school and neighborhood to gauge interest in initiating the process.

- (B) **In making its findings, the Planning Board shall give consideration to the following:**

- (i) **The parking and loading conditions within the general vicinity of the subject property, including numbers and locations of available on- and off-street spaces within five hundred (500) feet of the subject property;**

The applicant's SOJ indicates a surplus of parking that is immediately west of the subject site. This is the Mount Calvary Church property, specifically a parking lot designed for the Mount Calvary private school, which is no longer in operation. The applicant currently leases 70 parking spaces of this lot. The submitted SOJ does not include the total number of parking spaces for this lot or for the parking lot of the Amalgamated Transit Union property, which is directly to the east of the subject site.

There appears to be many parking spaces on this lot, as well. Moreover, there are a few commercial properties that are across from the subject site that may have available parking. There appears to be available on-street parking spots as well; however, staff does not recommend use of these spaces, as they are located on residential streets.

In a letter dated September 21, 2020 (Barnhardt to Prince George's County Planning Board), the school indicates that they have used the Amalgamated Transit Union property parking lot for excess parking in the past and would look to source additional parking from that property, should a parking shortage occur.

(ii) The recommendations of an Area Master Plan, or County or local revitalization plan, regarding the subject property and its general vicinity;

The subject site is located within the boundaries of the 2009 *Approved Marlboro Pike Sector Plan and Sectional Map Amendment* (Marlboro Pike Sector Plan and SMA), but just outside of the priority areas identified in the plan. The submitted SOJ indicates that the subject property anticipates an institutional use and the existing use is consistent with the plan. The submitted SOJ does not discuss the plan's parking policy, and there is only one parking-related policy in the plan (page 61):

Policy 1: Limit the need for large expansive parking lots throughout the corridor.

The submitted departure proposal and existing parking arrangement advances this policy. While the subject site is not within one of the recommended activity nodes of the plan, the streetscape recommendations for these nodes include on-street parking along Marlboro Pike, which will increase the overall parking supply in the area, reducing potential parking shortages.

(iii) The recommendations of a municipality (within which the property lies) regarding the departure; and

The property is not located within the limits of a municipality. As a result, the above finding is not applicable to the review of the application.

(iv) Public parking facilities which are proposed in the County's Capital Improvement Program within the general vicinity of the property.

The applicant is not aware of any public parking facilities proposed within the County's Capital Improvement Program.

(C) In making its findings, the Planning board may give consideration to the following:

(i) Public transportation available in the area;

The applicant's SOJ indicates that bus service is available to and from the subject property, further noting that it is utilized by students and staff. While the SOJ does not demonstrate the number or percentage of students and staff using transit nor details of the transit service, there are two different bus routes that stop in front of the subject site. During the AM peak-hour period, there is a Washington Metropolitan Area Transit Authority Metrobus that arrives with 20-25 minute headways and a Prince George's County TheBus that arrives with 30-minute headways. This provides reasonable transit access to the subject site, should students or staff opt for transit.

In addition, in the September 21, 2020 letter, the school indicated that a private bus service could be used to support student transportation should a parking shortage occur. The letter further noted that this is similar to other efforts by different private schools in the region. Staff concurs that private bus service could help offset parking needs should a shortage occur.

(ii) Any alternative design solutions to off-street facilities which might yield additional spaces;

There are no alternative design solutions to existing off-site facilities that would reasonably deliver more spaces.

(iii) The specific nature of the use (including hours of operation if it is a business) and the nature and hours of operation of other (business) uses within five hundred (500) feet of the subject property;

The subject site is adjacent to a parking lot that was built for a school that is no longer in operation. As noted previously, Bishop McNamara High School currently leases parking spaces from this property. In addition, the applicant has noted that student parking is a privilege for students that have earned the opportunity to park at school. Should their current parking arrangement no longer be viable or other parking shortages occur, eliminating the student parking privilege would address the issue.

(iv) In the R-30, R-30C, R-18, R-18C, R-10A, R-10, and R-H Zones, where development of multifamily dwellings is proposed, whether the applicant proposes and demonstrates that the percentage of dwelling units accessible to the physically handicapped and aged will be increased over the minimum number of units required by Subtitle 4 of the Prince George's County Code.

The property is located in the R-55 and C-S-C Zones and does not propose the development of multifamily dwelling units. As a result, the above finding is not applicable to the review of the subject application.

Based on the preceding analysis, staff finds that the required findings for approval set forth in Section 27-588(b)(7)(A) are met for DPLS-482.

7. **Zoning Ordinance Sign Requirements for Institutional Uses:** Section 27-617 provides the following institutional sign regulations, which pertain to the subject site:

- (a) **In any zone (except Comprehensive Design and Mixed Use Zones) where a church; library; school; hospital; fire station; community center; day care center for children; service, fraternal, or civic organization; or other similar institution is allowed, a sign may be erected. Institutional signs shall meet the following design standards:**
- (1) **Maximum area for each sign – 48 square feet.**
 - (2) **Maximum height – 8 feet above finished grade at base of sign.**
 - (3) **Minimum setback – 15 feet from adjoining land in any Residential Zone (or land proposed to be used for residential purposes in a Comprehensive Design, Mixed use, or Planned Community Zone).**
 - (4) **Type allowed – freestanding or attached to a building.**
 - (5) **Maximum number – 1 per street the property front on (must face street frontage).**

The applicant claims that the specific signage requirements for institutional uses provided in Section 27-617(a) are restrictive and have resulted in the need for numerous prior departure applications for similar institutional uses. Based on the reasons stated below, the applicant is requesting a departure from Sections 27-617(a)(1) and 27-617(a)(5) to permit a total sign area of 51 square feet and a total of two signs per street the property fronts on (Marlboro Pike).

Departure from Sign Design Standards: When the requested departure is from the permissible locations for a sign, the required findings for approval are set forth in Section 27-239.01(b)(7). The required findings are shown in **BOLD** below, with staff responses in plain text following:

- (7) **Required findings.**

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

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

The building's architectural features and signage were designed to be oriented towards Marlboro Pike. The western end of the building, which will also be visible from Marlboro Pike, will include height transitions, a circular glass design and a fiberglass spire on the top of the building to serve as a modern-day tribute to the original La Reine High School building.

The south elevation facing Marlboro Pike includes four large sets of spandrel glass windows that vary in size and shape and that are separated by decorative corrugated metal panels. The face of the building will consist of flush seam metal panels. Rooftop signage will display the school name utilizing individual metal letters. The circular endpiece has been designed

with glass and high-density masonry materials. The building name will be displayed in individual metal letters that are mounted on decorative metal rings. The proposed signage has been carefully designed to be complementary to the proposed building and the surrounding neighborhood in general and is an integral part of the La Reine Science & Innovation Center's modern architectural design. This project's design and architecture will raise the bar of quality for all future development on adjacent properties and will be a catalyst for revitalization along this section of Marlboro Pike. In order to achieve the desired architectural allure, effective visibility, and identification of the building on the school campus, the proposed signage of the secondary rooftop sign minimally departs from the maximum sign area by three additional square feet. As a result, the purposes of this Subtitle will be equally well or better served by the applicant's proposal.

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

The departure is the minimum necessary to allow for the applicant to provide signage that meets the dual purpose of complimenting/accentuating the architecture of the La Reine Science & Innovation Center, but will also provide necessary site and building identification for Bishop McNamara High School. As part of the total project, the existing monument sign along Marlboro Pike will be removed to make way for construction of the La Reine Science & Innovation Center. The additional 3 square feet of sign area and 1 additional building sign facing the street, as proposed through the subject DSDS application, will compensate for the loss of the existing entrance signage.

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

The property has a unique and irregular shape, which requires the majority of its buildings to be placed far back from its entrance along Marlboro Pike. The La Reine Science & Innovation Center will front along Marlboro Pike, as per the recommendations of the Marlboro Pike Sector Plan and SMA. The visibility of the main school building, which will be located directly behind the La Reine Science & Innovation Center, will be greatly diminished from Marlboro Pike. As a result, the building signage that is proposed will not only need to identify the building as the La Reine Science & Innovation Center, but also serve to identify the Bishop McNamara campus in general.

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

The subject property is located in a Transition Area within the Marlboro Pike Sector Plan and SMA. The Sector Plan defines a Transition Area as, "Secondary locations that can provide opportunities for new development along the corridor," (i.e. Marlboro Pike Corridor), (page 43). As demonstrated during the review of DSP-00013-06, the architecture and

building signage for the La Reine Science & Innovation Center were carefully designed to be in harmony with the design guidelines that apply to Transition Areas (page 109), and in particular the following design guideline:

- 1. Encourage the use of traditional architectural styles that offer pedestrian-friendly and compact development patterns using building form and materials that are complementary to the surrounding neighborhoods – such as the use of front porches, consistent setbacks, and building to the property line.**

The proposed building has been designed to include height transitions along all four sides of the building and to feature materials that are complementary to the surrounding neighborhood. The northern elevation facing the courtyard includes a glass wall entrance with curtainwall system that allows natural light to penetrate deeper within the building, a high awning to provide shelter, and a height transition at the center of the building. The materials for the building will be complimentary to the existing structures on the property and the surrounding neighborhood in general.

The multipurpose, pedestrian-friendly, outdoor Legacy Courtyard, situated between the main school building and the proposed La Reine Science & Innovation Center, will pay tribute to the Bernadine Sisters and the Brothers of Holy Cross. The courtyard area will feature a fountain, reflecting pool, contemplative garden, and an outdoor learning commons. The interior of the courtyard will not be visible from Marlboro Pike.

The courtyard area will be enclosed on the north and east sides by the existing main school building, by the proposed La Reine Science & Innovation Center on the south side, and by a proposed decorative wall and iron fencing on the west.

The building signage, as proposed, will include the following:

SIGN 1: **Round Innovation Lab Sign, (consisting of 15-inch-high ribbon font metal letters attached to frame and tubes extended from the building).

Total Individual Letters Area = 31.09 square feet, less 50% = **16 square feet.**

SIGN 2: *Street Address Sign at West Façade, (consisting of 1 foot metal ribbon font letters attached to the building).

SIGN 3: *Street Address Sign at Fence, (consisting of 1 foot metal ribbon font letters attached to the fence).

SIGN 4: **Campus Identification Sign, (consisting of 2-foot-high ribbon font metal letters supported by pipe and angle frame below). Total Individual Letters Area = 69.56 square feet, less 50% = **35 square feet.**

*Street Address Signs not subject to requirements of Part 11, per Section 27-590(d) of the Zoning Ordinance.

**50% Reduction permitted, per Section 27-591(a) of the Zoning Ordinance.

Based on the preceding analysis, staff finds that the required findings for approval set forth in Section 27-239.01(b)(7)(A) are met for DSDS-709.

8. Referrals: The relevant comments submitted from referred agencies for this application were included in this technical staff report. The following referral memorandums were received, and are incorporated by reference herein:

- Urban Design Section, dated September 28, 2020 (Burke to Sievers)
- Historic Preservation Section, dated September 11, 2020 (Stabler to Sievers)
- Community Planning Section, dated September 25, 2020 (Byrd to Sievers)
- Transportation Planning Section, dated September 25, 2020 (Hancock to Sievers)
- Environmental Planning Section, dated September 21, 2020 (Nickle to Sievers)

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Subdivision and Zoning staff recommends that the Planning Board adopt the findings of this report and APPROVE Departure from Parking and Loading Spaces DPLS-482 and Departure from Sign Design Standards DSDS-709 for Bishop McNamara High School.

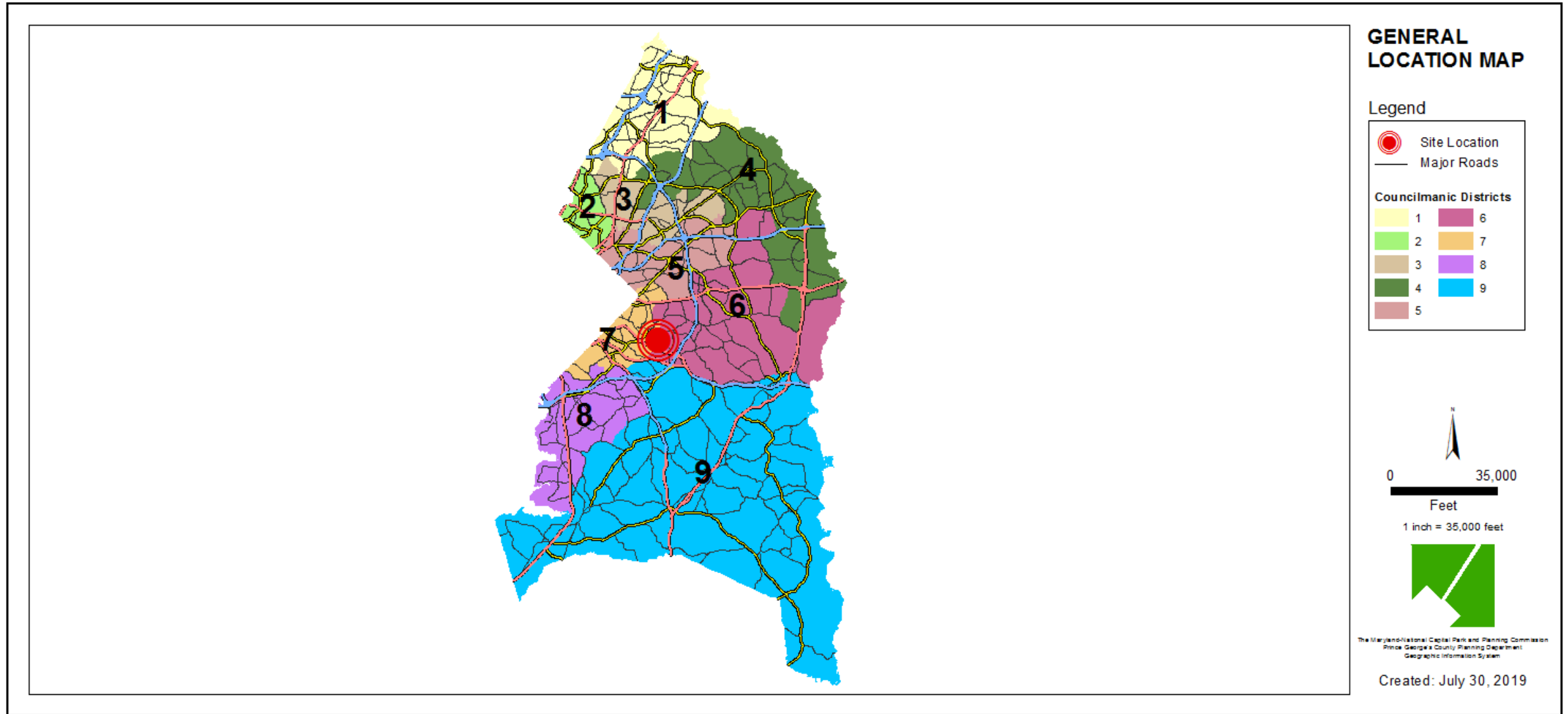
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CASE: DPLS-482 & DSDS-709

