THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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PGCPB No. 10-79

File No. DSP-04089/01

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 July 8, 2010, regarding Detailed Site Plan DSP-04089/01 for Walker Mill Baptist Church, the Planning Board finds:

1. **Request:** The subject application is a request for approval of a 3,812-square-foot, one-story, 28-foot-high accessory building for a day care center, with a maximum enrollment of 48 children, on the 2.65-acre property of an existing church in the C-O Zone. Previously through DSP-04089, a day care use with a maximum enrollment of 34 children was approved within the existing church building. This application proposes to raise the maximum enrollment for all day care uses on-site, within the proposed building and the existing church building, to 48 children total.

2. **Surrounding Uses:** The subject property is located on the south side of Walker Mill Road, approximately 200 feet northeast of its intersection with Addison Road South. The property fronts on Walker Mill Road to the north and is bounded to the northeast by two separate single-family home properties in the C-O Zone; to the east by a vacant lot in the Townhouse (R-T) Zone, which is owned by the church; to the south by a vacant parcel in the R-T Zone, which is owned by a homeowners association; and to the west by a C-O-zoned lot used as a church.

3. **Previous Approvals:** On May 19, 2005, the Planning Board approved the original Detailed Site Plan, DSP-04089 (PGCPB Resolution No. 05-123), for the addition of a day care center use within the existing church facility. Subsequently, Preliminary Plan of Subdivision 4-08031 was approved by the Planning Board on January 15, 2009 (PGCPB Resolution No. 09-12) in order to consolidate two parcels into one and allow for an increase of allowed building area to approximately 27,000 square feet. A Final Plat, 5-09094, was approved and recorded at PM 230 @ 62 on May 4, 2009, for Parcel A, known as Walker Mill Baptist Church.

4. **Development Data Summary**

	EXISTING	APPROVED
Zone(s)	C-O	C-O
Use(s)	Church/Day care center/ Before and after-school	Church/Day care center/ Before and after-school
Acreage	2.65	2.65
Parcels	1	1
Square Footage	14,234	18,046 (3,812 additional)

Parking Required:

Church		
200 seats (one space per 4 seats)		50 spaces
Day Care Center		
48 children (one space per 8 children)		6 spaces
Multipurpose Buildings		
100 seats (one space per 4 seats)		25 spaces
Storage Building		
1660 SF (one space per 500 SF)		4 spaces
	Total:	**85* spaces**

*Per Section 27-559(a), up to one-third (28) of the required number of parking spaces may be compact. This site complies as there are 18 proposed compact spaces.

Parking Provided:		63 standard spaces
		15 compact spaces
		3 compact parallel spaces
		4 handicap van spaces
	Total:	**85 spaces**

Loading Spaces Required:	
One space for institution over 10,000 GFA	1 space
Loading Spaces Provided:	1 space

Minimum Outdoor Play Area Required per	
48 children x 75 square feet	3,600 square feet
Enclosed Play Area Provided:	4,450 square feet

5. **Design Features**: The subject site has four existing buildings which house the existing church, day care, and before and after school program uses. The largest building, where the main church sanctuary is located, is oriented parallel to the side property lines, in the middle of the site, and is a contemporary style with a beige stucco and concrete block exterior. The remaining three buildings, used for storage and multiple purposes, are located in the eastern half of the site and are constructed from a variety of materials, including metal paneling, wood, and concrete block. Some of these buildings are in disrepair, but they are not proposed to be modified as part of this site plan.

There is also an open, standalone, metal carport which is used for storage and church van parking, located in the northeastern area of the site. The site has two existing entrances off of Walker Mill Road which lead to the existing parking area, which wraps around all of the buildings on the site. The site has an existing chain-link fence, with barbed wire at the top, which runs around the majority of the property. Barbed wire on fences is not allowed per Section 27-447(c) of the Zoning Ordinance, and the applicant has added a note to the plan that this should be removed. The Planning Board found that this fence shall be removed completely along the Walker Mill Road frontage in order to provide a more appropriate road frontage to the church and new day care building. A condition has been included which requires this to be noted prior to signature approval of the site plan.

