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

Note: *Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.*

Detailed Site Plan DSP-88062-08
Alternative Compliance AC-10004

Application	General Data	
Project Name: New Life Assembly of God Church	Planning Board Hearing Date:	12/16/10
	Staff Report Date:	12/09/10
Location: On the northern side of Central Avenue (MD 214), approximately 1,000 feet east of its intersection with Hill Road.	Date Accepted:	02/17/09
	Planning Board Action Limit:	Waived
	Plan Acreage:	21.17
	Zone:	R-80
Applicant/Address: New Life Assembly of God, Inc. 7230 Central Avenue Capitol Heights, MD 20743-2751 Attention: Pastor Sullivan McGraw	Dwelling Units:	1
	Gross Floor Area:	62,910 sq. ft.
	Planning Area:	72
	Tier:	Developed
	Council District:	07
	Election District:	18
	Municipality:	N/A
	200-Scale Base Map:	201NE07

Purpose of Application	Notice Dates	
New construction of a 45,810-square-foot church, including a private school for 175 students, an after school youth fellowship program for 24 students, a day care center for 60 children, and a rectory in the 17,100-square-foot existing building.	Informational Mailing:	10/15/08
	Acceptance Mailing:	01/27/09
	Sign Posting Deadline:	11/16/10

Staff Recommendation			Staff Reviewer: Ruth Grover, A.I.C.P. Phone Number: 301-952-4317 E-mail: Ruth.Grover@ppd.mncppc.org
APPROVAL	**APPROVAL WITH CONDITIONS**	**DISAPPROVAL**	**DISCUSSION**
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-88062-08
Alternative Compliance AC-10004
Type 2 Tree Conservation Plan TCP2-013-09
Variance to Woodland Conservation Ordinance VWCO-88062-08
New Life Assembly of God Church

The Urban Design Section has reviewed the detailed site plan 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

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

a. Conformance to the following sections of the Zoning Ordinance:

(1) 27-441 Uses Permitted in Residential Zones;
(2) 27-442 Regulations in Residential Zones;
(3) 27-445.03 Day Care Centers in Residential Zones;
(4) 27-443 Private Schools in Residential Zones; and
(5) 27-285(b) the Required Finding for Detailed Site Plans.

b. Conformance to the *Prince George's County Landscape Manual;*

c. Conformance to the Woodland and Wildlife Habitat Conservation Ordinance;

d. Conformance to the requirements of Preliminary Plan of Subdivision 4-85008;

e. Conformance to the requirements of DSP-88062 and its revisions; and

f. Referral comments.

FINDINGS

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

1. **Request:** The subject application is a request for approval of a 45,810-square-foot church to include an expansion of the existing private school from 24 to 175 students and an after school youth fellowship program for 24 students. An existing day care center for 60 children on the site will continue to operate in the 17,100-square-foot existing building.

2. **Surrounding Uses:** The subject property is surrounded by vacant land in the flood plain to the north; by single-family detached dwellings and a parcel owned by the Washington Metropolitan Area Transit Authority (WMATA) to the west; by Central Avenue (MD 214) to the south; and by another parcel owned by WMATA to the east.

3. **Previous Approvals:** The site is the subject of Preliminary Plan of Subdivision 4-85008, approved by the Planning Board and memorialized in PGCPB Resolution No.85-135, subsequently adopted by the Planning Board. The site is also the subject of approved Stormwater Management Concept Plan 6179-2008-00, approved May 6, 2010 and expiring May 6, 2011.

   Detailed Site Plan DSP-88062 was approved for a church on the site by the Planning Board on July 14, 1988. A resolution (PGCPB No. 88-360) was adopted by the Planning Board that same day, formalizing the approval. Revision /01 was approved on March 7, 1991 for the project for the addition of a four-foot-tall, chain-link fence. Revision /02 was approved on June 25, 1991 for changes to the entrance area of the church including the removal of an entrance canopy from the existing 20-foot right-of-way, relocating a timber retaining wall and handicapped ramp, removal of a parking island, addition of trees and entrance curbing, and relocating several shrubs along Central Avenue (MD 214). The /03 revision was approved on March 19, 1998 and added signage to the site. The /04 revision was approved January 6, 2000 and added a day care center to the site. Revision /05 was approved by the Planning Board on September 6, 2001 for a private school for 12 students and for the addition of a parking lot. There was no /06 revision. Alternative Compliance AC-04011 was approved as a companion case to DSP-88062/07 on September 13, 2004, which increased enrollment in the day care center and private school and provided satellite parking for the church.