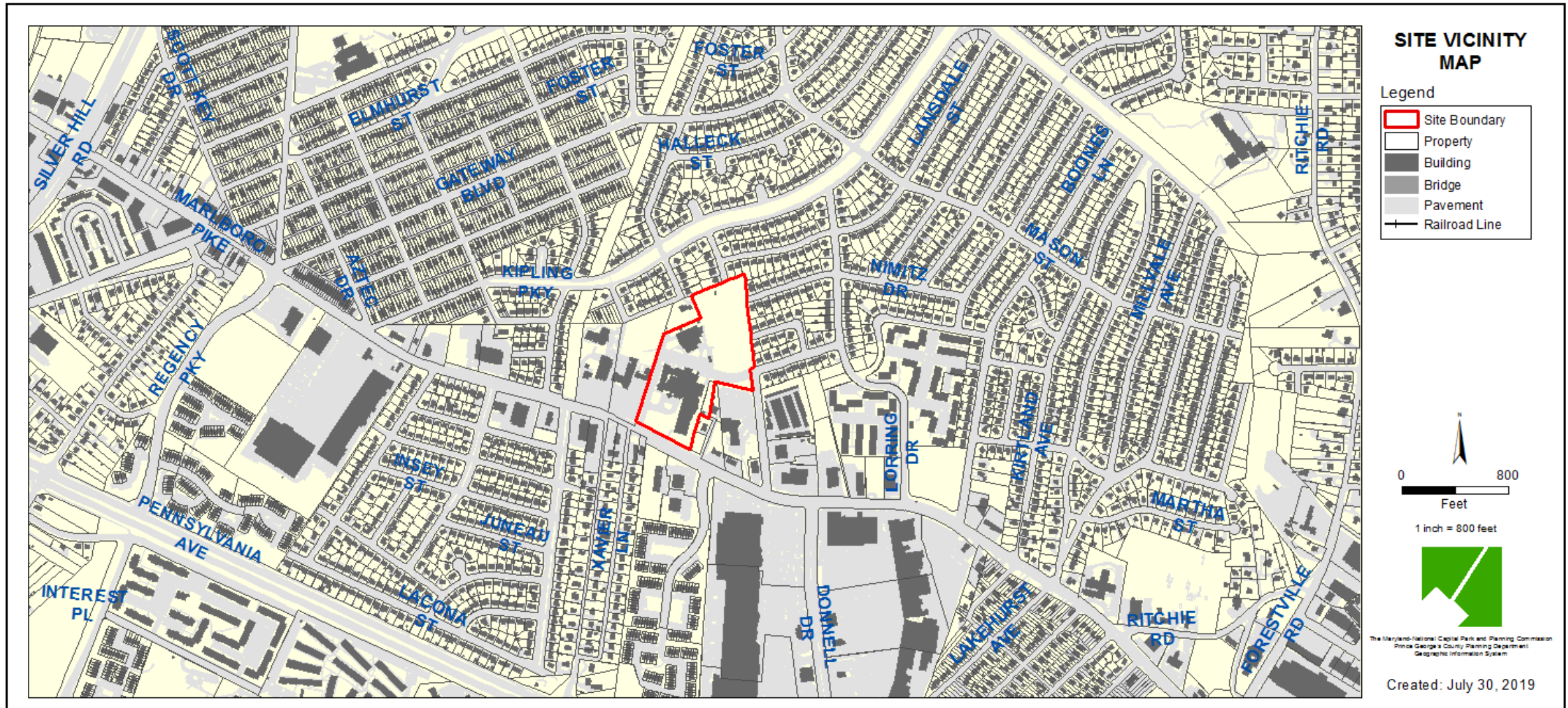
BISHOP MCNAMARA HIGH SCHOOL

THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT

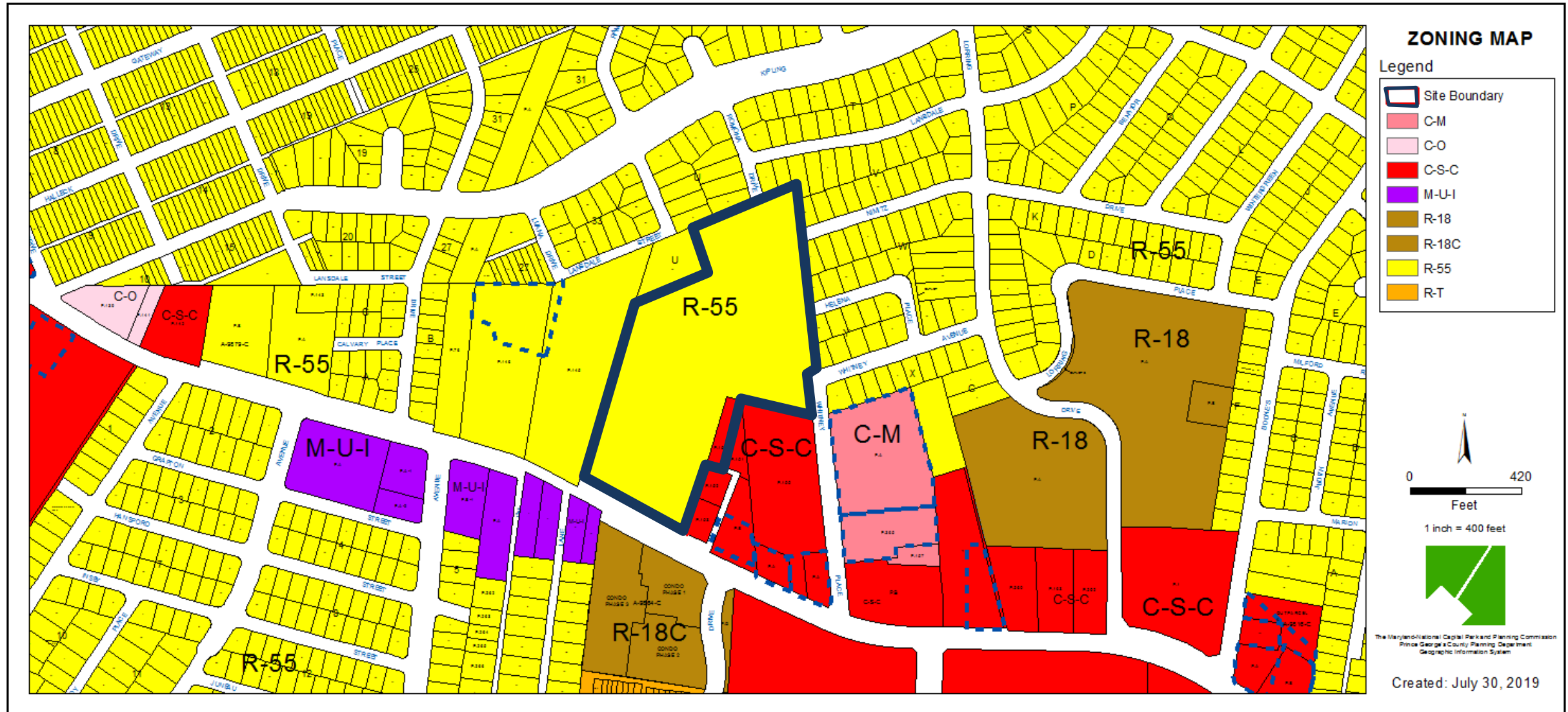
GENERAL LOCATION MAP



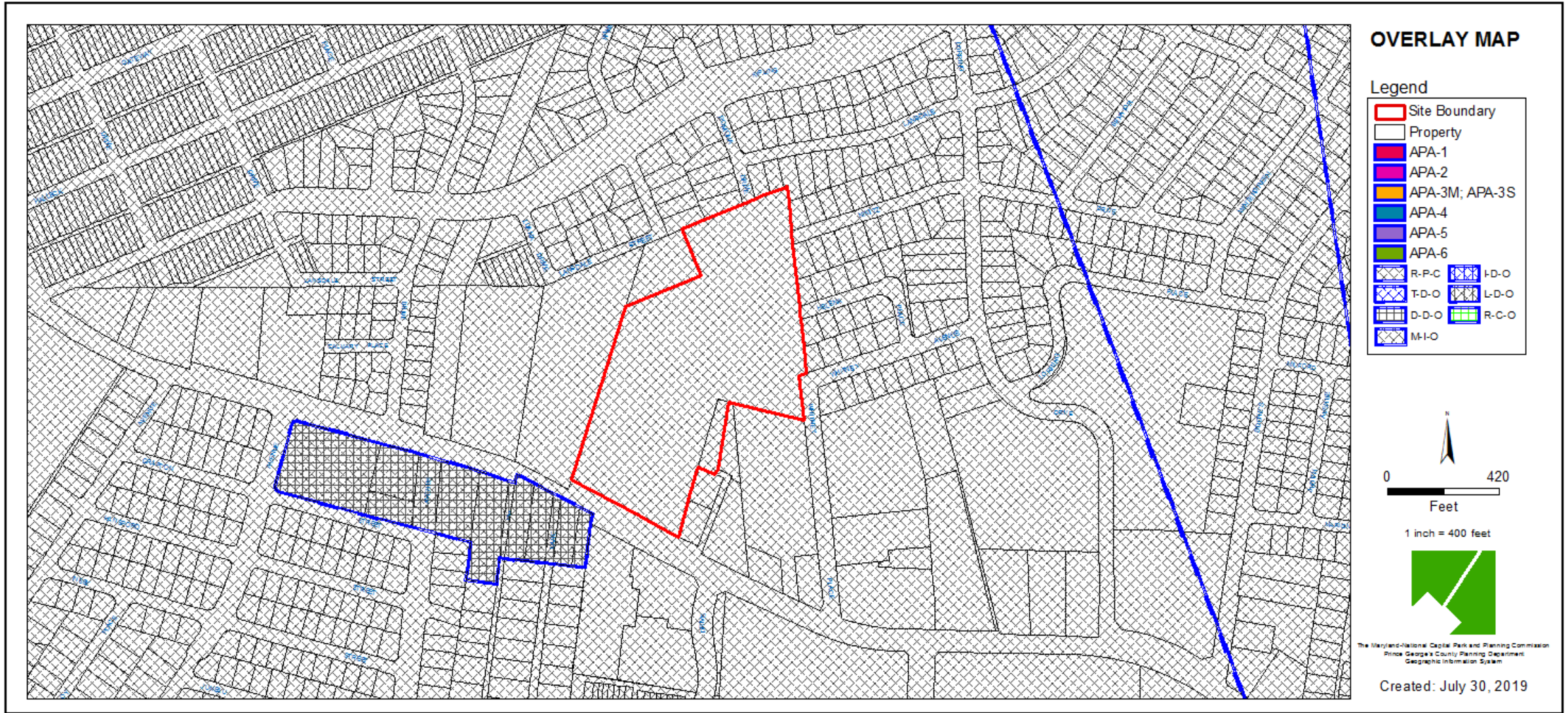
SITE VICINITY



ZONING MAP



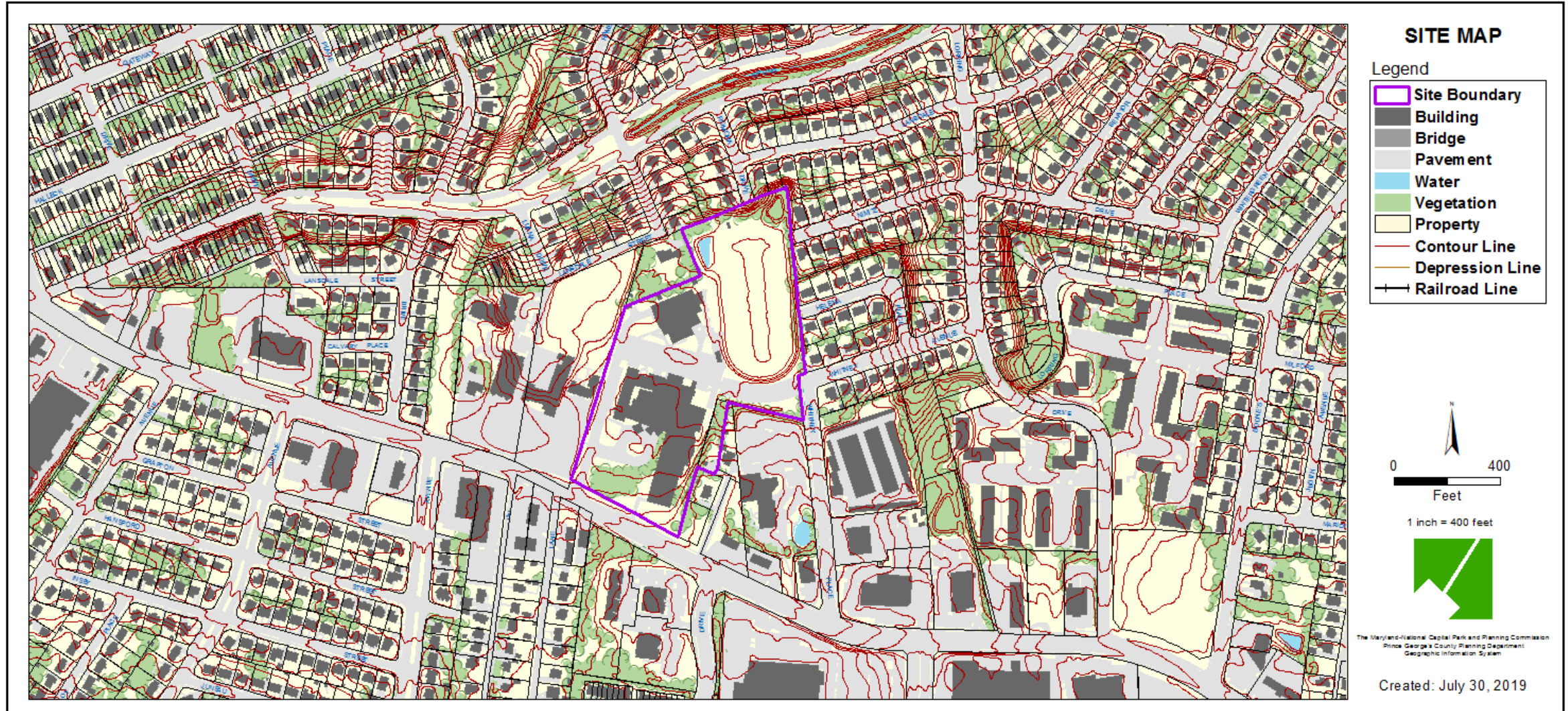
OVERLAY MAP



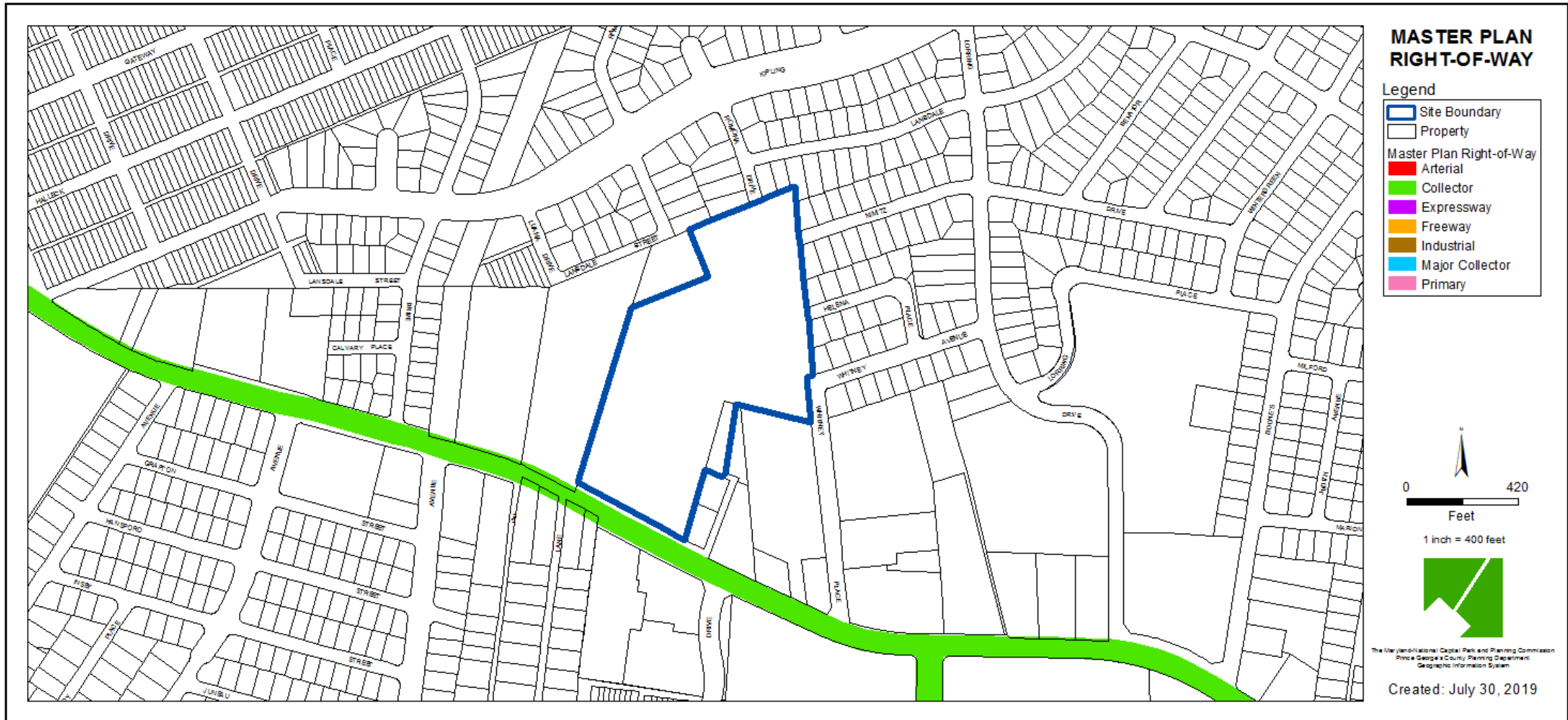
AERIAL MAP



SITE MAP



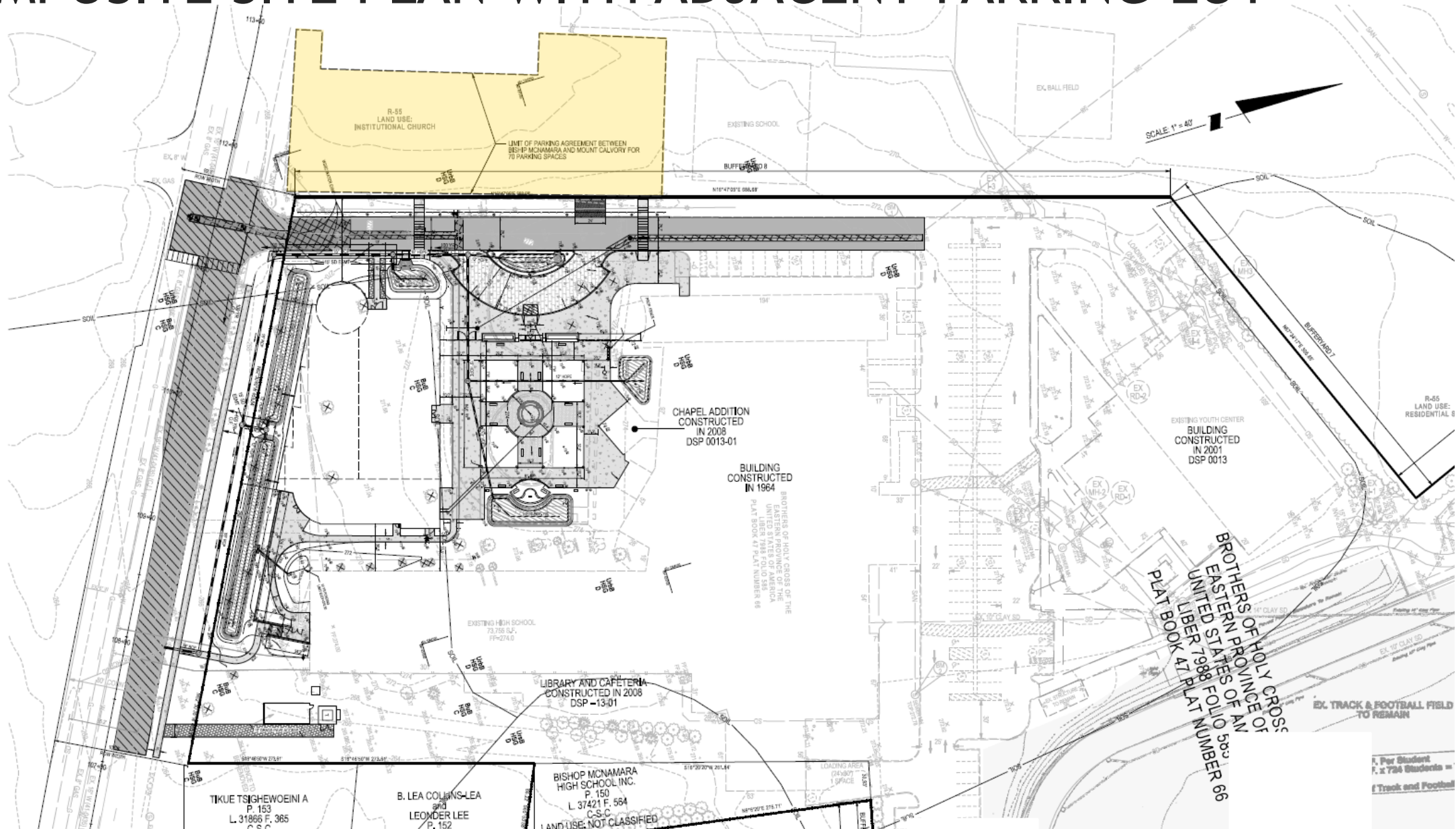
MASTER PLAN RIGHT-OF-WAY MAP