This detailed site plan proposes a separate day care center building for children, to be located along the western property line, with a maximum total enrollment of 48 children within a proposed 3,812-square-foot, one-story building. The proposed building is a contemporary style which has a variety of window shapes and an asymmetrical roof which reaches up to 28 feet high. The exterior is to be finished in beige fiber cement siding and beige, vertically-scored, split-face concrete blocks with glazed clay facing tiles in green, red, blue, and yellow as accents. An asphalt shingle roof and blue awnings at each end of the building will provide additional detail to the exterior. The building will also have an in-ground basement, with an areaway access, for storage only. A 4,450-square-foot play area is proposed on the north side of the building between it and Walker Mill Road. The play area will be fully enclosed by a six-foot-high, vinyl, board-on-board style fence, and an existing 27-inch diameter oak tree within the play area will provide shade. Individual letters will be mounted on the north elevation of the building as signage to designate it as the day care center.

As part of the detailed site plan, the site's two existing entrances off of Walker Mill Road and the parking area will be reconfigured to improve vehicular circulation. The existing parking area between the church and the road will be changed to a landscaped area, creating separate entrance and exit drives. Vehicles will enter the site at a one-way entrance drive and proceed along the west side of the church, between it and the proposed day care building. After crossing a raised, concrete walk, used as a pedestrian crossing between the church and day care, the reconfigured and restriped parking lot starts and wraps around the end of the church building to the east. The existing buildings and carport on the eastern portion of the site will still be surrounded by parking areas which will again be reconfigured and restriped, including the addition of some new interior landscape areas. Vehicles can then exit the site along the east side of the church and through a one-way exit drive adjacent to the northeastern property line. A proposed dumpster with a sight-tight, vinyl fence will be located in the southeastern corner of the site. Stormwater management will be treated on-site by a small infiltration trench in the southwestern corner of the property. A 60-foot dedication for the relocation of Walker Mill Road is shown along the southern property line as required.

6. **Conformance to the applicable sections of the Zoning Ordinance:** The detailed site plan is in conformance with Section 27-453, C-O Zone, and Section 27-461, Uses Permitted in the C-O Zone.

The proposed day care center is a permitted use in the C-O Zone, but per Footnote 12 of Section 27-461, a church must provide its tax-exempt identification number when applying for a detailed site plan, building permit, or use and occupancy permit for an accessory day care center for children. This information has been provided within General Note 5 on the site plan.

The detailed site plan is also in conformance with Section 27-462, Regulations in the C-O Zone, and Section 27-617(a), Signs for Specific Uses—Institutional—Other Than Temporary.

The detailed site plan is in conformance with Section 27-464.02 of the Zoning Ordinance, which sets forth additional required findings for a day care center for children:

(1) **Requirements.**

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

(i) **All outdoor play areas shall have at least seventy-five (75) square feet of play space per child for fifty percent (50%) of the licensed capacity or seventy-five (75) square feet per child for the total number of children to use the play area at one (1) time, whichever is greater;**

According to this requirement, a 3,600-square-foot play area is required for 48 children, the proposed licensed capacity of the proposed day care center. The proposed play area is 4,450 square feet, which is more than adequate.

(ii) **All outdoor play areas shall be located on the same lot as the center at least twenty-five (25) feet from any dwelling on an adjoining lot, and shall be enclosed by a substantial wall or fence at least four (4) feet in height;**

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

The proposed play area is not located within 25 feet of any dwelling on any adjoining lot, and will be enclosed with a six-foot-high, sight-tight, vinyl fence. The proposed fencing is appropriate given that the play area is proposed to be located near a roadway and adjacent to the property line.

(iv) **An off-premises outdoor play or activity area shall be located in proximity to the day care center, and shall be safely accessible**

without crossing (at grade) any hazardous area, such as a street or driveway;

The proposed play area is located directly adjacent to and attached to the proposed day care building, which will provide safe accessibility.

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

The proposed play area is located underneath an existing 27-inch diameter oak tree which will provide shade to a large portion of the play area during warmer months. The applicant is also proposing to plant three deciduous shade trees adjacent to and within the northwestern portion of the play area to provide additional shade.

(vi) Sufficient lighting shall be provided on the play area if it is used before or after daylight hours to insure safe operation of the area; and

Development Note 3 indicates that the play area will not be used after 9:00 p.m., which in the winter would be after daylight hours. The applicant indicated that the intention was that the play area would not be available for use during times of darkness and, therefore, would not be required to be lighted. Development Note 3 should then be revised to indicate that the play area will only be used during daylight hours. A condition has been included which requires this revision prior to signature approval of this site plan.