4. **Development Data Summary**

	EXISTING	**PROPOSED**
Zone(s)	R-80	R-80
Use(s)	Church, Private School, and Day Care Center	Church, Private School, After School Youth Fellowship Program, and Day Care Center
Acreage	21.17	21.17
Parcels	2	2
Square Footage	17,100	62,910
Dwelling Units	1	1
Number of Congregants	300	300

Parking Schedule—Phase One

Use	Parking Requirement	Number of Spaces Required	Number of Spaces Provided
Church (670 seats)	1 per 4 seats in the sanctuary	168	
Other Rooms (119 seats)	1 per 4 seats in "other rooms"	30	
Private School (70 students)	1 per 6 students	12	
Day Care Center (60 students)	1 per 8 children	8	
Total required parking		218	
Total required provided			303

Parking Schedule—Phase Two

Use	Parking Requirement	Number of Spaces Required	Number of Spaces Provided
Church (670 seats)	1 per 4 seats in the sanctuary	168	
Other Rooms (360 seats)	1 per 4 seats in "other rooms"	90	
Private School (175 students)	1 per 6 students	30	
Day Care Center (60 students)	1 per 8 children	8	
After School Youth Fellowship Program (24 students)	1 per 6 children* 1 per 6 students	4	
Total required parking		300	
Total required provided			303

*The parking rate utilized for the after school youth fellowship program is the private school parking rate.

5. **Design Features:** The site is accessed at a single point on the western side of the project's MD 214 (Central Avenue) frontage, proximate to the existing 17,100-square-foot building on the site that currently houses the church and day care center. The remainder of the frontage is taken up by parking bounded by a narrow strip of landscaping at the street's edge. The day care facility is planned to remain in the existing building and a 17,500-square-foot play area is planned directly adjacent to serve both the day care and the private school.

A note on the plan indicates that the church will schedule the use of the playground between the day care center and private school so that there will be no overlapping usage due to the age difference between the groups. The future expansion (Phase Two) shown on the project plans would increase the total enrollment to 175 students, thus requiring a 17,500-square-foot play area at that time. That area, however, is being provided with this DSP, and the play structure will be provided at the time of the expansion. Phase Two will also include an additional 24 students in an after school youth fellowship program.

To the east and north of the play area are a series of travel ways and parking that are planned to meet the primary parking demands for a church planned in two phases. The first phase of the church will involve the following:

Proposed Church—Phase One

Lower Level		14,440 square feet
Main Level		26,625 square feet
Second Level		5,060 square feet
	Total:	**46,125 square feet**

Future Expansion—Phase Two

Lower Level		8,500 square feet
Main Level		8,500 square feet
	Total:	**17,000 square feet**

Grand Total (Phases One and Two): 63,105 square feet

The area behind the church is taken up by additional parking, a stormwater management pond, and 1.35 acres of a floodplain easement.

The architecture for the first phase of the western façade follows the topography of the site with a wall that increases in height as it pulls away from the front, higher portion of the site. Materials utilized to diversify the façade are exterior insulation and finishing system (EIFS), face brick, and split-face concrete block, topped by a roof comprised of architectural composition shingles. Two levels of glazing are punctuated periodically by brick piers. The second phase of the western façade indicates little change in the architecture. Both would benefit architecturally from a greater amount of face brick on the elevations and a reduction in the amount of EIFS.

The architecture for the first phase of the south elevation mimics the western façade in material choice and architectural style, enhanced by the inclusion of a bell tower, which is constructed of white and apricot-colored stucco. In the architecture indicated for the second phase, a small addition is evident to the rear of the left side of this façade. Again, the architecture would benefit in both phases from a greater proportion of face brick to EIFS.

The northern elevation architecture is composed primarily of EIFS and is visually uninteresting. But for one small decorative window, the façade has little fenestration that contributes to the overall architectural design. A small overhang on the right side is supported by brick piers. Phase Two for this façade involves a rather large but architecturally unremarkable addition to both the main body of the building and the overhang supported by brick piers. This façade would benefit not only from the addition of a greater proportion of face brick to EIFS, but from additional attention to the fenestration pattern, which lends little interest to the overall architectural fabric of the façade.

The eastern façade of the building has few windows and doors and very little architectural detail or ornament (four extremely narrow strips of face brick on each of the two large components of the façade). This façade would also benefit from the addition of a greater proportion of face brick to the split-face block and EIFS used on this façade. In addition, the architecture of the façade could be improved by the addition of more architectural ornament and detail.

A recommended condition below would require more face brick to be utilized in the façades and a reconsideration of the architectural design of the northern and eastern façades to make them more visually interesting by increased attention to architectural ornament and detail.