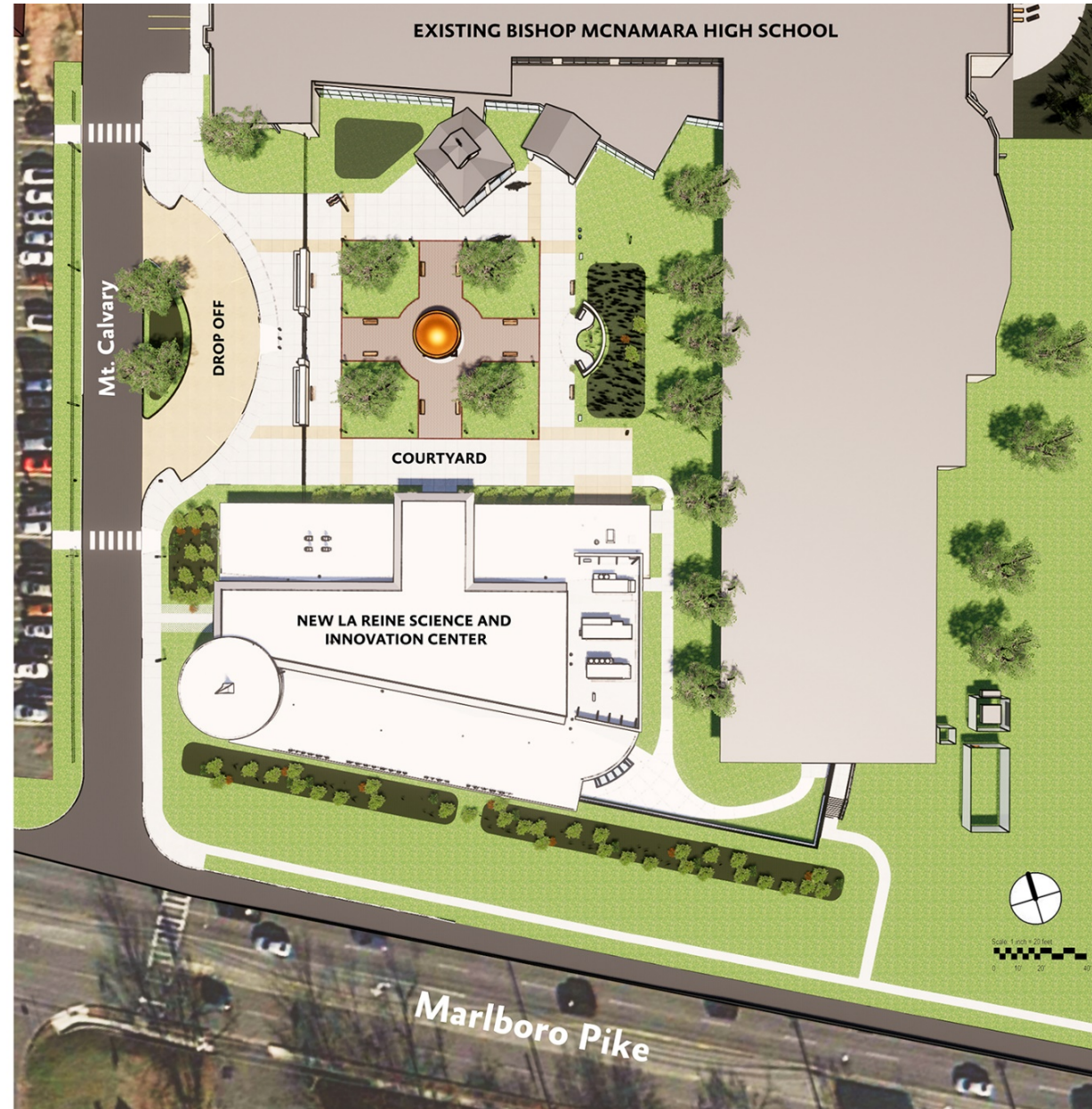
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



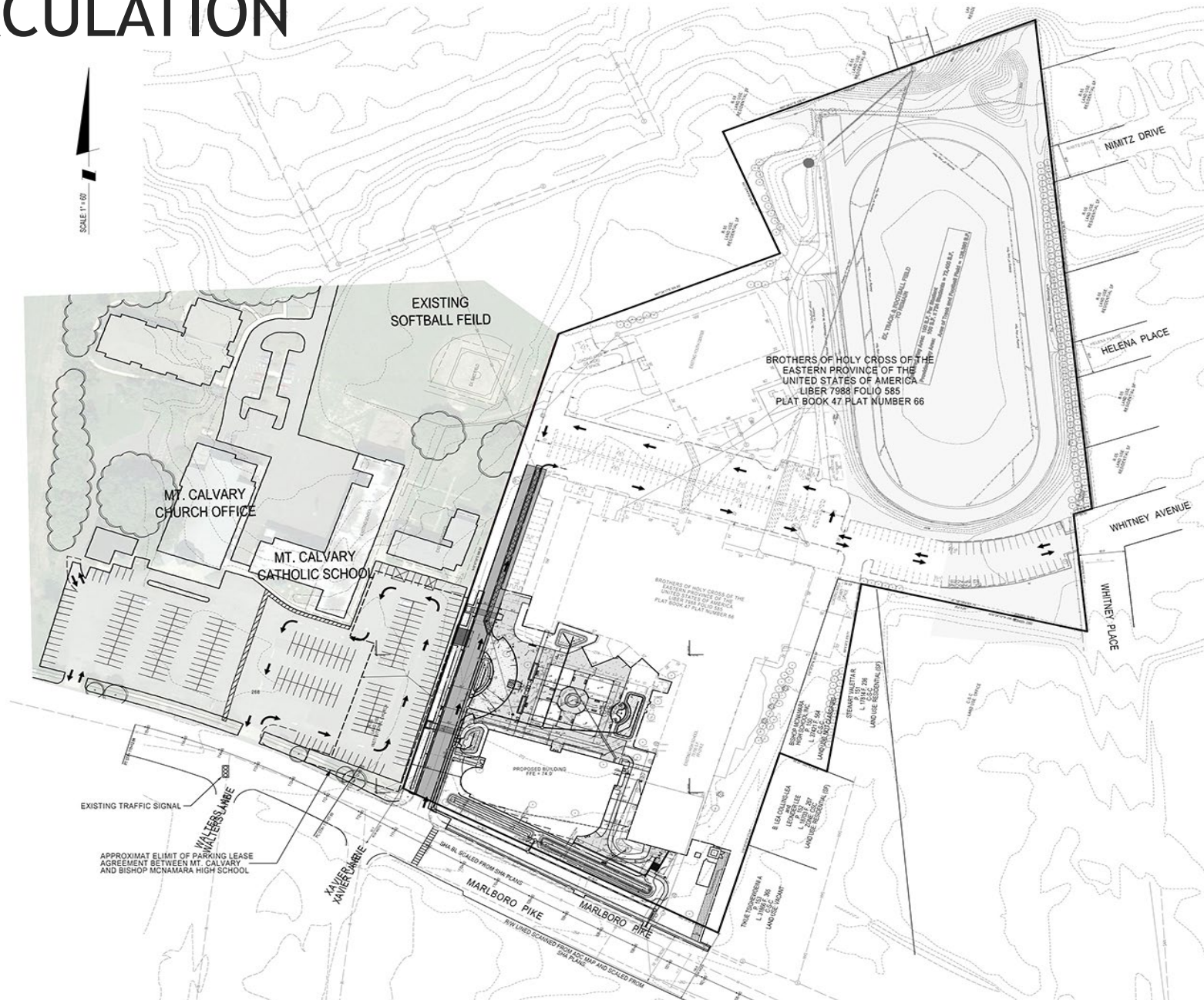
COMPOSITE SITE PLAN WITH ADJACENT PARKING LOT



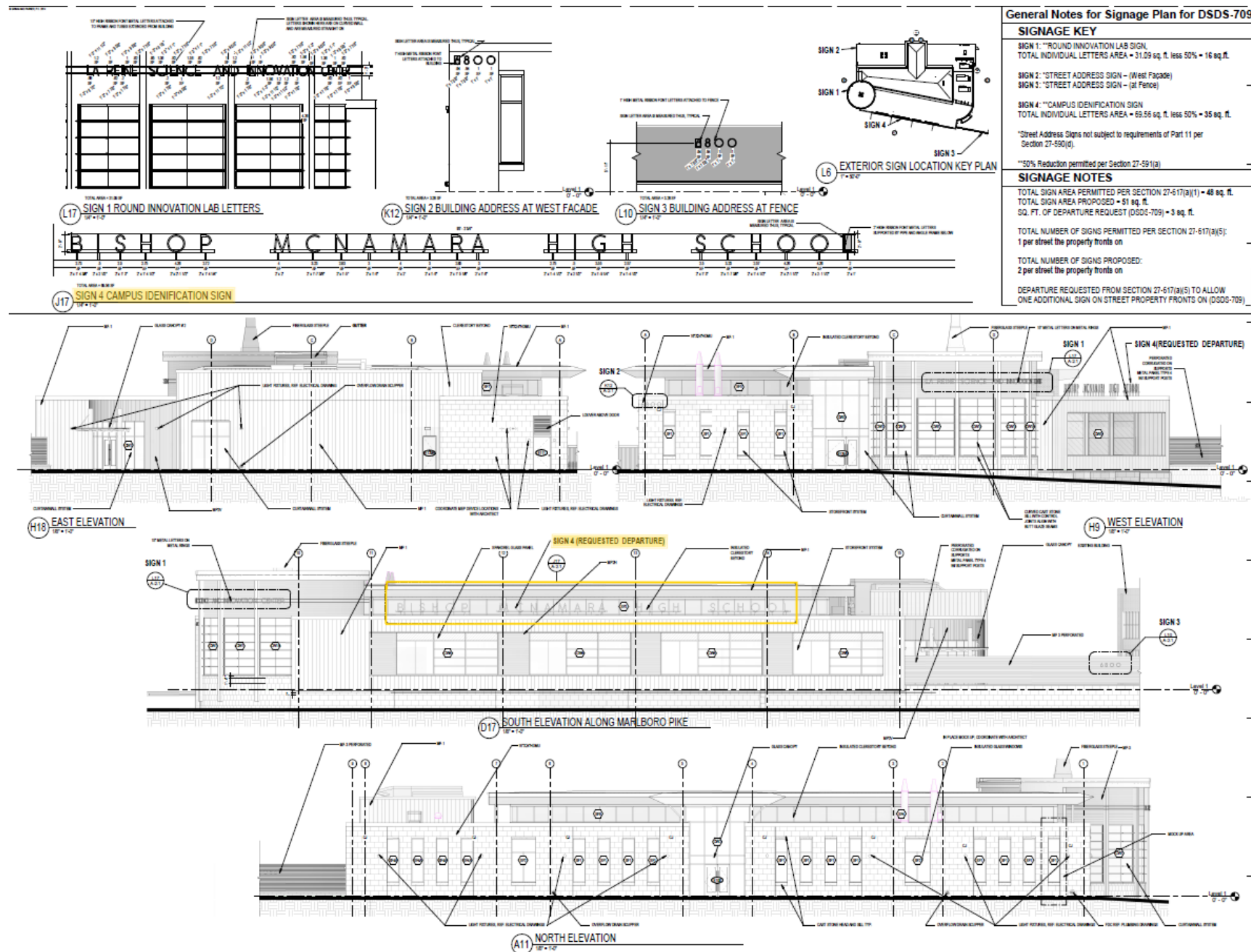
SITE PLAN RENDERING



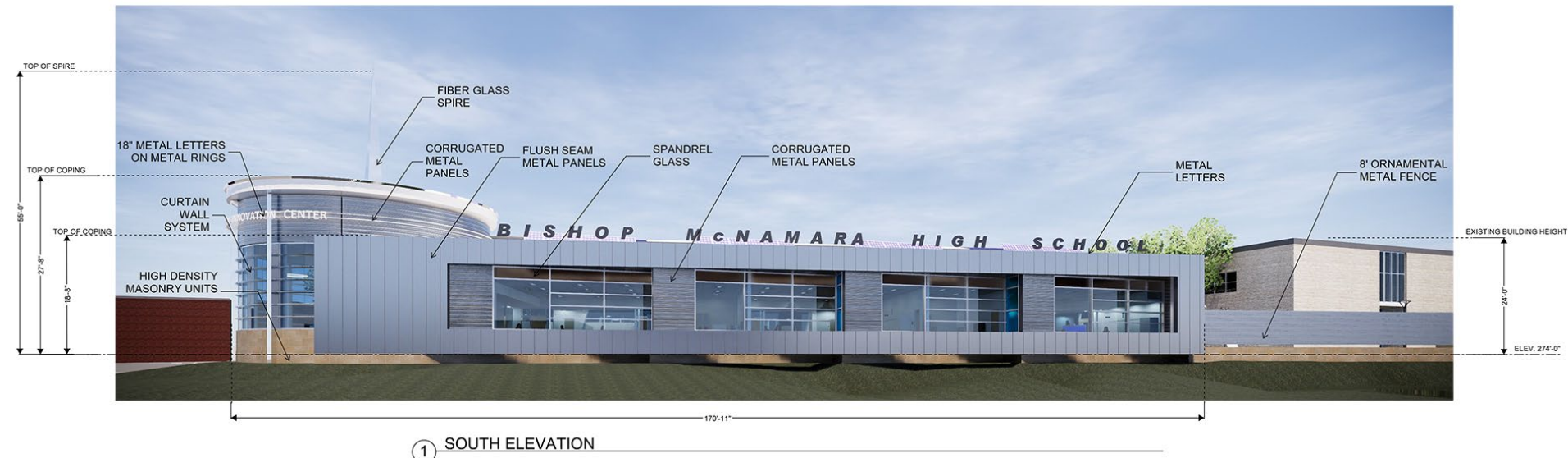
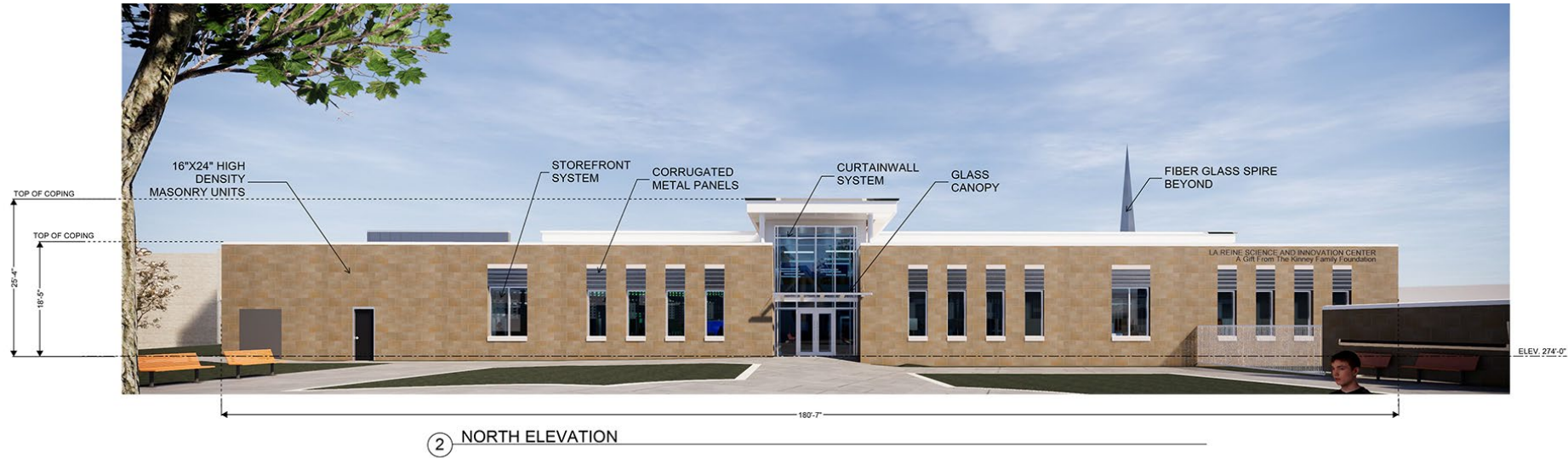
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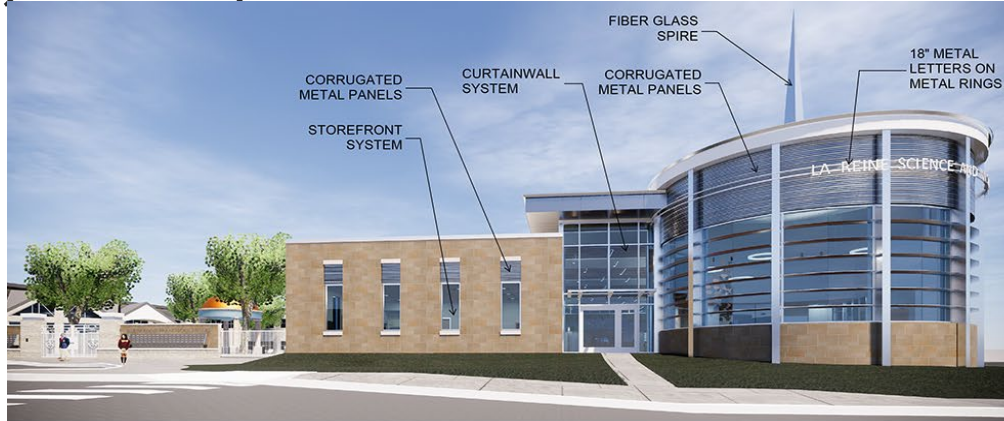
SIGN DETAILS