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

The plans indicate that outdoor play will be restricted to the hours between 7:00 a.m. and 9:00 p.m. A condition has been included which requires this to be revised to state that the outdoor play area will be restricted to daylight hours between 7:00 a.m. and 9:00 p.m.

(2) Site plan

(A) A Detailed Site Plan shall be approved for the center, in accordance with Part 3, Division 9, of this Subtitle, to insure compliance with the provisions of this Section.

This application has been filed to fulfill this requirement.

(B) In addition to the submittal requirements of Part 3, Division 9, the Detailed

Site Plan shall show:

(i) The proposed enrollment;

The proposed enrollment has been indicated on the plans as 48 children.

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

This information has been provided on the plans.

(iii) The location and size of outdoor play or activity areas; and

The location and size of the proposed outdoor play area has been shown on the plans and has been found to be adequate. The play area is adjacent to the building and will be accessed only from inside the building. It is shielded from Walker Mill Road and the adjacent property by a six-foot-high, sight-tight, vinyl fence. Although it is not a requirement of the Zoning Ordinance, the applicant has indicated that they plan to place the existing play structure within the proposed play area in accordance with state child care licensing requirements.

(iv) The location, quantity, and type of screening and landscaping.

See Finding 10 for a discussion of the detailed site plan's conformance with the *Prince George's County Landscape Manual.*

7. **Conformance to Detailed Site Plan DSP-04089:** Detailed Site Plan DSP-04089 was approved by the Planning Board on May 19, 2005 (PGCPB Resolution No. 05-123) subject to two conditions, of which the following are applicable to the review of this detailed site plan and warrant discussion as follows:

1.a. Graphically illustrate on the site plan the location of the day care center and the proposed square footage.

1.b. Graphically illustrate on the site plan a vehicular and pedestrian circulation plan that demonstrates a safe method of crossing the driveway between the day care center and the playground area during operation and use.

1.c. Graphically illustrate on the site plan a revised layout of the existing playground area that will meet the required area for the playground per Section 27-464.02.

1.d. Provide a revised cut sheet and specifications of playground equipment that illustrate the required playground area size and equipment layout.

1.e. Provide a parking schedule on the site plan that identifies the number of parking

spaces required for the existing use on the site and the proposed day care center use, and graphically illustrate on the site plan the location of designated parking spaces as required per Section 27, Part 11, Off-Street Parking and Loading.

1.f. Graphically illustrate on the site plan the location of waste collection areas and proposed screening.

1.g. Graphically illustrate the location of all buildings on adjoining lots to the property on the site plan.

These conditions were met at the time of the certification of Detailed Site Plan DSP-04089. These items have been addressed on the current site plan in conformance with these conditions.

2. Prior to issuance of any permits, the applicant shall obtain a standard letter of exemption from the Environmental Planning Section, Countywide Planning Division, to be included in the detailed site plan file.

A current standard letter of exemption from the Environmental Planning Section was provided with this detailed site plan application.

8. **Conformance to Preliminary Plan 4-08031:** Preliminary Plan of Subdivision 4-08031 was approved by the Planning Board on January 15, 2009 (PGCPB Resolution No. 09-12) subject to six conditions, of which the following are applicable to the review of this detailed site plan and warrant discussion as follows:

1. Development of this site shall be in conformance with Stormwater Management Concept Plan, CSD 7109-2208-01 and any subsequent revisions.

This item is being corrected to reflect the Stormwater Management Concept Plan, 7109-2008-01. This is correctly identified in the notes of this DSP.

2. Permit plans shall demonstrate the installation of a wide sidewalk, a minimum of eight feet in width, along the subject site's entire frontage of existing Walker Mill Road to serve as a sidepath, unless modified by DPW&T.

The subject property has dedicated land for the relocated Walker Mill Road and required sidepath, which will be constructed by the county in the future. A standard sidewalk exists along the existing Walker Mill Road frontage which appears to be adequate for the proposed use.

3. The final plat of subdivision shall include a note requiring permit plans to demonstrate the installation of clear signage for circulation and egress and access points, including the installation of a one-way outbound sign on the driveway opposite Pine Grove Road.

The DSP shows proposed circulation for the site, including one-way in and one-way out driveways and the location of proposed traffic signage. Signage details shall be provided for review by the Transportation Planning Section and the Department of Public Works and Transportation (DPW&T). A condition has been included which requires this addition prior to signature approval of this site plan.