6. **Conformance to the applicable sections of the Zoning Ordinance:** The detailed site plan is in conformance with Section 249 of the Zoning Ordinance regarding the One-Family Detached Residential (R-80) Zone. The detailed site plan is in conformance with Section 27-441, Uses Permitted in residential zones. The proposed church is a permitted use in the R-80 Zone. The detailed site plan is also in conformance with Section 27-442, Regulations in residential zones. The site plan is also in conformance with the requirements of Section 27-445.03 regarding day care centers in residential zones and the requirements of Section 27-443 regarding private schools in residential zones. Lastly, the detailed site plan is in conformance with the requirements of Section 27-285(b) regarding required design guidelines for detailed site plans. See Finding 11 regarding the subject project's conformance with this last applicable section of the Zoning Ordinance.

7. **Prince George's County Landscape Manual:** The project has been evaluated against the requirements of the *Prince George's Landscape Manual,* as recently revised. The project is subject to the requirements of Section 4.2, Commercial Landscape Strip; Section 4.3.a.I, Parking Lot Landscape Strip; Section 4.3.a.II, Parking Lot Landscape Strip (the subject of an application for alternative compliance); Section 4.3.c, Interior Parking Lot Landscaping; and Section 4.7, Buffering Incompatible Uses.

   Staff has reviewed the subject landscape plan for conformance with these requirements. The plan will be in conformance with the requirements of the Landscape Manual if the alternative compliance application described below is approved.

   An Alternative Compliance application, AC-10004, was filed as a companion case to the subject detailed site plan and a recommendation of approval from the Planning Director accompanies this case. The request in this case was for relief from the requirements of Section 4.3(a), Parking Lot Landscape Strip, of the *Prince George's County Landscape Manual* along the northeastern property line abutting the right-of-way easement identified in Liber 15601, Folio 820 in the land records. The requirements are applicable to the site because there is a proposed increase in gross floor area on the site of more than ten percent. The relief was requested because a 22-foot easement is located on the periphery of the subject property, adjacent to two properties to the north, Parcels 4 and 16. For the purposes of applicability of this section, the easement is considered a public right-of-way and the parking lot is required to provide a ten-foot-wide landscape strip.

   The applicant proposed to provide the required landscape strip along the southern side of the easement, instead of directly on the property line, with the landscape strip meeting all requirements, but for locations.

More particularly, the recommendation provided the following comparison of the required and provided parking lot landscape strip:

REQUIRED: 4.3(a) Parking Lot Landscape Strip Requirements, along the right-of-way easement

Linear feet of frontage	250 linear feet
Shade trees required	8 shade trees
Shrubs required	72 shrubs

PROVIDED: 4.3(a) Parking Lot Landscape Strip Requirements

Shade trees provided	8 shade trees
Shrubs provided	79 shrubs

The justification for the proposed alternative compliance was as follows:

The applicant is unable to plant the required ten-foot-wide landscape strip directly along the easement due to the vehicular circulation patterns that have developed over time for the three properties. This makes providing the landscape strip impossible for the normal location. The applicant proposes to locate the landscape strip along the existing pavement, fulfilling the intent of the *Prince George's County Landscape Manual.*

In order to justify the relocation of the landscape strip, the applicant is proposing slightly more than the minimum required planting units and keeping the same length of the required landscape strip. The Alternative Compliance Committee believes that this will result in a buffer that is equal to or better than normal compliance with the *Prince George's County Landscape Manual.*

Recommendation
The Alternative Compliance Committee recommended approval of alternative compliance pursuant to Section 4.3(a) of the *Prince George's County Landscape Manual* along the northeastern property line abutting the public right-of-way easement.

This recommendation was endorsed by the Planning Director and the alternative compliance application is recommended for approval as a companion case to the subject detailed site plan.

The Urban Design Section, late in the review process, became aware of a second Alternative Compliance, AC-04011, that had been decided for the New Life Assembly of God Church as a companion case to Detailed Site Plan DSP-88062/07 on September 9, 2004. The recommendation/decision in that case is as follows:

Alternative compliance is requested from the requirements of Sections 4.2, Commercial and Industrial Landscape Strip Requirements, and 4.7 Buffering Incompatible Uses, of the *Landscape Manual.*

REQUIRED (Section 4.2 Commercial and Industrial Landscaped Strip.)