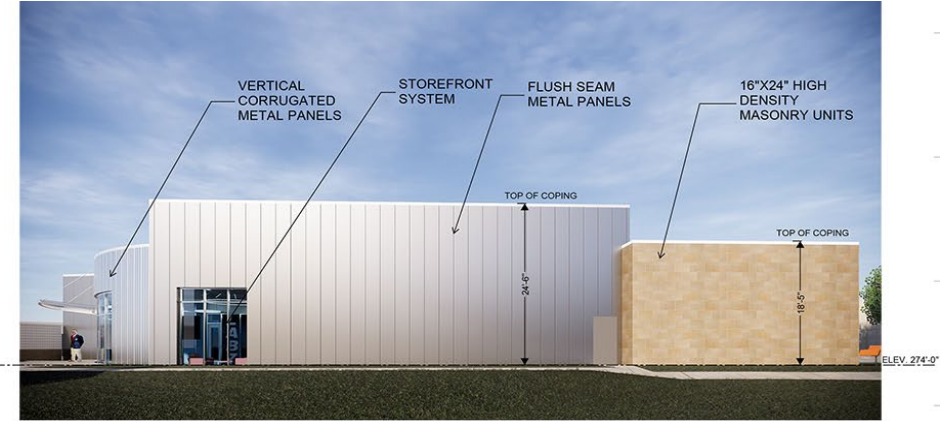
NORTH AND SOUTH ELEVATION RENDERINGS



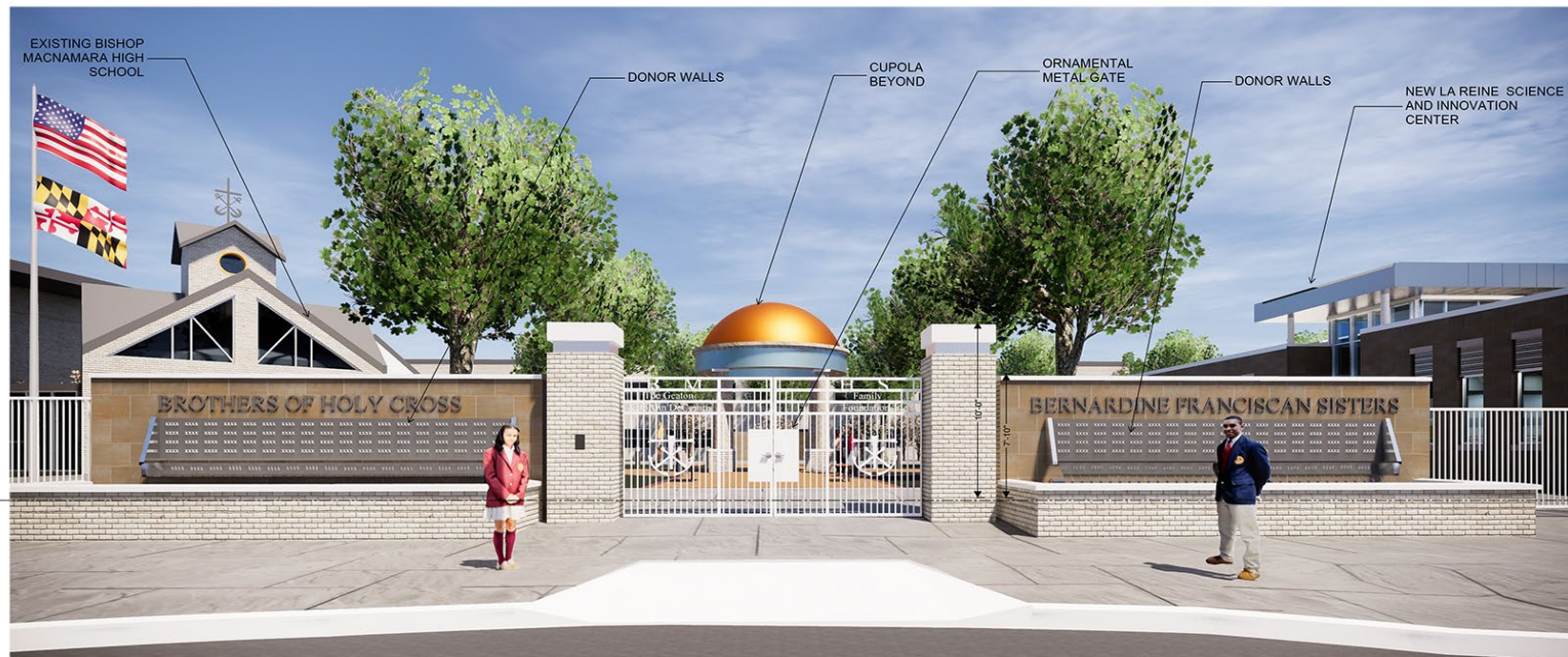
WEST, EAST, AND PLAZA ENTRANCE RENDERINGS



3 WEST ELEVATION



2 EAST ELEVATION



1 WEST ELEVATION OF PLAZA AT ENTRANCE GATE

SITE RENDERING



LAW OFFICES

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L. Paul Jackson, II*

* Also admitted in the District of Columbia

July 15, 2020

VIA HAND DELIVERY

Ms. Sherri Conner, Supervisor
Subdivisions & Zoning Section
Development Review Division
Prince George's County Planning Department
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

RE: Bishop McNamara High School, (La Reine Science & Innovation Center)
Departure from Parking & Loading Standards, (DPLS-482)
Departure from Sign Design Standards, (DSDS-709)

Dear Ms. Conner:

On behalf of our client, Bishop McNamara High School, ("Applicant"), by and through their attorneys, Robert J. Antonetti, Jr., and Shipley & Horne, P.A., please find the enclosed request for Departure from Parking & Loading Standards, (DPLS-482), and Departure from Sign Design Standards, (DSDS-709).

The parent detailed site plan (DSP) for the property, DSP-00013, was approved by the Planning Board on March 1, 2001, and formalized by the adoption of PGCPB No. 01-44 on March 8, 2001. The most recent revision to the detailed site plan occurred on January 9, 2020, when the Planning Board approved DSP-00013-06 to add the 20,655 square-foot, La Reine Science & Innovation Center to the Bishop McNamara campus. This approval included a courtyard area, fencing, stormwater management, and other necessary infrastructure for the La Reine Science & Innovation Center, as well as an increase in student enrollment from 796 students to 834 students, (PGCPB Resolution No. 19-133).

A. Location

The property in question is 14.53 acres in total consisting of 14.22 acres in the R-55/M-I-O Zone and 0.31 acres in the C-S-C/M-I-O Zone and has a premise address of 6800 Marlboro Pike, Forestville, Maryland, 20747-3270, (the "Property"). The Property is located within Planning Area 75A, Councilmanic District 6, and is located on Tax Map 81, Grid D3. More specifically, Bishop McNamara High School is located along the north side of Marlboro Pike approximately 830 feet west of its intersection with Whitney

Place. The Property has direct access to Marlboro Pike (MD 725, C-410), a designated collector roadway having an ultimate right-of-way width of 80 to 100 feet.

B. Surrounding Uses

The subject property is bounded to the north by detached single-family dwellings in the R-55 (One-Family Detached Residential) Zone, to the west by a church and private school in the R-55 (One-Family Detached Residential) Zone; to the east by detached single-family dwellings in the R-55 (One-Family Detached Residential) and C-S-C (Commercial Shopping Center) Zones, and to the south by the Marlboro Pike right-of-way. Beyond Marlboro Pike are condominiums in the R-18C Zone.

C. Previous Approvals

March 1, 2001 - Detailed Site Plan, DSP-00013, Alternative Compliance Application, AC-00047 and Type-II Tree Conservation Plan, TCP-94-00, were approved by the Planning Board and formalized via the adoption of PGCPB No. 01-44 on March 8, 2001 for the addition of a fine arts and athletic center.

April 13, 2001 - Departure from Design Standards, DDS-519, for the 50-foot setback of the loading space from residentially-zoned land, (Section 27-579(B)), was approved.

March 19, 2008 - Detailed Site Plan, DSP-00013-01 and Type-II Tree Conservation Plan, TCP-94-00-01 was approved by the Planning Director for the addition of a chapel and entrance awning along the front of the building and a guidance counseling center, book store, library expansion and upgrades to the east cafeteria elevation along the east side of the existing building.

October 10, 2012 - Natural Resource Inventory, NRI-134-12 was approved by the Environmental Planning Section to place a temporary classroom trailer in the parking lot.

August 23, 2013 - Alternative Compliance Application, AC-13011, was approved by the Planning Director for Section 4.7 of the *Landscape Manual*, (Buffering incompatible uses).

August 30, 2013 - Detailed Site Plan, DSP-00013-02, was approved by the Planning Director for the addition of a temporary classroom building and for modifying or adding various signs and scoreboard.

February 14, 2017 - Detailed Site Plan, DSP-00013-04, was withdrawn due to the Planning Department determining that a revision to the DSP was not required because the improvements proposed, (renovation of softball field), was not located on Bishop McNamara property.

March 2, 2017 - Detailed Site Plan, DSP-00013-03, Alternative Compliance Application,

AC-13011-01 and Type-II Tree Conservation Plan, TCP-94-00-02, were approved by the Planning Director to add a 3,740 square-foot cafeteria, increasing student enrollment to 796 students, and add 0.32 acre to the DSP area.

October 20, 2017 - Detailed Site Plan, DSP-00013-05, was approved by the Planning Director for the addition of an exterior stairwell on the southeast corner of the existing school building to provide emergency egress from basement boiler space.

February 26, 2018 - Natural Resource Inventory, NRI-134-12-01 was approved by the Environmental Planning Section for the construction of a science building.

March 6, 2019 - Site Development Concept Plan No. 37844-2018 was approved by DPE.

November 18, 2019 - Revised Natural Resource Inventory, NRI-134-12-02, was approved by the Environmental Planning Section for the construction of a science building in accordance with Condition 2(d) of PGCPB Resolution No. 19-133.

January 9, 2020 - Detailed Site Plan, DSP-00013-06, and Type II Tree Conservation Plan, TCPII-094-00-02, were approved by the Planning Board to add the 20,655 square-foot, La Reine Science & Innovation Center to the Bishop McNamara campus. This approval included a courtyard area, fencing, stormwater management, and other necessary infrastructure for the La Reine Science & Innovation Center, as well as an increase in student enrollment from 796 students to 834 students, (PGCPB Resolution No. 19-133).

February 20, 2020 - The District Council elected not to hear Detailed Site Plan, DSP-00013-06, and the Planning Board's decision for the application, (PGCPB Resolution No. 19-133), became final.

D. **Description of the Property and Request**

The Planning Board's approval of DSP-00013-06 included the following conditions of approval which are pertinent to the subject departure applications:

1. ***Prior to certification, the applicant shall revise the detailed site plan or provide the specified documentation, as follows:***
 - a. ***Revise the plan to include a sign detail and data table demonstrating conformance to the Zoning Ordinance.***
 - g. ***Provide a parking agreement in accordance with Section 27- 573(a)(2) or obtain approval of a departure from parking and loading standards.***

The Planning Board also made the following finding concerning the building-mounted signage shown on DSP-00013-06, (Page 4, PGCPB Resolution No. 19-133):

Signage

The site features building-mounted signs that do not demonstrate conformance with Section 27-617 of the Zoning Ordinance. Section 27-617(a)(4)(5) regulates the type and quantity of signs allowed for an institutional use in the R-55 and C-S-C Zones. The Planning Board noted that the application provides illustrative detail relative to sign location and proposes building-mounted signs on the northern, southern, and western elevations. Should the applicant wish to retain the signs as proposed, a departure from sign design standards would be required. The Planning Board noted that the application is deficient in providing sign details and a data table, therefore a condition has been included in this approval to include sign details demonstrating conformance to the Zoning Ordinance.

The Applicant has been unable to obtain certification of DSP-00013-06 due to the parking and signage issues noted above. Based on the student enrollment approved by DSP-00013-06, the following parking and loading requirements apply to the Property:

PARKING REQUIREMENTS		
Private School (w/834 students)	Number of Parking Spaces Required	Number of Parking Spaced Provided
Below 10 th Grade (1 space per 6 students) 234 students	39	169
10 th Grade and Above (1 space per 3 students) 600 students	200	
Off-Site Parking	0	70 (Legal arrangement exists for 70 off-site spaces. Off-site spaces not counted as “Provided Parking”).
Total Parking Required	239 (of which 7 are handicap-accessible)	169 (of which 8 are handicap-accessible)
DPLS Request	-	70 spaces

LOADING REQUIREMENTS		
Private School (126,775 Total GFA)	Number of Loading Spaces Required	Number of Loading Spaces Provided
Less than 10,000 sq. ft. of GFA	None	N/A

10,000 to 100,000 sq. ft. of GFA	1	1
Each additional 100,000 sq. ft. of GFA (or fraction)	+1	1
Total Loading Required	2	2

The Property is improved with a parking compound containing 169 surface parking spaces and two loading spaces. Bishop McNamara also has a legal arrangement with Mount Calvary Church, the abutting property to the west, that assures the availability of seventy (70) off-site parking spaces. Mount Calvary's private school, which operated on the property for many decades, is no longer in operation leaving an abundance of surplus parking spaces on that property. These parking spaces directly abut the common property line separating Bishop McNamara and Mount Calvary and are located less than 15-feet from Bishop McNamara's access driveway to Marlboro Pike.

However, during the certification review of DSP-00013-06, the Planning Department determined that an easement would be required in order to assure the permanent availability of the off-site parking spaces. The abutting property is owned by the Archdiocese of Washington and efforts to obtain the needed approvals for the easement have proven difficult. Although the legal arrangement the Applicant has with the abutting property owner will remain in place and the seventy (70) off-site parking spaces will still be available for parking purposes, the Applicant is unable to count these spaces as provided parking without the requested easement. As a result, the Applicant is requesting a departure from Section 27-568(a) of the Zoning Ordinance for the waiver of 70 required parking spaces.

The architecture for the La Reine Science & Innovation Center was designed by the highly respected firm of Grimm & Parker. Among numerous other accolades, Grimm & Parker's design of the 31,000 square-foot, Laurel Branch Library & Emancipation Community Park, completed in 2016 for the Prince George's County Government, received both the National AIA/ALA Library Building Award and the Public Building of the Year Award, AIA Maryland. The architecture features and signage for the La Reine Science & Innovation Center were designed to be oriented towards Marlboro Pike, in accordance with the design guidelines that apply to Transition Areas, (Page 109) within the *2009 Approved Marlboro Pike Sector Plan and Sectional Map Amendment*. The western end of the building includes height transitions with a modern circular design. This beautiful end piece includes high walls of circular glass with a fiber glass spire on the top of the building to serve as a modern-day tribute to the original La Reine High School building. The building was designed to include height transitions along all four sides of the building and to feature materials that are complementary to the surrounding neighborhood

The architectural elevations submitted with DSP-00013-06 were well received by the Planning Board at the December 5, 2019 public hearing. However, the building signage,

which was designed to complement the architectural elements of the building or to be an architectural element itself, is in excess of the signage allowed by Sections 27-617(a)(1) and 27-617(a)(5). As a result, the Applicant is requesting a departure from Sections 27-617(a)(1) and 27-617(a)(5) of the Zoning Ordinance to allow building signage for an institutional use to exceed 48 square feet in total sign area and to allow more than one sign per street the property fronts on. Specifically, the Applicant is requesting a total sign area of 51 square feet and a total of two (2) signs per street the property fronts on (Marlboro Pike).

E. **2009 Approved Marlboro Pike Sector Plan and SMA**

The 2009 Approved Marlboro Pike Sector Plan and Sectional Map Amendment retained the Subject Property in the R-55 and C-S-C Zones and recommended an Institutional Future Land Use for the Subject Property; (Page 23). The subject Applications propose to retain and improve an existing Institutional Use on the property which is consistent with the land use recommendation within the *2009 Approved Marlboro Pike Sector Plan and Sectional Map Amendment*.

The subject site is located in the Established Communities growth policy area. The vision for the Established Communities area is most appropriate for context-sensitive infill and low- to medium-density development.

The subject property is located within the Military Installation Overlay (M-I-O) Zone, Conical Surface E (7:1) Left Runway, Area Label: E. The maximum height for structures in this area is more than 150 feet, and all existing and proposed structures on the Subject Property are in conformance with the M-I-O Zone requirements.