4. **The final plat of subdivision shall show the proposed master plan alignment of Walker Mill Road. Since the proposed master plan alignment of Walker Mill Road is not recommended to be reserved pursuant to Sec. 24-139(b), building permits for the portion of the subject property within the realignment of Walker Mill Road may be issued pursuant to Sec. 27-259(a)(2)(B).**

This master plan alignment of Walker Mill Road is shown and labeled on the site plan. The Planning Board found that the alignment shown is correct and that no structures are proposed within the planned right-of-way (ROW).

5. **In addition to the development already existing on the property, the proposed development on this site shall be limited to uses generating no more than 39 trips during the AM peak hour, and 41 trips during the PM peak hour. Any development generating a traffic impact greater than that identified herein shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation.**

The Planning Board found that the number of peak-hour trips associated with a 48-student day care facility corresponds to allowed limits.

6. **Any residential development of the subject property shall require the approval of a new preliminary plan of subdivision prior to the approval of any building permits.**

No changes to the DSP are required based on this condition.

9. **Conformance to Record Plat PM 230 @ 62:** The property is the subject of Record Plat PM 230 @ 62, recorded on May 4, 2009, for Parcel A, known as Walker Mill Baptist Church. The recorded plat contains four notes of which the following, in **[bold]**, relate to the review of this detailed site plan:

2. **Permit plans shall demonstrate the installation of clear signage for circulation and egress and access points, including the installation of a one-way sign on the driveway opposite Pine Grove Road.**

This note was generated by Condition 3 of the preliminary plan of subdivision. See Finding 8 for a detailed discussion of conformance with the preliminary plan.

3. **In addition to development already existing on this property, the proposed**

development shall be limited to uses and trips as specified in Condition No. 5 of PGCPB No. 09-12 (4-08031).

See Finding 8 for a detailed discussion of the detailed site plan's conformance with PGCPB Resolution No. 09-12.

10. **Prince George's County Landscape Manual:** The proposed development is subject to Sections 4.2, Commercial and Industrial Landscaped Strip, 4.3.c., Parking Lot Interior Planting, and 4.7, Buffering Incompatible Uses of the Landscape Manual.

Alternative compliance was requested from Section 4.7., along the northeastern and eastern property lines. The Planning Director has endorsed the Alternative Compliance Committee's recommendation of approval of this request. The committee's recommendation is as follows:

The applicant has filed this request for alternative compliance because the existing accessory buildings do not meet the 40-foot-wide building setback and the 30-foot-wide landscape yard requirements.

BUFFERYARD 1

REQUIRED: 4.7 Buffering Incompatible Uses, along northern property line adjacent to a single-family detached dwelling in the C-O Zone (Parcel 365)—"C" Bufferyard.

Length of bufferyard	239 feet
Building setback	40 feet
Landscape yard	30 feet
Fence or wall	Yes
Plant units (120 per 100 l. f.)	144 (with 50% reduction)

PROVIDED: 4.7 Buffering Incompatible Uses

Length of bufferyard	239 feet
Building setback	3 feet
Landscape yard	variable width 0--30 feet
Fence or wall	Yes (recommended in conditions)
Plant units	45

BUFFERYARD 2

REQUIRED: 4.7 Buffering Incompatible Uses, along northeastern property line adjacent to a single-family detached dwelling in the C-O Zone (Parcel 314)—"C" Bufferyard.

Length of bufferyard	58 feet
Building setback	40 feet
Landscape yard	30 feet
Fence or wall	Yes
Plant units (120 per 100 l. f.)	35 (with 50% reduction)

PROVIDED: 4.7 Buffering Incompatible Uses

Length of bufferyard	58 feet
Building setback	9 feet
Landscape yard	variable width 9–17 feet
Fence or wall	Yes (recommended in conditions)
Plant units	35 (including preservation of existing trees)

BUFFERYARD 3

REQUIRED: 4.7 Buffering Incompatible Uses along the southeastern property line adjacent to a church owned property zoned R-T (Parcel 315) —"C" Bufferyard.