F. **Departure from Sign Design Standards (DSDS-709)**

The Applicant is requesting a departure from Sections 27-617(a)(1) and 27-617(a)(5) of the Zoning Ordinance to allow building signage for this institutional use to exceed 48 square feet in total sign area and to allow more than one sign facing the street. Specifically, the Applicant is requesting a total sign area of 51 square feet and a total of two (2) signs per street the property fronts on (Marlboro Pike) as provided below:

Total Sign Area Permitted Per Section 27-617(a)(1) = **48 sq. ft.**

Total Sign Area Proposed = **51 sq. ft.**

Sq. Ft. of Departure Request (DSDS-709) = **3 sq. ft.**

Total Number of Signs Permitted Per Section 27-617(a)(5):

1 per street the property fronts on

Total Number of Signs Proposed (DSDS-709):

2 per street the property fronts on

Section 27-617(a) of the Zoning Ordinance provides the following requirements for

Institutional Signs that are not located in Mixed-Use or Comprehensive Design Zones:

Section 27-617 - Institutional - Other than Temporary.

- (a) ***In any zone (except Comprehensive Design and Mixed Use Zones) where a church; library; school; hospital; fire station; community center; day care center for children; service, fraternal, or civic organizations; or other similar institution is allowed, a sign may be erected. Institutional signs shall meet the following design standards:***
- (1) ***Maximum area for each sign - 48 square feet.***
 - (2) ***Maximum height - 8 feet above finished grade at base of sign.***
 - (3) ***Minimum setback - 15 feet from adjoining land in any Residential Zone (or land proposed to be used for residential purposes in a Comprehensive Design, Mixed Use, or Planned Community Zone).***
 - (4) ***Type allowed - freestanding or attached to a building.***
 - (5) ***Maximum number - 1 per street the property fronts on (must face street frontage).***

COMMENT: The specific signage requirements for institutional uses provided in Section 27-617(a) are extremely restrictive and have resulted in the need for numerous prior departure applications for similar institutional uses. Many public schools and government buildings would be challenged to comply with the above requirements as well. However, such public buildings typically enjoy various exemptions from county zoning regulations. Based on the reasons stated below, the Applicant is requesting a departure from Sections 27-617(a)(1) and 27-617(a)(5) to permit a total sign area of 52 square feet and a total of two (2) signs per street the property fronts on (Marlboro Pike).

Section 27-239.01 of the Zoning Ordinance provides the following required findings that the Planning Board must make to grant a departure:

(7) Required findings.

- (A) ***In order for the Planning Board to grant the departure, it shall make the following findings:***
- (i) ***The purposes of this Subtitle will be equally well or better served by the applicant's proposal;***

COMMENT: The buildings architectural features and signage were designed to be oriented towards Marlboro Pike. The western end of the building, which will also be visible from Marlboro Pike, will include height transitions, a circular glass design and a fiber glass spire on the top of the building to serve as a modern-day tribute to the original La Reine High School building.

The south elevation facing Marlboro Pike includes four large sets of spandrel glass windows that

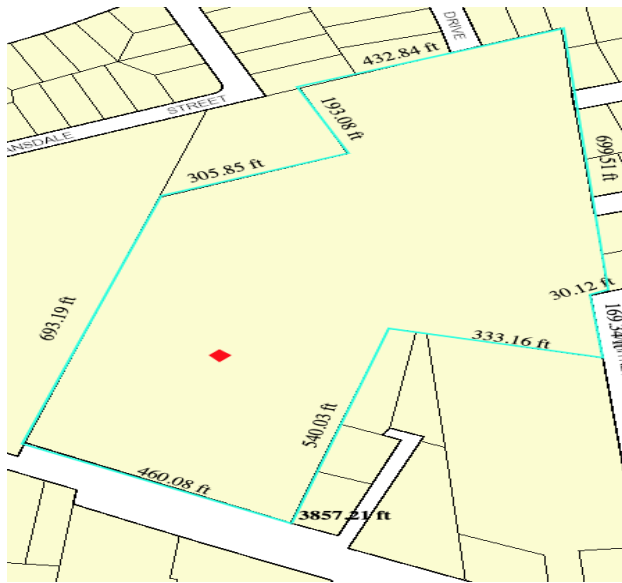
vary in size and shape and that are separated by decorative corrugated metal panels. The face of the building will consist of flush seam metal panels. Rooftop signage will display the school name utilizing individual metal letters. The circular endpiece has been designed with glass and high-density masonry materials. The building name will be displayed in individual metal letters that are mounted on decorative metal rings. The proposed signage has been carefully designed to be complementary to the proposed building and the surrounding neighborhood in general, and is an integral part of the La Reine Science & Innovation Center's modern and beautiful architectural design. This project's design and architecture will "raise the bar" of quality for all future development on adjacent properties and will be a catalyst for revitalization along this section of Marlboro Pike. As a result, the purposes of this Subtitle will be equally well or better served by the Applicant's proposal.

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

COMMENT: The departure is the minimum necessary to allow for the applicant to provide signage that meets the dual purpose of complimenting/accentuating the attractive architecture of the La Reine Science & Innovation Center but will also provide necessary site identification for Bishop McNamara High School. As part of the total project, the existing monument sign along Marlboro pike will be removed to make way for construction of the La Reine Science & Innovation Center. The additional three (3) square feet of sign area and one (1) additional building sign facing the street, as proposed through the subject DSDS application, will compensate for the loss of the existing entrance signage.

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

COMMENT: The property has a very unique and irregular shape (outline in blue below) which requires the majority of its buildings to place far back from its entrance along Marlboro Pike.



The La Reine Science & Innovation Center will front along Marlboro Pike as per the recommendations of the *2009 Approved Marlboro Pike Sector Plan and SMA*. The visibility of the main school building, which will be located directly behind the La Reine Science & Innovation Center, will be greatly diminished from Marlboro Pike. As a result, the building signage that is proposed will not only need to identify the building as the La Reince Science & Innovation Center, but also serve to identify the Bishop McNamara campus in general.

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

COMMENT: The Subject Property is located in a “Transition Area” within the *2009 Approved Marlboro Pike Sector Plan and SMA*. The Sector Plan defines a Transition Area as; “Secondary locations that can provide opportunities for new development along the corridor”, (i.e. Marlboro Pike Corridor), (Page 43). As demonstrated during the review of DSP-00013-06, the architecture and building signage for the La Reine Science & Innovation Center were carefully designed to be in harmony with the design guidelines that apply to Transition Areas, (Page 109), and in particular, the following design guideline:

1. *Encourage the use of traditional architectural styles that offer pedestrian-friendly and compact development patterns using building form and materials that are complementary to the surrounding neighborhoods—such as the use of front porches, consistent setbacks, and building to the property line.*

The proposed building has been designed to include height transitions along all four sides of the building and to feature materials that are complementary to the surrounding neighborhood. The northern elevation facing the courtyard includes a glass wall entrance with curtainwall system that allows natural light to penetrate deeper within the building and a high awning to provide shelter and a height transition at the center of the building. The materials for the building will be complimentary to the existing structures on the property and the surrounding neighborhood in

general.

The multi-purpose, pedestrian-friendly, outdoor Legacy Courtyard, situated between the main school building and the proposed La Reine Science & Innovation Center, will pay tribute to the Bernardine Sisters and the Bothers of Holy Cross. The courtyard area will feature a fountain, reflecting pool, contemplative garden and an outdoor learning commons. The interior of the courtyard will not be visible from Marlboro Pike.

The courtyard area will be enclosed on the north and east sides by the existing main school building, by the proposed La Reine Science & Innovation Center on the south side, and by a proposed decorative wall and iron fencing on the west.

The building signage proposed will include the following signage:

SIGN 1: **Round Innovation Lab Sign, (consisting of 15-inch high ribbon font metal letters attached to frame and tubes extended from building).

Total Individual Letters Area = 31.09 sq. ft. less 50% = **16 sq. ft.**

SIGN 2: *Street Address Sign at West Façade, (consisting of 1-foot high metal ribbon font letters attached to building).

SIGN 3: *Street Address Sign at Fence, (consisting of 1-foot high metal ribbon font letters attached to fence).

SIGN 4: **Campus Identification Sign, (consisting of 2-foot high ribbon font metal letters supported by pipe and angle frame below).

Total Individual Letters Area = 69.56 sq. ft. less 50% = **35 sq. ft.**

*Street Address Signs not subject to requirements of Part 11 per Section 27-590(d).

**50% Reduction permitted per Section 27-591(a).

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

COMMENT: The application does not propose a departure from the requirements of the *Landscape Manual*. As a result, the above finding is not applicable to the review of the subject application.

(8) Considerations.

(A) *For properties in the R-30, R-30C, R-18, R-18C, R-10A, R-10, and R-H Zones, where an applicant proposes development of multifamily dwellings and also*

proposes that the percentage of dwelling units accessible to the physically handicapped and aged will be increased over the minimum number of units required by Subtitle 4 of the Prince George's County Code, the Planning Board may consider this proposed increase in accessible units in making its required findings.

COMMENT: The property is located in the R-55 and C-S-C Zones and does not propose the development of multifamily dwelling units. As a result, the above consideration is not applicable to the review of the subject application.

G. **Departures from the Number of Parking and Loading Spaces Required**

Section 27-588 of the Zoning Ordinance provides the following findings that the Planning Board must make to grant a Departure from the Number of Parking and Loading Spaces Required to serve a use:

Section 27-588(b)(7). - Departures from the number of parking and loading spaces required.

Required findings.

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

(i) The purposes of this Part (Section 27-550) will be served by the applicant's request;

COMMENT: The request will be consistent and in harmony with the purposes of Section 27-550. The approval of this request will meet the needs of all users of the Property and will protect the needs of nearby residential areas by focusing all the parking for the school either on-site, or on the adjacent Mount Calvary property. The offsite parking (i.e. 70 spaces) is accessed directly from Marlboro Pike and will not require any circulation through nearby residential streets.

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

COMMENT: The existing parking area located on the subject Property has been utilized and striped in the most efficient manner possible to provide the maximum number of spaces on the property while still meeting the requirements of the *Landscape Manual* and Part 11 of the Zoning Ordinance. Although a legal agreement has been entered into to utilize the needed 70 spaces on the abutting property to the west that meets all off-site parking requirements within Section 27-573(a) of the Zoning Ordinance, the Planning Staff is requiring the abutting property to be encumbered by a permanent easement in order for these spaces to be counted as “provided” parking. The Applicant has leased the administrative building and a large portion of the parking lot on the abutting property for many years, and the current legal arrangement ensures the availability of 70 parking spaces on this property. However, the Applicant has been unable to

obtain the permanent easement requested by the Planning Department from the abutting property owner, the Roman Archdiocese of Washington. As a result, the departure is the minimum necessary, given the specific circumstances of the request.

- (iii) *The departure is necessary in order to alleviate circumstances which are special to the subject use, given its nature at this location, or alleviate circumstances which are prevalent in older areas of the County which were predominantly developed prior to November 29, 1949;*

COMMENT: As stated earlier in this statement of justification, the subject Property has quite an irregular shape which limits where buildings, associated improvements, and parking areas can be located. The shape of the Property does not allow for any other reasonable location for construction of additional parking. Fortunately, the Applicant has been able to secure 70 parking space on the property immediately to the west. This abutting property was formerly used as a Catholic elementary school which has closed. The closure of said former school creates a unique and proximate opportunity for Bishop McNamara High School to utilize the aforementioned 70 spaces, (which otherwise would not be used by Mount Calvary School).

- (iv) *All methods for calculating the number of spaces required (Division 2, Subdivision 3, and Division 3, Subdivision 3, of this Part) have either been used or found to be impractical; and*

COMMENT: The existing parking area located on the subject Property has be utilized and striped in the most efficient manner possible to provide the maximum number of spaces on the Property while still meeting the requirements of the *Landscape Manual* and the design standards in Part 11 of the Zoning Ordinance.

- (v) *Parking and loading needs of adjacent residential areas will not be infringed upon if the departure is granted.*

COMMENT: The approval of this request will meet the needs of all users of the Property and will protect the needs of nearby residential areas by focusing all the parking for the school either on-site, or on the adjacent Mount Calvary property. The offsite parking (i.e. 70 spaces) is accessed directly from Marlboro Pike and will not require any circulation through nearby residential streets.

- (B) *In making its findings, the Planning Board shall give consideration to the following:*

- (i) *The parking and loading conditions within the general vicinity of the subject property, including numbers and locations of available on- and off-street spaces within five hundred (500) feet of the subject property;*

COMMENT: The subject Property is improved with a parking compound containing 169 surface parking spaces and two loading spaces. Bishop McNamara also has a legal arrangement with Mount Calvary Church, the abutting property to the west, that assures the availability of seventy (70) off-site parking spaces. Mount Calvary's private school, which operated on the

property for many decades, is no longer in operation leaving an abundance of surplus parking spaces on that property. These parking spaces directly abut the common property line separating Bishop McNamara and Mount Calvary and are located less than 15-feet from Bishop McNamara's access driveway to Marlboro Pike.

However, during the certification review of DSP-00013-06, the Planning Department determined that an easement would be required in order to assure the permanent availability of the off-site parking spaces. The abutting property is owned by the Roman Archdiocese of Washington and efforts to obtain the needed approvals for the easement have proven difficult. Although the legal arrangement the Applicant has with the abutting property owner will remain in place and the seventy (70) off-site parking spaces will still be available for parking purposes, the Applicant is unable to count these spaces as "provided" parking without the requested easement. As a result, the Applicant is requesting a departure from Section 27-568(a) of the Zoning Ordinance for the waiver of 70 required parking spaces

(ii) The recommendations of an Area Master Plan, or County or local revitalization plan, regarding the subject property and its general vicinity;

COMMENT: As mentioned herein, the Marlboro Pike Sector Plan anticipates an institutional use on the Property. The development of the La Reine Science & Innovation Center is also in conformance with the recommendations of the Sector Plan by massing the building along Marlboro Pike.

(iii) The recommendations of a municipality (within which the property lies) regarding the departure; and

COMMENT: The Property is not located within the limits of a municipality. As a result, the above finding is not applicable to the review of the application.

(iv) Public parking facilities which are proposed in the County's Capital Improvement Program within the general vicinity of the property.

COMMENT: The Applicant is not aware of any public parking facilities proposed within the County's CIP.

(C) In making its findings, the Planning Board may give consideration to the following:

(i) Public transportation available in the area;

COMMENT: METRO and County bus service is available to and from the subject property. Said public transportation is utilized by students and staff of Bishop McNamara High School.

(ii) Any alternative design solutions to off-street facilities which might yield additional spaces;

COMMENT: There are no alternative design solutions to existing off-site facilities that would reasonably deliver more spaces for the Applicant.

- (iii) *The specific nature of the use (including hours of operation if it is a business) and the nature and hours of operation of other (business) uses within five hundred (500) feet of the subject property;*

COMMENT: As mentioned earlier in this statement of justification, the 70 off-site spaces are located on the abutting property containing the now closed Mount Calvary Elementary School. The reality of this school closure essentially provides the Applicant use of an abutting parking facility that otherwise would not be used.

- (iv) *In the R-30, R-30C, R-18, R-18C, R-10A, R-10, and R-H Zones, where development of multifamily dwellings is proposed, whether the applicant proposes and demonstrates that the percentage of dwelling units accessible to the physically handicapped and aged will be increased over the minimum number of units required by Subtitle 4 of the Prince George's County Code.*

COMMENT: The property is located in the R-55 and C-S-C Zones and does not propose the development of multifamily dwelling units. As a result, the above finding is not applicable to the review of the subject application.

H. **Compliance with DSP-00013 (PGCPB No. No. 01-44)**

Detailed Site Plan, DSP-00013, Alternative Compliance Application, AC-00047, and Type-II Tree Conservation Plan, TCPII-94-00, were approved by the Planning Board March 1, 2001 and formalized via the adoption of PGCPB No. 01-44 on March 8, 2001 for the addition of a fine arts and athletic center. The adopted resolution contained one condition requiring specific revisions to be made to the site plan prior to certification. As a result, all prior conditions were met at the time of certification and there are no conditions that effect the subject departure applications. Four (4) staff-level revisions to Detailed Site Plan, DSP-00013, were approved by the Planning Director, however, no conditions of approval were included with those applications.

Detailed Site Plan, DSP-00013-06, and Type II Tree Conservation Plan, TCPII-094-00-02, were approved by the Planning Board January 9, 2020 with three conditions of approval, (PGCPB Resolution No. 19-133). On February 20, 2020, the District Council elected not to review Detailed Site Plan, DSP-00013-06, and the Planning Board's decision became final. Two of the three conditions established by the Planning Board required specific revisions to the submitted DSP and TCPII, all of which have been addressed, with the exception of the following:

1. *Prior to certification, the applicant shall revise the detailed site plan or provide the specified documentation, as follows:*

Ms. Sherri Conner
DPLS-482, DSDS-709
July 15, 2020

- a. *Revise the plan to include a sign detail and data table demonstrating conformance to the Zoning Ordinance.*
- g. *Provide a parking agreement in accordance with Section 27- 573(a)(2) or obtain approval of a departure from parking and loading standards.*

COMMENT: The subject departure applications have been submitted to address Conditions 1(a) and 1(g) of PGCPB Resolution No. 19-133.

Further, Condition 3 of PGCPB Resolution No. 19-133 required the following:

- 3. *Prior to issuance of the final certificate of occupancy, the applicant and the applicant's heirs, successors, and/or assignees shall re-stripe the crosswalk across Marlboro Pike at the site's entrance, unless modified with written documentation by the Prince George's County Department of Permitting, Inspections and Enforcement or the Prince George's County Department of Public Works and Transportation.*

COMMENT: The Applicant is in agreement with the above condition which will be addressed prior to the issuance of the final certificate of occupancy.

I. Conclusions

In accordance with the above findings, the subject Applications are in harmony with prior approved Detailed Site Plans, DSP-00013, (PGCPB No. No. 01-44), and DSP-00013-06, (PGCPB Resolution No. 19-133), and fully meet all requirements within Section 27-588(b)(7) for Departures from the Number of Parking and Loading Spaces and all required findings for Departures from Design Standards found in Section 27-239.01(b)(7). The subject Applications are also consistent with the Institutional Land Use recommendation within the *2009 Approved Marlboro Pike Sector Plan and Sectional Map Amendment*, and is in harmony with the design guidelines that apply to Transition Areas in the *2009 Approved Marlboro Pike Sector Plan and Sectional Map Amendment*.

For all the above-stated reasons, we respectfully request that the Planning Board approve the subject Applications. Please do not hesitate to contact me if you have any questions or comments.

Respectfully submitted,



Robert J. Antonetti, Jr.

RJA/jjf

Ms. Sherri Conner
DPLS-482, DSDS-709
July 15, 2020

cc: Dr. John Barnhardt
Tim Davis, RLA
David Oakes, AIA
Arthur J. Horne, Jr., Esq.



Bishop McNamara High School

Sponsored by the Congregation of Holy Cross, Moreau Province

Monday, September 21st, 2020

**RE: Bishop McNamara High School, (La Reine Science & Innovation Center)
Departure from Parking & Loading Standards, (DPLS-482)**

Dear Prince George's County Planning Board,

I am writing this letter in support of the Departure from Parking and Loading Standards for Bishop McNamara High School (DPLS-482). On January 9, 2020, the Planning Board approved DSP-00013-06 to add the 20,655 square-foot, La Reine Science & Innovation Center to the Bishop McNamara campus. Condition of approval 1(g) of DSP-00013-06 states that prior to certification of our detailed site plan that the applicant provide ***“a parking agreement in accordance with Section 27- 573(a)(2) or obtain approval of a departure from parking and loading standards.”***

As you may be aware, our school currently leases 70 spaces from the abutting Mount Calvary Catholic Church property. Presently, the current owners of the Mount Calvary property (i.e. the Archdiocese of Washington) is not desirous of selling the property. Nonetheless, Bishop McNamara remains interested in purchasing the property, and in the interim has every intention of leasing the existing 70 spaces on the Mount Calvary Catholic Church site. To support efforts at understanding and justifying our request for departure on the required parking spaces at Bishop McNamara High School, I am sharing alternative parking plans in the event that we lose our lease option with the Mount Calvary Catholic Church.

Bishop McNamara High School has leased the parking spaces from Mount Calvary Catholic Church for 7 years. These parking spaces are used mostly for student parking. In the event that this lease terminates, Bishop McNamara High School will pursue the following alternatives to mitigate any parking challenges that result.

Option 1:

Bishop McNamara High School has made use of excess parking spaces at Amalgamated Transit Union, Local 689 (2701 Whitney Place). In the event of a parking space shortage or loss of spaces, we would look to source additional parking spaces at this location.

Option 2:

Other independent schools in the region also source buses to support commuting students when parking spaces are not available. In the event of loss of parking spaces, Bishop McNamara High School may also implement a bus transportation option for students to use instead of parking on campus.

While these options are the most sensible in this moment, Bishop McNamara High School is always exploring real estate options in the surrounding region to support our school's growth and the needs



Bishop McNamara High School

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of our community. Should the need for more space arise, Bishop McNamara will consider additional real estate options in the area.

Please keep in mind that our school has operated with limited parking options for many years and yet we remain successful with a supportive parent and community base. Additionally, most parking spaces utilized in the leased space are occupied by students, the loss of these spaces would have no effect on the operational capabilities of the school. Parking is not a right but a privilege for some upperclassmen students who have earned the right park on campus.

It is important to note that many other independent schools operate in our region without providing expanded parking options. There is no requirement in our own accreditation as an independent school that we provide parking spaces for students. In the event of a loss of parking spaces, the school will work closely with its parent community to accommodate student transportation needs.

Thank you for your consideration on this departure request. Please do not hesitate to contact me with any questions or clarifications.

With gratitude,

Dr. John Barnhardt
President / CEO, Bishop McNamara High School, Inc.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.mncppc.org/pgco

RECEIVED

January 14, 2020

JAN 14 2020

Roman Catholic Archdiocese of Washington
P.O. Box 29260
Washington, DC 20117

CLERK OF THE COUNCIL
PRINCE GEORGE'S COUNTY MARYLAND

Re: Notification of Planning Board Action on
Detailed Site Plan DSP-00013-06
Bishop McNamara High School

Dear Applicant:

This is to advise you that, on **January 9, 2020**, the above-referenced Detailed Site Plan was acted upon by the Prince George's County Planning Board in accordance with the attached Resolution.

Pursuant to Section 27-290, the Planning Board's decision will become final 30 calendar days after the date of the final notice **January 14, 2020** of the Planning Board's decision, unless:

1. Within the 30 days, a written appeal has been filed with the District Council by the applicant or by an aggrieved person that appeared at the hearing before the Planning Board in person, by an attorney, or in writing and the review is expressly authorized in accordance with Section 25-212 of the Land Use Article of the Annotated Code of Maryland; or
2. Within the 30 days (or other period specified by Section 27-291), the District Council decides, on its own motion, to review the action of the Planning Board.

(You should be aware that you will have to reactivate any permits pending the outcome of this case. If the approved plans differ from the ones originally submitted with your permit, you are required to amend the permit by submitting copies of the approved plans. For information regarding reactivating permits, you should call the County's Permit Office at 301-636-2050.)

Please direct any future communication or inquiries regarding this matter to Ms. Donna J. Brown, Acting Clerk of the County Council, at 301-952-3600.

Sincerely,
James R. Hunt, Chief
Development Review Division

By: 
Reviewer

Attachment: PGCPB Resolution No. **19-133**

cc: Donna J. Brown, Acting Clerk of the County Council
Persons of Record



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.mncppc.org/pgco

PGCPB No. 19-133

File No. DSP-00013-06

RESOLUTION

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

WHEREAS, in consideration of evidence presented at a public hearing on December 5, 2019, regarding Detailed Site Plan DSP-00013-06 for Bishop McNamara High School, the Planning Board finds:

1. **Request:** The subject application proposes construction of a 20,655-square-foot science/classroom addition to the existing school building and an increase in student enrollment from 796 to 834.
2. **Development Data Summary:**

	EXISTING	APPROVED
Zone	R-55/C-S-C/M-I-O	R-55/C-S-C/M-I-O
Use	Private School	Private School
Total Acreage	14.53	14.53
R-55 Zone	14.22	14.22
C-S-C Zone	0.31	0.31
Gross Floor Area (square feet)	106,120	126,775

PARKING REQUIREMENTS		
Private School	Number of Spaces Required	Number of Spaces Provided
Below 10th Grade (1 space/6 students) 234 students	39	169
10th Grade and above (1 space/3 students) 600 students	200	
Subtotal	239 (of which 7 are handicap-accessible)	169 (of which 8 are handicap-accessible)
Offsite Parking	0	70*
Total Parking	239	239

LOADING REQUIREMENTS		
Private School	Number of Spaces Required	Number of Spaces Provided
	2	2

Note: *The applicant has a legal arrangement with Mount Calvary, the adjacent property owner, which provides 70 off-site parking spaces within 500 feet of the subject property, in accordance with Section 27-573 of the Zoning Ordinance. However, the required parking agreement must be provided prior to certification as conditioned herein.

3. **Location:** The subject property is known as Tax Map 81, Grid D3, located on the north side of Marlboro Pike, approximately 830 feet west of its intersection with Whitney Place, in Planning Area 75A and Council District 6.
4. **Surrounding Uses:** The subject property is bounded to the north by single-family dwellings in the One-Family Detached Residential (R-55) Zone, to the west by a church and private school in the R-55 Zone, to the east by single-family dwellings in the R-55 Zone and Commercial Shopping Center (C-S-C) Zone, and to the south by Marlboro Pike with condominiums in the Multifamily Medium Density Residential-Condominium Zone beyond.
5. **Previous Approvals:** The subject property has several regulatory approvals and entitlements, as follows:

Detailed Site Plan DSP-00013 was approved by the Prince George's County Planning Board (PGCPB Resolution No. 01-44) on March 8, 2001 for the addition of a fine arts and athletic center, subject to one condition. Alternative Compliance AC-00047 was approved concurrently with the DSP for relief from Section 4.7, Buffering Incompatible Uses, of the 1990 *Prince George's County Landscape Manual* (Landscape Manual), along the eastern property line.

Departure from Design Standards DDS-519 was approved on April 13, 2001 for a departure from Section 27-579(b) regarding the 50-foot setback of loading spaces from residentially zoned land.

DSP-00013-01, and Type II Tree Conservation Plan, TCPII-94-00-01, was approved by the Planning Director on March 19, 2008 for the addition of an awning at the chapel and main entrance, and the addition of a library, bookstore, and guidance counseling center.

AC-13011 was approved by the Planning Director on August 23, 2013 for relief from Section 4.7 of the Landscape Manual, along the southeastern property line.

DSP-00013-02 was approved by the Planning Director on August 30, 2013 for the addition of a temporary classroom building, and for modifying and adding signage and a scoreboard.

DSP-00013-03 and TCPII-94-00-02 was approved by the Planning Director on March 2, 2017 for a 3,740-square-foot addition to the cafeteria, an increase in student enrollment to 796 students, and to add 0.32 acre to the DSP. AC-13011-01 was approved by the Planning Director concurrently for relief from Section 4.7 of the Landscape Manual, along the eastern property line.

DSP-00013-05 was approved by the Planning Director on October 20, 2017, for the addition of an exterior stairwell on the southeast corner of the existing school building for emergency egress.

Stormwater Management (SWM) Concept Plan 37844-2018 was approved on March 6, 2019 by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE).

6. **Design Features:** The subject DSP proposes construction of a 20,655-square-foot science/classroom building known as the La Reine Science and Innovation Center. The application also includes an increase in student enrollment from 796 to 834, as well as associated site improvements, including landscaping and four SWM facilities. The subject property is irregular in shape and constrained by Marlboro Pike on its southern boundary and Whitney Place on its eastern boundary. Standard sidewalks are proposed and provide connectivity on-site and to Marlboro Pike. An existing one-way access driveway runs along the western portion of the site connecting to Marlboro Pike. The site is also accessible via a driveway at the intersection of Whitney Avenue and Whitney Place.

A citizen was present at the Planning Board hearing to discuss concerns with parking in the adjacent residential neighborhood along Whitney Avenue. The concern was not regarding students, but rather parking in the neighborhood by people attending special school events. The school's representatives committed to being more diligent with event parking, as far as notifying attendees and providing arrangements for other parking locations. The applicant, school's representatives, and staff also agreed to assist in contacting other County agencies regarding speed bumps and signage along Whitney Avenue that could prevent the issue.

The subject application proposes an outdoor courtyard situated between the existing school building and the proposed La Reine Science and Innovation Center science/classroom building. Multipurpose in function, the plan aptly names it the Legacy Courtyard, and pays tribute to the Bernardine Sisters and the Brothers of Holy Cross. It will feature a fountain, reflecting pool, contemplative garden, and outdoor commons for experiential student learning. Decorative walls and fencing enclose the space for student safety. The courtyard is proposed to replace the existing 22-foot-wide circular driveway in front of the school.

Architecture

The applicant introduces a high-quality building typology in varied materials displaying weight, light, and gravity. The applicant has chosen to use materials more subtle in manner along the northern elevation, which faces the existing school.

At a building height of approximately 18 feet, the northern elevation features tan-colored, high-density masonry units, and a glass curtainwall system at the north entrance, allowing natural light to permeate the space. The north entrance is inset from the building line and punctuates this elevation with the top of the roof coping at approximately 25 feet in height.

The southern elevation faces Marlboro Pike and features flush seam metal panels in a vertical articulation suspended slightly above grade. Metal letters are situated above the structure featuring the school's name, and an 8-foot-high ornamental metal fence extends from the building and connects in an L-shaped pattern to the existing school building. Spandrel glass windows vary in size, permitting southern light exposure and enhancing learning. High-density masonry units can also be found along this elevation, physically grounding the structure and uniting the mix of materials.

The eastern elevation of the proposed La Reine Science and Innovation Center science/classroom building is interior to the site and faces the western elevation of the existing school building. As this elevation is concealed from public views, the applicant chose to use flush seam panels in a vertical fashion, and the high-density masonry provides harmony with the existing architecture.

The western elevation, which faces the adjacent church and school property, is visually striking in appearance. The structure is set back from the one-way private driveway with the entrance inset and comprised of a vertical curtainwall system flanked by a circular structure, which includes horizontal corrugated metal panels with vertical beams and a fiberglass spire on top. This typology visually relays interest to the applicant's proposal of an innovative science/classroom building. This entrance serves as the western entrance to the proposed building for students who rely on a vehicular mode of transportation. The northernmost portion of this elevation also uses high-density masonry units, again uniting the architecture.

Adjacent to the western elevation is a 22-foot-wide semicircular driveway, consisting of stamped pigmented concrete pavers, that also provides six parallel parking spaces. The courtyard's main entrance is situated along the western side of the property north of the proposed science/classroom building and south of the existing school building. The main entrance to the outdoor courtyard is proposed in the center of the courtyard. The Planning Board approved the architecture as proposed.

Signage

The site features building-mounted signs that do not demonstrate conformance with Section 27-617 of the Zoning Ordinance. Section 27-617(a)(4)(5) regulates the type and

quantity of signs allowed for an institutional use in the R-55 and C-S-C Zones. The Planning Board noted that the application provides illustrative detail relative to sign location and proposes building-mounted signs on the northern, southern, and western elevations. Should the applicant wish to retain the signs as proposed, a departure from sign design standards would be required. The Planning Board noted that the application is deficient in providing sign details and a data table, therefore a condition has been included in this approval to include sign details demonstrating conformance to the Zoning Ordinance.

Lighting

This DSP proposes durable die-cast aluminum, pole-mounted lighting throughout the site to illuminate the driveways, parking areas, and open spaces on the site. A photometric plan was submitted with this application and reflects adequate lighting throughout the site and demonstrates that the proposed lighting will not spillover onto adjacent neighboring properties. The submitted photometric plan shows that there is adequate lighting for users on-site and The Planning Board approved the lighting, as proposed.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the R-55 and C-S-C Zones and the site plan design guidelines of the Zoning Ordinance.

- a. The subject application is in conformance with the requirements of Section 27-441 of the Zoning Ordinance, which governs uses in the R-55 Zone. The existing private school is a permitted use in the R-55 Zone.
- b. Regulations in Section 27-442 of the Zoning Ordinance for the R-55 Zone concerning density, building height, net lot area, lot coverage and green area, lot width, frontage, yards, site access, and other requirements are reflected on the site plan.
- c. Regulations in Section 27-443 of the Zoning Ordinance, concerning additional requirements for specific uses of private schools specifically regarding acreage size, frontage, vehicular access, and outdoor playground/activity areas are reflected on the site plan.

The applicant is proposing to increase student enrollment from 796 students to 834 students. The total number of students proposed through this amendment are within the maximum enrollment permitted on this site, which totals to 14.53 acres. In addition, sufficient outdoor playground or activity area is provided to meet the 100 square feet of usable space per student requirement. The Planning Board approved the increase in enrollment, as proposed.

- d. The DSP is in conformance with the applicable site design guidelines contained in Section 27-274 of the Zoning Ordinance, as cross-referenced in Section 27-283 of

the Zoning Ordinance. For example, pedestrian access is provided into the site from the right-of-way, and the subject application employs a variety of architectural features and designs such as roofline, window treatments, projections, colors, and materials that is in keeping with the character and purpose of the existing institutional use.

- e. The subject property is located within the Military Installation Overlay (M-I-O) Zone, Conical Surface E (7:1) Left Runway, Area Label: E. The maximum height for structures in this area is more than 150 feet and the proposed building only reaches 25 feet in height. Therefore, the DSP is in conformance with the M-I-O Zone requirements.

- 8. **Detailed Site Plan DSP-00013, and its amendments:** DSP-00013, for the addition of a fine arts and athletic center to the existing private school, was approved by the Planning Board (PGCPB Resolution No. 01-44) on March 8, 2001, subject to one condition. None of the conditions are specifically applicable to the review of this DSP. All of the subsequent amendments were reviewed at the Planning Director level and contain no conditions.
- 9. **2010 Prince George's County Landscape Manual:** The application is subject to the requirements of Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements of the Landscape Manual. The landscape and lighting plan provided with the subject DSP contains the required schedules, although the Planning Board noted that the landscape plan was deficient in demonstrating conformance to Section 4.2 and Section 4.9, specifically with reflecting the correct linear feet, number of plants required, and number of trees provided. Therefore, a condition has been included in this approval to revise the landscape schedules.
- 10. **1991 Prince George's County Woodland Conservation Ordinance (WCO) and Tree Preservation Policy:** This site is subject to the provisions of the WCO because the site has a TCPII first approved in 2001.

The site has an overall woodland conservation threshold of 19.88 percent, or 2.76 acres, but because there was only 1.0 acre of woodland on-site in 2001 when the original TCPII was approved, the woodland conservation requirement for the site was reduced to 1.00 acre, the amount of existing woodlands. The revised TCPII proposes to meet the woodland conservation requirement for the site through 0.56 acre of on-site preservation and 0.44 acre of on-site afforestation/reforestation.

With approval of TCPII-094-00-02, which was associated with DSP-00013-05, the TCPII was revised to relocate 0.04 acre of afforestation/reforestation to Parcel 150. Prior to certification of the current application, and approval of the revised TCPII, a certification for the afforestation area located on Parcel 150 shall be prepared by a qualified professional and submitted to the Environmental Planning Section to determine if bonding at the time of

permitting is necessary to ensure implementation. Minor TCPII revisions are required prior to certification, therefore, conditions have been included in this approval.