Length of bufferyard	264 feet
Building setback	40 feet
Landscape yard	30 feet
Fence or wall	Yes
Plant units (80 per 100 l. f.)	159 (with 50% reduction)

PROVIDED: 4.7 Buffering Incompatible Uses

Length of bufferyard	264 feet
Building setback	3 feet
Landscape yard	variable width 0–5 feet
Fence or wall	Yes (recommended in conditions)
Plant units	78 (including preservation of existing trees)

Justification of Recommendation
The applicant is requesting relief from the normal requirements of the *Prince George's County*

Landscape Manual because the required building setbacks and bufferyard depths cannot be met for the existing accessory buildings on this property. The existing accessory buildings, including a carport, storage building, and multipurpose building were built within permitted setbacks from the property line at the time of their construction. After review, the Alternative Compliance Committee finds that, while setbacks and depths cannot be met, additional plant units and fencing can be provided by the applicant resulting in buffers that are equal to or better than normal compliance with the *Prince George's County Landscape Manual.*

During a site visit, members of the Alternative Compliance Committee had the opportunity to discuss the long-term plans associated with the campus development with the applicant. The master plan for the site includes a number of improvements not included in the companion DSP, including the razing of a number of existing accessory buildings and the addition of a community center. Due to the nature of future improvements considered by the applicant, the site will likely be subject to the *Prince George's County Landscape Manual* in the future in order to achieve the applicant's vision for the property.

Bufferyard 1
On Parcel 365, the adjacent existing single-family residence is a nonconforming use in a commercial zone. The current use on the site is residential. Even though the plant quantity proposed is less than that required under normal compliance, there is justification for a reduced bufferyard between the two sites considering the history of commercial uses on both sites. Previously approved Permit 8530-1999-CG proposed an office use on Parcel 365. Further, the owner of Parcel 365 applied for a use and occupancy permit for a church/rectory/synagogue in 2000, but it was never issued.

The accessory buildings on the Walker Mill Baptist Church site, which are adjacent to the single-family homes, have existed in that location for at least 42 years and can be seen in aerial photographs from 1968. While the required setbacks and bufferyards are not fully met per the *Prince George's County Landscape Manual,* the site appears to exist in relative compatibility. In addition to the proposed vegetation, the Alternative Compliance Committee recommends that the applicant replace the existing chain-link fence with a six-foot-high, non-wood, natural color, privacy fence along the northeastern property line (at the rear of the single-family home located on Parcel 365). The bufferyard will be planted with Leyland Cypress. A four- to six-foot-high, ornamental, aluminum fence with brick masonry columns exists along the property line northeast of the drive isle. Credit should be given for this attractive fencing along the subject property.

Bufferyard 2
There are two large existing oaks along this property line. The Alternative Compliance Committee recommends the preservation of these oaks and their root structure within this landscape yard. Planting additional vegetation over the root system may ultimately damage the health of these stately trees. The current landscape plan shows three proposed Leyland Cypress under the canopy of the existing oaks. The Alternative Compliance Committee recommends that the three Leyland Cypress be removed from this location in order to preserve the root system and health of the oak trees. In addition to the proposed vegetation, the Alternative Compliance Committee recommends

that the applicant remove all debris from this corner of the lot and replace the existing chain-link fence with a six-foot-high, non-wood, natural color, privacy fence along the northeastern property line.

Bufferyard 3
Along this property line, church property zoned C-O (Commercial Office) meets church property zoned R-T (Residential Townhouse). The church has submitted additional justification stating that there is no intention of developing townhomes on this property at this time; nevertheless, a 30-foot landscape yard is required between the two properties. The full landscape yard and plant units can be provided on the adjacent church property zoned R-T. The Alternative Compliance Committee recommends that the full landscape yard depth and required plant material, as referenced in the *Prince George's County Landscape Manual,* be provided for this bufferyard.

The Planning Board approves Alternative Compliance AC-10012 pursuant to Section 4.7 of the *Prince George's County Landscape Manual* along the northeastern and southeastern property lines with the following conditions:

a. Prior to signature approval of the detailed site plan, the applicant shall revise the landscape plan as follows.

(1) Note the removal of the existing chain-link fence along the northeastern property line adjacent to the single-family residence on Parcel 365.

(2) Provide a six-foot-high, non-wood, natural color privacy fence along the property lines of Parcels 314, 315, and 365 adjacent to the existing single-family detached properties and R-T-zoned property.

(3) Remove the three proposed Leyland Cypress shown on the plan between the property line and the existing carport.

(4) Remove the three proposed Leyland Cypress shown on the plan under the canopy of the existing mature oaks along the northeastern property line.

(5) Provide the full 30-foot landscape yard depth and required plant material for Bufferyard 3 by encumbering Parcel 315, the adjacent church-owned property in the R-T Zone.

(6) Label the bufferyards consistently with the report to clearly identify their location in both the Section 4.7 schedules and on the landscape plan.

(7) Provide evidence that the four existing pines included in the plant schedule and shown on the plan within Bufferyard 3 actually exist in the field. If the plant material does not exist as shown, the plan shall be revised to indicate new plantings in substitution.

(8) Provide shrub plantings within the landscape island located along the northeast side of the exit drive. The plant material type shall be site appropriate.

The Planning Board finds that conditions a.(2) and a.(5) of the alternative compliance recommendation should be revised to allow for the required landscape bufferyard to be provided on Parcel 315 by the applicant at the time of development of that parcel. A condition has been included that requires this, along with a condition requiring a document to be recorded in the Land Records of Prince George's County informing all future owners of this landscape easement on Parcel 315.

11. **Woodland Conservation and Tree Preservation Ordinance:** The subject detailed site plan is exempt from the Woodland Conservation Ordinance because the property contains less than 10,000 square feet of woodland on-site, and has no previous tree conservation plan (TCP) approvals.

12. **Referral Agencies and Departments:** This application was referred to the concerned agencies and divisions. The referral comments are summarized as follows.

a. **Community Planning South Division**— The Planning Board finds the application is consistent with the 2002 *Prince George's County Approved General Plan* Development Pattern policies for the Developed Tier. The application conforms to the land use recommendations of the August 2009 Preliminary Subregion 4 Master Plan and Proposed Sectional Map Amendment.

b. **Transportation Planning**—The Planning Board found the following:

Circulation within the site is mostly acceptable. The use of the raised concrete walk adjacent to the entrance of the day care facility should serve as an effective traffic calming measure. However, the use of the one-way, 12-foot drive aisle near the multipurpose building in the southeastern corner of the site is out of place given that no other narrow drive aisles are used on the site. The drive aisle should be eliminated and possibly used as green space. Alternatively, four parking spaces could be placed in that area in lieu of the three parallel spaces that would be lost with the elimination of the short drive aisle.

The subject property was given subdivision approval pursuant to a finding of adequate transportation facilities made in 2009 during review of Preliminary Plan of Subdivision 4-08031. In conclusion, the Planning Board found the site plan to be acceptable from the standpoint of transportation. This determination is conditional upon the submittal and review of signage for circulation, access, and egress for the site, along with the condition of a slight circulation modification.

The applicable comments have been included as conditions to be addressed prior to signature approval of the site plan.

c. **Subdivision**—An analysis of the site plan's conformance with Preliminary Plan of Subdivision 4-08031 is discussed in detail in Finding 8.

The approved preliminary plan shows a 20-foot public utility easement (PUE) on the boundary of the property adjacent to Walker Mill Road. A portion of this easement is also encumbered with the Washington Suburban Sanitary Commission (WSSC) right-of-way (L. 4488, F. 297) that is shown on the preliminary plan, but not on the detailed site plan. In this location, the DSP shows a "Prop.10' Commercial Landscape Strip" and a "6' Sight-tight Fence at 10' PUE," which together take up the entire 20-foot public utility easement. Furthermore, the record plat only shows a ten-foot PUE.

Both the record plat and the DSP must be revised to show the full 20-foot public utility easement and the WSSC easement as approved on the preliminary plan of subdivision. The record plat may be revised as a minor revision under Section 24-108(a)(1) of the Subdivision Regulations.

The applicable comments have been included as conditions to be addressed prior to signature approval of the site plan.

d. **Trails**—There are no area master plan trails issues that impact the subject site. A standard sidewalk exists along the site's frontage of Walker Mill Road.

e. **Permit Review**— The Planning Board finds several comments that have been addressed through revisions to the plans.

f. **Environmental Planning**— The Planning Board found that the site is exempt from the woodland conservation requirements.

g. **Prince George's County Fire/EMS Department**—Prince George's County Fire/EMS Department did not offer comments on the subject application.

h. **The Department of Public Works and Transportation (DPW&T)**—DPW&T did not offer comments on the subject application.

i. **Maryland Department of Human Resources**—Maryland Department of Human Resources did not offer comments on the subject application.

j. **Washington Suburban Sanitary Commission (WSSC)**—WSSC did not offer comments on the subject application.

k. **Potomac Electric Power Company (PEPCO)**—PEPCO provided standard comments regarding electrical connections for the proposed building.

l. **City of District Heights**—The City of District Heights did not offer comments on the subject application.

m. **Town of Capitol Heights**—The Town of Capitol Heights did not offer comments on the subject application.