11. **Prince George's County Tree Canopy Coverage Ordinance:** The site is subject to the Tree Canopy Coverage Ordinance, which specifies that 15 percent of the R-55-zoned and 10 percent of the C-S-C-zoned property is to be covered in tree canopy. The overall site area measures 14.53 acres, requiring 2.16 acres, or 94,264 square feet, of the site to be covered in tree canopy. The appropriate schedule has been provided on the plan demonstrating conformance to these requirements with existing woodlands, trees, and proposed trees.
12. **Further Planning Board Findings and Comments from Other Entities:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows:
 - a. **Community Planning**—The Planning Board reviewed a memorandum dated November 4, 2019 (Tariq to Bush), incorporated herein by reference, which concluded that, pursuant to Part 3, Division 9, Subdivision 3, of the Zoning Ordinance, master plan conformance is not required for this application. The 2009 *Approved Marlboro Pike Sector Plan and Sectional Map Amendment* recommends institutional land uses on the subject property. The subject site is located in the Established Communities growth policy area. The vision for the Established Communities area is most appropriate for context-sensitive infill and low- to medium-density development.
 - b. **Transportation Planning**—The Planning Board reviewed a memorandum dated November 1, 2019 (Thompson to Bush), incorporated herein by reference, which evaluated the application and determined that access and circulation are deemed acceptable. Marlboro Pike is a master plan collector facility with a proposed right-of-way of 80 to 100 feet and two to four lanes. Right-of-way has been previously dedicated, and no additional dedication is required. The Planning Board deemed the plan is acceptable and meets all applicable regulations.
 - c. **Subdivision Review**—The Planning Board reviewed a memorandum dated November 4, 2019 (Turnquest to Bush), incorporated herein by reference, that noted that pursuant to Section 24-111(c)(4) of the Subdivision Regulations, the development of the parcel recorded in Plat Book 47-66 is exempt from the requirement of filing a preliminary plan of subdivision (PPS) if more than 10 percent of the site was developed pursuant to building permits issued prior to 1992. Based on prior reviews of the subject site, and as contained in the findings of PGCPB Resolution No. 01-44 for DSP-00013, the subject parcel recorded in Plat Book 47-66 meets this exemption and, therefore, is not required to be resubdivided.

The Planning Board noted that Parcel 150 was acquired by the applicant in 2015 and added to the DSP in 2017. Although expansion is not proposed onto this parcel

as part of this application, the total gross floor area on Parcel 150 shall not exceed 5,000 square feet, or a new PPS will be required, in accordance with Section 24-107 of the Subdivision Regulations.

- d. **Trails**—The Planning Board reviewed a memorandum dated November 5, 2019 (Smith to Bush), incorporated herein by reference, which evaluated the application for conformance with the 2009 *Approved Marlboro Pike Master Plan* and adopted sectional map amendment (area master plan) to provide the appropriate pedestrian and bicycle transportation recommendations. The site is identified within a boulevard section along the Marlboro Pike corridor. The existing sidewalk, and landscaped pedestrian buffers along the frontage of Marlboro Pike fulfill the intent of the policy. As the subject application will increase the student enrollment and trips on the site, bicycle parking is recommended to accommodate non-motorized access to the proposed science building. A crosswalk is located at the site's entrance along Marlboro Pike. The site is served by Prince George's County and the Washington Metropolitan Area Transit Authority (WMATA) bus routes, which feature various stops along Marlboro Pike, in vicinity of the subject property. The Planning Board found that the crosswalk be re-stripped at the site's entrance, unless modified by the operating and permitting agencies, to enhance connectivity to nearby facilities and properties. Trails-related conditions are included in this approval.
- e. **Environmental Planning**—The Planning Board reviewed a memorandum dated November 4, 2019 (Finch to Bush), incorporated herein by reference, evaluating all previous approvals and concluded that Natural Resources Inventory NRI-134-12-01, submitted with this application, was deficient in reflecting the appropriate acreage of 14.53 acres, but was properly noted on the DSP and TCPII. Therefore, a condition has been included in this approval requesting a revised natural resources inventory-equivalency letter. The Planning Board acknowledged that the site has an approved SWM Concept Letter 37844-2018-0 and associated plan that is in conformance with the current code and valid until March 6, 2022.

Preservation of Regulated Environmental Features/Primary Management Area (PMA)

The Planning Board also evaluated the preservation of regulated environmental features and PMA impacts and determined that there are no regulated environmental features or PMA located on the site.

Soils

According to available information, no Marlboro clay or soils containing Christiana complexes are mapped on this property. DPIE may require additional testing to address development on this previously developed and disturbed site.

The Planning Board approved of the DSP and TCPIL, subject to technical conditions, which have been included in this approval.

- f. **Permit Review**—The Planning Board reviewed a memorandum dated October 18, 2019 (Bartlett to Bush), incorporated herein by reference, which required revision to the plan relative to building dimensions and height, detail worksheets, and revisions to the Landscape Schedules, specifically Sections 4.2 and Section 4.9. The Planning Board noted that the parking agreement between the applicant and Mount Calvary did not include the recording instrument to demonstrate its legality. Therefore, a condition has been provided in this approval requiring the applicant to provide a parking agreement between the applicant and Mount Calvary, in accordance with Section 27- 573(a)(2), or obtain approval of a departure from parking and loading standards.
- g. **Prince George's County Fire/EMS Department**—At the time of this approval, no comments were received from the Fire/EMS Department.
- h. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated October 18, 2019 (Giles to Bush), incorporated herein by reference, DPIE offered that the proposed development is consistent with Site Development Concept Plan 37844-2018 dated March 6, 2019 and valid until March 6, 2022. DPIE had no objection to the subject application and provided additional comments to the applicant that will be addressed through their separate permitting processes.
- i. **Prince George's County Police Department**—At the time of this approval, no comments were received from the Police Department.
- j. **Prince George's County Health Department**—In a memorandum dated October 15, 2019 (Adepoju to Bush), incorporated herein by reference, the Health Department offered that during the construction process, no dust should be allowed to spillover onto adjacent properties and the applicant will be required to demonstrate conformance to the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control. A note regarding this issue has been placed on the plan.
- k. **Maryland State Highway Administration (SHA)**—At the time of this approval, no comments were received from SHA.
- l. **Washington Suburban Sanitary Commission (WSSC)**—At the time of this approval, no comments were received from WSSC.
- m. **Verizon**—At the time of this approval, no comments were received from Verizon.

- n. **Potomac Electric Power Company (PEPCO)**—At the time of this approval, no comments were received from PEPCO.
 - o. **Washington Metropolitan Area Transit Authority (WMATA)**—At the time of this approval, no comments were received from WMATA.
13. Based on the foregoing analysis and as required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
14. As required by Section 27-285(b)(4), for approval of a DSP, the regulated environmental features on-site have been preserved and/or restored in a natural state, to the fullest extent possible, in accordance with the requirements of Section 24-130(b)(5) of the Subdivision Regulations, as this property does not contain any regulated environmental features.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED Type II Tree Conservation Plan TCPII-094-00-03, and further APPROVED Detailed Site Plan DSP-00013-06 for the above described land, subject to the following conditions:

1. Prior to certification, the applicant shall revise the detailed site plan or provide the specified documentation, as follows:
- a. Revise the plan to include a sign detail and data table demonstrating conformance to the Zoning Ordinance.
 - b. Provide building dimensions and building height on the site plan (sheet 4 of 11). Draw in the outline of the various sections and label the different heights.
 - c. Correctly label all fences, gates, walls, stairs, signs, and other site improvements on sheet 4 of 11, and properly identify where their detail can be found.
 - d. Correctly illustrate the height of the fence at the east egress.
 - e. Revise the Section 4.2 and Section 4.9 landscape schedules to reflect the correct linear feet, number of plants required, and number of trees provided.
 - f. Provide a bicycle rack accommodating a minimum of ten bicycles at a location convenient to the building entrance.

- g. Provide a parking agreement in accordance with Section 27- 573(a)(2) or obtain approval of a departure from parking and loading standards.
2. Prior to certification, the Type II tree conservation plan (TCPII) shall be revised or provide the specified documentation, as follows:
- a. Type in all prior approvals on the approval block.
 - b. Add a signed Owner's Awareness Certificate to the cover sheet.
 - c. Have the revised TCPII signed and dated by the qualified professional who prepared it.
 - d. Submit an approved, revised natural resources inventory-equivalency letter with the corrected area for the application.
 - e. Submit a reforestation certification prepared by a qualified professional to document the status of the 0.04 acre of afforestation/reforestation shown on Parcel 150. This information shall be used to determine woodland conservation bonding requirements at time of permitting.
3. Prior to issuance of the final certificate of occupancy, the applicant and the applicant's heirs, successors, and/or assignees shall re-stripe the crosswalk across Marlboro Pike at the site's entrance, unless modified with written documentation by the Prince George's County Department of Permitting, Inspections and Enforcement or the Prince George's County Department of Public Works and Transportation.

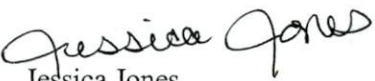
BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

* * * * *

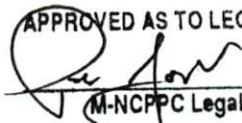
This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, Bailey and Hewlett voting in favor of the motion, and with Commissioner Doerner absent at its regular meeting held on Thursday, December 5, 2019, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 9th day of January 2020.

Elizabeth M. Hewlett
Chairman

By 
Jessica Jones
Planning Board Administrator

EMH:JJ:JB:nz

APPROVED AS TO LEGAL SUFFICIENCY.

M-NCPPC Legal Department
Date 12-11-19

CASE NO: DSP-00013-06
CASE NAME: BISHOP MCNAMARA H.S.
PARTY OF RECORD: 13
PB DATE: 1-9-2020



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EVERETT PEARSON
MOUNT CALVARY CATHOLIC SCHOOL
6700 MARLBORO PIKE
FORESTVILLE MD 20747
(CASE NUMBER: DSP-00013-06)

DR.MARCO CLARK
BISHOP MCNAMARA HIGH SCHOOL
6800 MARLBORO PIKE
FORESTVILLE MD 20747
(CASE NUMBER: DSP-00013-06)

PMIG 1027 LLC
ROMAN CATHOLIC ARCHDIOCESE OF
WASHINGTON
2359 RESEARCH ALLEY
WASHINGTON DC 20017
(CASE NUMBER: DSP-00013-06)

EDITH SHELTON
7003 WHITNEY AVENUE
DISTRICT HEIGHTS MD 20747
(CASE NUMBER: DSP-00013-06)

MS.MARY GESSNER
250 WEST AVENUE 250 WEST AVE
PRINCE FREDERICK MD 20678
(CASE NUMBER: DSP-00013-06)

BELINDA QUEEN
DISTRICT 3 COFFEE CIRCLE
906 KAREN BOULEVARD
CAPITOL HEIGHTS MD 20743
(CASE NUMBER: DSP-00013-06)

SOLTESZ
4300 FORBES BOULEVARD SUITE 230
LANHAM MD 20706
(CASE NUMBER: DSP-00013-06)

MR.EDDIE GUNN
11406 MONEYWORTH COURT/S
UPPER MARLBORO MD 20774 -9312
(CASE NUMBER: DSP-00013-06)

WALTER REDMOND
FORESTVILLE ESTATES CIVIC ASSOCIATION
2005 OVERTON DRIVE
FORESTVILLE MD 20747
(CASE NUMBER: DSP-00013-06)

FARAH BRIDGES
2306 SAINT JOSEPHS DRIVE
BOWIE MD 20721
(CASE NUMBER: DSP-00013-06)

ROBERT SMITH
12807 ASBURY DRIVE SUITE 12807 12807
ASBURY DRIVE
FT WASHINGTON MD 20744 -6408
(CASE NUMBER: DSP-00013-06)

ROBERT J ANTONETTIJR.
SHIPLEY & HORNE P.A
1101 MERCANTILE LANE SUITE 240
LARGO MD 20774
(CASE NUMBER: DSP-00013-06)

MR.EDWARD M MORALES PEREZ SR.
6113 HARRINGTON STREET
CAPITOL HEIGHTS MD 20743
(CASE NUMBER: DSP-00013-06)

September 25, 2020

MEMORANDUM

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

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

FROM: Brian Byrd, Planner Coordinator, Long Range Planning Section, Community
Planning Division *BB*

SUBJECT: **DSDS-709 and DPLS-482 Bishop McNamara High School**

FINDINGS

Pursuant to Section 27-588(b)(7)(A) of the Zoning Ordinance, Master Plan conformance is not required for this application.

Pursuant to Section 27-588(b)(7)(B) of the Zoning Ordinance, the Planning Board "shall give consideration to the recommendations of" *the 2009 Approved Marlboro Pike Sector Plan*.

Pursuant to Section 27-593 Prohibited Signs, the requested departure of 3 square feet from the maximum sign area requirement will not substantially impair the integrity of the *2009 Approved Marlboro Pike Sector Plan*.

BACKGROUND

Application Type: Departure from the number of parking spaces required and maximum signage area.

Location: 6800 Marlboro Pike, District Heights, MD 20747

Size: 14.53 acres

Existing Uses: Private School

Proposal: A departure of 70 parking spaces from the minimum parking space requirement and a departure of 3 square feet from the maximum sign area requirement

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: This application is in the Established Communities Growth Policy Area. The vision for “Established Communities is most appropriate for context-sensitive infill and low-to-medium density development,” (p. 20).

Master Plan: The 2009 *Approved Marlboro Pike Sector Plan* recommends institutional land uses on the subject property. (p. 23)

Planning Area: 75 A

Community: District Heights & Vicinity, **75A**

Aviation/MIOZ: This application is located within the Military Installation Overlay Zone-Height.

Zone Use: Conical Surface (20:1) - Left Runway **Area Label:** E

SMA/Zoning: The Sectional Map Amendment retained the subject property into the R-55 zone.

RELEVANT MASTER PLAN RECOMMENDATIONS

There are no master plan recommendations addressing parking spaces or signage size.



c: Long-range Agenda Notebook

Scott Rowe, AICP CNU-A, Division Chief, Community Planning Division

September 25, 2020

MEMORANDUM

TO: Thomas Sievers, Urban Design Review Section, Development Review Division

FROM: Tom Masog, Transportation Planning Section, Countywide Planning Division
 Crystal Saunders Hancock, Transportation Planning Section, Countywide Planning Division
 Bryan Barnett-Woods, Transportation Planning Section, Countywide Planning Division

SUBJECT: DPLS-482/DSDS-709: Bishop McNamara High School

Proposal

The subject application is for a Departure from Parking & Loading Standards, to reduce the minimum number of required off-street parking spaces by 70 parking spaces.

Additionally, the subject application is for a Departure from Sign Design Standards. Transportation Planning staff have no comment regarding this application.

Background

Bishop McNamara High School is located on Marlboro Pike on approximately 14.53 total acres in the R-55, C-S-C, and M-I-O Zones. Pursuant to the requirements of Sec. 27-568, a private school with 234 students below 10th grade, and 600 students 10th grade and above requires a minimum of 239 off-street parking spaces.

The subject property was previously reviewed as a Detailed Site Plan (DSP-00013-06) with the latest revisions heard by the Prince George's County Planning Board (PGCPB No. 19-133) on December 5, 2019. That proposal added the 20,655 square-foot, La Reine Science & Innovation Center to the Bishop McNamara campus and was approved by the Planning Board. This approval included Condition 1.g., related to parking:

Provide a parking agreement in accordance with Section 27- 573(a)(2) or obtain approval of a departure from parking and loading standards.

No off-site parking agreement in accordance with Section 27-573(a)(2) has been submitted. The subject site has operated successfully for the past several years without sufficient on-site parking.

The school currently provides 169 parking spaces on-site and 70 parking spaces on the adjacent property. For the past seven years, the school has leased these additional parking spaces from Mount Calvary Catholic Church, the owner of the adjacent property. The additional parking spaces are immediately adjacent the subject property, and the submitted site plans include a crosswalk connecting the parking lot on the Mount Calvary Catholic Church property and the subject property.

Departure Findings

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

(i) The purposes of this Part (Section 27-550) will be served by the applicant's request;

Comment: Section 27-550 outlines four purpose statements

- (1) To require (in connection with each building constructed and each new use established) off-street automobile parking lots and loading areas sufficient to serve the parking and loading needs of all persons associated with the buildings and uses;
- (2) To aid in relieving traffic congestion on streets by reducing the use of public streets for parking and loading and reducing the number of access points;
- (3) To protect the residential character of residential areas; and
- (4) To provide parking and loading areas which are convenient and increase the amenities in the Regional District.

The submitted statement of justification (SOJ) indicates that the submitted proposal is consistent with the purposes of the Off-Street Parking and Loading requirements of the ordinance. Staff concur that under the current parking arrangement, sufficient parking is provided to serve the use. Additionally, all parking is accessible from Marlboro Pike which relieves traffic from neighboring streets and protects the character of the nearby residential streets. Lastly, the parking is conveniently located either on-site or immediately adjacent, providing access to this development.

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

Comment: The submitted SOJ indicates that the existing on-site parking has been designed in the most efficient way possible and that no other parking can be placed onsite, without conflicting with the requirements of the Landscape Manual. No additional exhibits depicting alternative on-site parking locations or alternative striping were provided. However, based on a review of satellite imagery and previously approved site plans, it does not appear that there is sufficient space on the subject property to provide additional on-site parking spaces or that restriping the spaces to a narrower width would accommodate additional spaces. Additionally, the application does not propose to remove existing on-site parking spaces for off-site parking spaces. This departure is the minimum number of spaces necessary.

(iii) The departure is necessary in order to alleviate circumstances which are special to the subject use, given its nature at this location, or alleviate circumstances which are prevalent in older areas of the County which were predominantly developed prior to November 29, 1949;

Comment: Staff concur with the applicant's assertion that the subject site's peculiar shape limits usable land for additional parking spaces. While the submitted SOJ did not provide details regarding the unusable square footage or other constraints the property shape may have on additional parking, staff note that the subject site is already developed, and it is infeasible to rearrange existing buildings to potentially increase available parking. Should the subject site been undeveloped, a peculiar shape may not warrant special or unique circumstances.