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

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the Detailed Site Plan DSP-04089/01 and further APPROVED Alternative Compliance No. AC-10012, subject to the following conditions:

1. Prior to signature approval of the detailed site plan, the plans shall be revised to show the following:

a. Provide details for the proposed traffic signage as shown on the site plan for review and approval by the Transportation Planning Section and the Department of Public Works and Transportation (DPW&T).

b. Remove the one-way, 12-foot drive aisle near the multipurpose building in the southeastern corner of the site and reconfigure the parking spaces in this area.

c. Revise the plan to reflect the Washington Suburban Sanitary Commission (WSSC) easement and the full 20-foot public utility easement (PUE) as shown on the approved preliminary plan of subdivision.

d. Provide a note that the chain-link fence along the Walker Mill Road frontage will be removed.

e. Provide detail material labels for the proposed building-mounted sign.

f. Revise the site plan and General Note 28 to reflect the correct compact parking space size of 8 feet by 16.5 feet.

g. Revise General Note 28 to reflect the correct maximum number of compact spaces which is 28. Correct the total number of compact spaces provided as 18.

h. Revise General Note 28 to reflect the correct number of required and provided loading spaces to one.

i. Revise the labels on the detailed site plan to reflect the appropriate location of the PUE along the right-of-way (ROW) with the ten-foot landscape strip behind or to the south of it.

j. Revise General Note 30 to reflect the correct gross floor area of the proposed building of 3,812 square feet.

k. Provide a dimension on the plan for the width of the striped area between the handicapped parking spaces and the east side of the church building to ensure accessibility.

l. Revise Development Note 3 to state that the outdoor play area shall only be used during daylight between 7:00 a.m. and 9:00 p.m.

2. Prior to signature approval of the detailed site plan, the applicant shall revise the landscape plan as follows:

a. Revise all site labels on the landscape plan to match those shown on the detailed site plan.

b. Note the removal of the existing chain-link fence along the northeastern property line adjacent to the single-family residence on Parcel 365.

c. Provide a six-foot-high, non-wood, natural color privacy fence along the property lines of Parcels 314 and 365 adjacent to the existing single-family detached properties.

d. Remove the three proposed Leyland Cypress shown on the plan between the property line and the existing carport.

e. Remove the three proposed Leyland Cypress shown on the plan under the canopy of the existing mature oaks along the northeastern property line.

f. Label the bufferyards consistently with the report to clearly identify their location in both the Section 4.7 schedules and on the landscape plan.

g. Provide evidence that the four existing pines included in the plant schedule and shown on the plan within Bufferyard 3 actually exist in the field. If the plant material does not exist as shown, the plan shall be revised to indicate new plantings in substitution.

h. Provide shrub plantings within the landscape island located along the northeast side of the exit drive. The plant material type shall be site appropriate.

3. Prior to the issuance of building permits, the record plat shall be revised to reflect the WSSC easement and the full 20-foot public utility easement as shown on the approved preliminary plan of subdivision.

4. When the church either sells Parcel 315 to a third party or develops Parcel 315, the required landscape yard depth and required plant material for Bufferyard 3 shall be provided by the applicant.

5. Prior to certification of the detailed site plan, the applicant shall record, in the Land Records of Prince George's County, a document which acknowledges that at the time of the development of Parcel 315, Walker Mill Baptist Church shall install the required plant materials in a landscape easement on Parcel 315 of a width and planted with the number of plant units as required by the *Prince George's County Landscape Manual.*

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.

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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 Squire, seconded by Commissioner Clark, with Commissioners Squire, Clark, Cavitt, Vaughns and Parker voting in favor of the motion at its regular meeting held on Thursday, July 8, 2010, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 29th day of July 2010.

Patricia Colihan Barney
Executive Director

Frances J. Guertin

By Frances J. Guertin
Planning Board Administrator

PCB:FJG:JK:arj

APPROVED AS TO LEGAL SUFFICIENCY.

M-NCPPC Legal Department

Date 7/13/10