(iv) All methods for calculating the number of spaces required (Division 2, Subdivision 3, and Division 3, Subdivision 3, of this Part) have either been used or found to be impractical;

Comment: The applicant has followed the method for calculating parking spaces as provided in Section 27-568. This method requires one parking space per six students below 10th grade and one parking space per three students in 10th grade or above.

(v) Parking and loading needs of adjacent residential areas will not be infringed upon if the departure is granted.

Comment: The submitted SOJ indicates that this request will meet the needs of the subject site. Since the current parking arrangement meets the minimum requirements it is expected that there would be no additional parking infringing upon the surrounding residential neighborhoods. During the Planning Board hearing for DSP-00013-06 (December 5, 2019), a member of the public had raised concerns, not about daily student parking, but about visitors to the school parking on neighborhood streets during special school events. While neither the current parking arrangement nor departure application addresses school events, the applicant noted at time of the hearing that the school would more diligently notify school event attendees and make additional parking arrangements.

As part of the review for this application, transportation planning staff coordinated with the Prince George's County Department of Revenue regarding this neighborhood participating in a Residential Parking Permit Program. The Department of Revenue staff indicated that this neighborhood may be a viable candidate for the Residential Parking Permit Program and will reach out to the school and neighborhood to gauge interest in initiating the process.

Departure Considerations

In making its findings, the Planning Board shall give consideration to the following:

(i) The parking and loading conditions within the general vicinity of the subject property, including numbers and locations of available on- and off-street spaces within five hundred (500) feet of the subject property;

Comment: The submitted SOJ indicates a surplus of parking that is immediately west of the subject site. This is the Mount Calvary Church property, specifically a parking lot designed for the Mount Calvary private school which is no longer in operation. The applicant currently leases 70 parking spaces of this lot. The submitted SOJ does not include the total number of parking spaces for this lot or for the parking lot of the Amalgamated Transit Union property, which is directly to the east of the subject site.

It appears to be many parking spaces on this lot as well. Moreover, there are a few commercial properties that are across from the subject site that may have available parking. There appears to be available on-street parking spots as well, however, staff does not recommend use of these spaces as they are located on residential streets.

In a letter dated September 21, 2020 (Barnhardt to Prince George's County Planning Board), the school indicates that they have used the Amalgamated Transit Union property parking lot for excess parking in the past and would look to source additional parking from that property, should a parking shortage occur.

(ii) The recommendations of an Area Master Plan, or County or local revitalization plan, regarding the subject property and its general vicinity;

Comment: The subject site is located within the boundaries of the *2009 Approved Marlboro Pike Sector Plan* and sectional map amendment but just outside of the priority areas identified in the plan. The submitted SOJ indicates that the subject property anticipates an institutional use and the existing use is consistent with the plan. The submitted SOJ does not discuss the plan's parking policy, and there is only one parking related policy in the plan (pg. 61):

Policy 1: Limit the need for large expansive parking lots throughout the corridor.

The submitted departure proposal and existing parking arrangement advances this policy. While the subject site is not within one of the recommended activity nodes of the plan, the streetscape recommendations for these nodes include on-street parking along Marlboro Pike, which will increase the overall parking supply in the area, reducing potential parking shortages.

Furthermore, the Planning Board may give consideration to the following relevant consideration:

(i) Public transportation available in the area;

Comment: The submitted SOJ indicates that bus service is available to and from the subject property, further noting that it is utilized by students and staff. While the SOJ does not demonstrate the number or percentage of students and staff using transit nor details of the transit service, there are two different bus routes that stop in front of the subject site. During the AM peak-hour period, there is a WMATA Metrobus that arrives with 20-25 minute headways and a Prince George's County The Bus that arrives with 30 minute headways. This provides reasonable transit access to the subject site, should students or staff opt for transit.

Additionally, in the September 21, 2020 letter, the school indicates that a private bus service could be used to support student transportation should a parking shortage occur. The letter further notes that this is similar to other efforts by different private schools in the region. Staff concur that private bus service could help offset parking need should a shortage occur.

(iii) The specific nature of the use (including hours of operation if it is a business) and the nature and hours of operation of other (business) uses within five hundred (500) feet of the subject property;

Comment: The subject site is adjacent to a parking lot that was built for a school that is no longer in operation. As noted previously, Bishop McNamara High School currently leases parking spaces from this property. Additionally, the applicant has noted that student parking is a privilege for students that have earned the right to park at school. Should their current parking arrangement no longer be viable or other parking shortages occur, eliminating the student parking privilege would address the issue.

Conclusion

Based on the findings and consideration presented above, Transportation Planning staff conclude that the request for a Departure from the Parking and Loading Standards meets the necessary findings for approval, pursuant to Section 27-588(b)(7), and recommend that the departure request be granted.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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

Countywide Planning Division
Historic Preservation Section

301-952-3680

September 11, 2020

MEMORANDUM

TO: Thomas Seivers, Subdivision and Zoning Section, Development Review Division

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

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

SUBJECT: DSDS-709 & DPLS-482 Bishop McNamara High School

The subject property comprises 14.53 acres northeast of the intersection of Marlboro Pike and Xavier Lane. The subject application proposes a departure of 3-square-feet from the maximum sign area requirement and a departure of 70 parking spaces from the minimum parking space requirement. The subject property is Zoned C-S-C and 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 designated Prince George's County Historic Sites or resources. A Phase I archeology survey will not be recommended. The Historic Preservation Section recommend approval of DSDS-709 Bishop McNamara High School, without conditions.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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

Countywide Planning Division
Environmental Planning Section

301-952-3650

September 21, 2020

MEMORANDUM

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

VIA: Megan Reiser, Supervisor, Environmental Planning Section, CWPB

FROM: Suzanne Nickle, Master Planner, Environmental Planning Section, CWPB

SUBJECT: **Bishop McNamara High School; DSDS-709 and DPLS-482**

The Environmental Planning Section has reviewed the Departure from Sign Design Standards (DSDS) and Departure from Parking and Loading Standards (DPLS) submitted for the Bishop McNamara High School, DSDS-709 and DPLS-482, electronically stamped as received on September 1, 2020. The Environmental Planning Section recommends approval of this Planning Board case subject to no conditions.

Background

The Environmental Planning Section has previously reviewed the following applications and associated plans for the site:

Development Review Case #	Associated TCP # or NRI#	Authority	Status	Action Date	Resolution Number
DSP-00013	TCPII-094-00	Planning Board	Approved	3/08/2001	PGCPB No. 01-44
DSP-00013-01	TCPII-094-00-01	Planning Director	Approved	3/19/2008	N/A
N/A	NRI-134-12	Staff	Approved	10/10/2012	N/A
DSP-00013-02	TCP-094-00-01	Planning Director	Approved	8/30/2013	N/A
DSP-00013-03	TCPII-094-00-02	Planning Director	Approved	3/02/2017	N/A

DSP-00013-04	TCPII-094-00-01	Planning Board	Withdrawn	2/14/2017	N/A
DSP-00013-05	TCPII-094-00-02	Planning Director	Approved	11/28/2017	N/A
N/A	NRI-134-12-02	Staff	Approved	11/18/2019	N/A
DSP-00013-06	TCPII-094-00-03	Planning Board	Approved	3/8/2001	19-133
DSDS-709 DPLS-482	TCPII-094-00-02	Planning Board	Pending	Pending	Pending

Proposed Activity

The current application is a Departure from Sign Design Standards (DSDS) and Departure from Parking and Loading Standards (DPLS) for 70 parking spaces as a result of the approved Detailed Site Plan (DSP-00013-06) which was an amendment to construct an additional 20,655 square foot classroom building on a 14.53-acre site in the R-55 and C-S-C zones. Bishop McNamara High School is an existing educational institution that was constructed in 1964.

Grandfathering

The site is not subject to the environmental regulations contained in Subtitles 24, 25, and 27 that came into effect on September 1, 2010 and February 1, 2012 because development of the site was grandfathered under prior approvals.

Conditions of Previous Approval

Compliance with DSP-00013 (PGCPB No. 01-44): Detailed Site Plan, DSP-00013, Alternative Compliance Application, AC-0047, and Type-II Tree Conservation Plan, TCPII-94-00, were approved by the Planning Board by the adoption of PGCPB No. 01-44 on March 8, 2001 for the addition of a fine arts and athletic center. All conditions of approval were satisfied prior to certification and there are no conditions that affect the current DSP amendment.

DSP amendments 01 through 03 and 05, and TCPII revisions after the original approval were approved by the Planning Director without conditions. The 04 DSP revision was withdrawn.

Compliance with DSP-00013-06 (PGCPB No. 19-133): Detailed Site Plan DSP-00013-06 was approved by the Planning Board with the following environmental conditions provided in **bold** typeface and the associated comments are proved in standard typeface.

2. **Prior to certification, the Type II tree conservation plan (TCPII) shall be revised or provide the specified documentation, as follows:**
 - a. **Type in all prior approvals on the approval block.**
 - b. **Add a signed Owner's Awareness Certificate to the cover sheet.**
 - c. **Have the revised TCPII signed and dated by the qualified professional who prepared it.**
 - d. **Submit an approved, revised natural resources inventory-equivalency letter with the corrected area for the application.**

- e. **Submit a reforestation certification prepared by a qualified professional to document the status of the 0.04 acre of afforestation/reforestation shown on Parcel 150. This information shall be used to determine woodland conservation bonding requirements at time of permitting.**

The TCPII has not yet been certified. Conditions 2.a. through 2.e. must be met prior to certification of TCPII-094-00-03 associated with DSP-00013-06

Environmental Review

Natural Resources Inventory/Existing Conditions

An approved revised Natural Resources Inventory-Equivalency Letter, NRI-134-12-01 was submitted with the current application. There are no Regulated Environmental Features (REF) or Primary Management Area (PMA) located on the site. The area of the site identified with the NRI was 13.08 acres but the area of the DSP and TCPII is 14.53 acres. A revised Natural Resources Inventory-Equivalency Letter, NRI-134-12-02, was approved to reconcile the areas of all three applications. No further information is required for the natural resources inventory.

Woodland Conservation

This site is subject to the provisions of the 1991 Prince George's County Woodland Conservation Ordinance (WCO) and Tree Preservation Policy because the site has a TCPII first approved in 2001. A revised Type II Tree Conservation Plan, TCPII-094-00-03, was approved with the latest Detailed Site Plan, DSP-00013-06, for the subject property. This plan has not yet been certified. The current application is a Departure from Sign Design Standards (DSDS) and Departure from Parking and Loading Standards (DPLS) resulting from that approval.

The site has an overall woodland conservation threshold of 19.88 percent or 2.76-acres, but because there was only 1.0 acre of woodlands on-site in 2001 when the original TCPII was approved, the woodland conservation requirement for the site was reduced to 1.00 acre, the amount of existing woodlands.

The TCPII-094-00-03 approved with DSP-00013-06 proposed to meet the woodland conservation requirement for the site through 0.56 acres of on-site preservation and 0.44 acres of on-site afforestation/reforestation.

With approval of TCPII-094-00-02 which was associated with DSP-00013-05, the TCPII was revised to relocate 0.04 acres of afforestation/reforestation to Parcel 150. Prior to certification of the DSP-00013-06, and approval of the revised TCPII, a certification for the afforestation area located on Parcel 150 shall be prepared by a qualified profession and submitted to the Environmental Planning Section to determine if bonding at time of permitting is necessary to ensure implementation. The TCPII-094-00-02 was submitted with this application as it is approved, the 03 revision is pending the approval of both the parking and signage departures.

The current application is in conformance with the previously approved TCPII. No additional information is required regarding woodland conservation.

Summary of Review

The Environmental Planning Section has completed the review of DSDS-709 and DPLS-482 and recommends approval subject to no conditions.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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

September 28, 2020

MEMORANDUM

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

VIA: Henry Zhang, Master Planner, Urban Design Section *HZ*

FROM: Thomas Burke, Planner Coordinator, Urban Design Section *TB*

SUBJECT: **DSDS-709, DPLS-482 Bishop McNamara High School**

The Urban Design Section has reviewed the submittal package accepted on September 2, 2020, in support of a Departure from Parking and Loading Spaces DPLS-482, and Departure from Sign Design Standards DSDS-709, for Bishop McNamara High School. The departure requests are based on conditions provided in the Planning Board resolution (PGCPB Resolution No. 19-133) of Detailed Site Plan, DSP-00013-06, which was approved by the Planning Board on December 5, 2020, for the construction of an addition to the existing private school.

This 14.53-acre site is located at 6800 Marlboro Pike, in Forestville, in the One-Family Detached Residential (R-55) Zone, the Commercial Shopping Center (C-S-C) Zone, and the Military Installation Overlay (M-I-O) Zone. Based upon the review of the application package, the Urban Design Section offers the following comments:

Conformance with the Requirements of Previous Approvals

Bishop McNamara High School was established in this location in 1964. Since that time, the site has had several improvements. The most recent approval, for an expansion of the school to add a science and innovation center, DSP-00013-06, contained three conditions of approval. The applicant provides that all of the conditions of the resolution can be met for certification, other than the following:

1. **Prior to certification, the applicant shall revise the detailed site plan or provide the specified documentation, as follows:**
 - a. **Revise the plan to include a sign detail and data table demonstrating conformance to the Zoning Ordinance.**
 - ...
 - g. **Provide a parking agreement in accordance with Section 27- 573(a)(2) or obtain approval of a departure from parking and loading standards.**

Departure from Parking and Loading Spaces DPLS-482, and Departure from Sign Design Standards DSDS-709 have been filed to fulfill the above conditions.

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

The two departure requests cumulatively seek to modify the sign criteria for institutional uses, as set forth in Section 27-617, and the off-site parking standards provided in Section 27-568, to address the conditions of DSP-00013-06. The subject departure requests satisfy criteria for approval as set forth respectively in Section 27-239.01(b) (7) and Section 27-588 (b) (7) of the Zoning Ordinance.

Departure from Sign Design Standards DSDS-709

The applicant is proposing a departure from two of the sign design standards. In accordance with Section 27-617, the site is permitted to have one sign per street frontage, and a maximum sign area of 48 square feet for each sign. Since this site fronts on one street, only one sign is permitted. The applicant is requesting two signs attached to the building: a campus identification sign, and an identification sign for the science and innovation center addition, which was approved with DSP-00013-06. The total area for these two signs is 51 square feet. The applicant provides in the statement of justification that the irregular shape and limited space on the site resulting the current location of the science and innovation center, which further diminishes the visibility of the general school campus, that necessitates an additional identification sign.

The Urban Design Section finds that, given the specific circumstances of this site, the DSDS is the minimum necessary to meet the intent of applicable design standards, and that this proposal will not impair the integrity of the site or surrounding areas.

Departure from Parking and Loading Spaces DPLS-482

The addition of the science and innovation center to this site through the approval of DSP-00013-06, requires the applicant to meet the parking standards provided in Section 27-568. The school currently provides 169 parking spaces on-site and 70 parking spaces off-site on the adjacent property. For the past seven years, the school has leased these additional parking spaces from Mount Calvary Catholic Church, the owner of the adjacent property. Those off-site parking spaces are immediately adjacent to the subject property. The submitted site plans also include crosswalks connecting the parking lot on the Mount Calvary Catholic Church property with the subject property. Condition 1.g. of the DSP requires that the applicant provide a parking agreement in accordance with Section 27-573(a)(2) or obtain approval of a departure from parking and loading standards. The applicant has a lease to use the required 70 off-site spaces on this adjacent property, however; a legal agreement to assure the permanent availability of the parking lot, was unattainable.

The applicant provided a letter from the President/CEO of Bishop McNamara High School dated September 20, 2020 stating that if the agreement with the adjacent property were to terminate, however unlikely, the school would pursue alternatives to mitigate the parking challenges that result.

The Urban Design Section finds that the DPLS request sufficiently accommodates the parking needs for this site and the alternative parking options as outlined by the President/CEO of Bishop McNamara High School are reasonable and practical.

Urban Design Section Recommendation

Based on the above analysis, the Urban Design Section has no objections to the approval of both DSDS-709 and DPLS-482 for Bishop McNamara High School.

From: [Kwesi Woodroffe](#)
To: [Sievers, Thomas](#)
Cc: [PGCReferrals](#)
Subject: RE: EPlan ACCEPTANCE Referral for DSDS-709, DPLS 482 BISHOP MCNAMERA (PB): SHA; KW
Date: Thursday, September 3, 2020 10:37:02 AM
Attachments: [image011.png](#)
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[image013.png](#)
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[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Good morning Thomas,

I review the subject referral and have no comments.

Thanks, Kwesi

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From: ePlan <ePlan@ppd.mncppc.org>
Sent: Tuesday, September 1, 2020 2:27 PM
To: PPD-EnvDRDreferrals <ppd-envdrdreferrals@ppd.mncppc.org>; Smith, Tyler <Tyler.Smith@ppd.mncppc.org>; Hall, Ashley <Ashley.Hall@ppd.mncppc.org>; Henderson, Tamika <Tamika.Henderson@ppd.mncppc.org>; Franklin, Judith <Judith.Franklin@ppd.mncppc.org>; Barnett-Woods, Bryan <bryan.barnett-woods@ppd.mncppc.org>; Masog, Tom <Tom.Masog@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

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Subject: EPlan ACCEPTANCE Referral for DSDS-709, DPLS 482 BISHOP MCNAMERA (PB)

Good afternoon,

The subject application was accepted today, 9/1/2020, for Planning Board hearing scheduled for 10/29/2020. It is scheduled for SDRC on **September 18, 2020** with a request for major issues comments due by **September 16, 2020**.

https://www.dropbox.com/sh/9xa9zvbp7bgwsq3/AAB_Edp9yzAEiGlv67DOMY00a?dl=0

Randa Lee

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