Commercial Landscape Strip A (Along Central Avenue)	
Length of Bufferyard	181 linear feet
Landscape yard	10 feet
1 shade tree and 10 shrubs per 35 linear feet of frontage	7 shade trees
Total plant materials	137 units

PROVIDED

Commercial Landscape Strip A (Along Central Avenue)	
Landscape yard	Varies from 7–15 feet
Plant materials	144 units

REQUIRED (Section 4.7 Buffering Incompatible Uses)

Perimeter Bufferyard 1 (along northern property line)	
Length of Bufferyard	530 linear feet (65% existing woodland)
Building setback	40 feet
Landscape yard	30 feet
Plant materials @ 120PUs/per 100 LF	237 units (50% reduction after providing a fence)

Perimeter Bufferyard 2 (along south side of panhandle and eastern property line)	
Length of Bufferyard	249 linear feet (33% existing woodland)
Building setback	40 feet
Landscape yard	30 feet
Plant materials @ 120PUs/100 LF	119 units (50% reduction after providing a fence)

PROVIDED

Perimeter Bufferyard 1 (along northern property line)	
Building setback	A barn and a garage within bufferyard
Landscape yard	Varies 12–36 feet
Plant materials	265 units

Perimeter Bufferyard 2 (along south side of panhandle and eastern property line)	
Building setback	No building (within 100 feet)
Landscape yard	Varies 5–35 feet
Plant materials	135 units

Justification of Recommendation
Pursuant to Section 4.2, Commercial and Industrial Landscaped Strip Requirements, the use of the subject property as a parking compound, accessory to the existing church in the residential zone, requires a 10-foot-wide landscape strip to be provided along the site's frontage on Central Avenue. Because of the curb radius at the entrance point to the site, the required landscape strip is only seven feet wide at the entrance location. The applicant has provided seven plants or five percent more plant units than what is required in the landscape strip.

The use of the subject site as a parking lot accessory to an existing church is a medium-impact use while the existing adjacent properties to the east/south and north are zoned residential. According to the *Landscape Manual*, a Type "C" Bufferyard, which requires a minimum 40-foot building setback and a minimum 30-foot-wide landscape yard to be planted with 120 plant units per 100 linear feet of property line, is required along the northern and eastern boundary lines of the site. An existing barn and an existing garage are located inside the Type "C" Bufferyard. The applicant provided a six-foot-high solid fence along both the northern and eastern/southern property lines. The applicant has also provided 28 plant units or 12 percent more than what is required along the northern property line (in Perimeter Bufferyard 1) and 16 units or 13 percent more than what is required along the eastern/southern property line (in Perimeter Bufferyard 2).

Therefore, the Alternative Compliance Committee is of the opinion that the alternative compliance proposal is equal to or better than normal compliance to the requirements of Section 4.2, Commercial and Industrial Landscaped Strip Requirements, and Section 4.7, Buffering Incompatible Uses, of the *Landscape Manual.*

The Alternative Compliance Committee recommended that alternative compliance from Section 4.2, Commercial and Industrial Landscaped Strip Requirements, and Section 4.7, Buffering Incompatible Uses, be approved.

Comment: In view of the discovery of the existence of AC-04011 too late to thoroughly review it in light of the revised Landscape Manual; a recommended condition below would require that, prior to certification of the plans, AC-04011 be reviewed by the Alternative Compliance Committee and its elements be incorporated into AC-10004 to the extent necessary.

8. **Woodland and Wildlife Habitat Conservation Ordinance:** In a memorandum dated November 4, 2010, the Environmental Planning Section stated that the site is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance because the gross tract area of the property is greater than 40,000 square feet and there are more than 10,000 square feet of existing woodland. The Environmental Planning Section in the above-mentioned memorandum recommended approval, with conditions. Those conditions have been included in the Recommendation section of this report. Therefore, it may be said that the subject project conforms to the requirements of the Woodland and Wildlife Habitat Conservation Ordinance.

Section 25-119(d)(1) of the Woodland and Wildlife Habitat Conservation Ordinance contains four required findings [text in bold] to be made before a variance can be granted.

(A) Special conditions peculiar to the property have caused the unwarranted hardship;

The site is bisected by a stream valley and associated floodplain which renders most of the northern half of the site inaccessible. In order to preserve most of the specimen trees on site, as well as the existing regulated environmental features, the proposed development has been placed

on the southern half of the site, which fronts Central Avenue (MD 214). Preservation of these four trees would severely limit the developable area and cause an unwarranted hardship on the proposed project. It could also result in impacts to other portions of the site that have a higher priority for preservation.

(B) Enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas;

Preservation of Trees 17 through 20 would deprive the applicant of rights commonly enjoyed by others because it would significantly reduce the useable area in the most developable portion of the subject site. The proposed development is for a use that necessitates a large building footprint and associated parking. Trees 19 and 20 are in a central portion of the site where it is common to place development. Although Trees 17 and 18 are near the perimeter of the site, the limited developable area on the southern half of the site makes removal of these trees unavoidable.

(C) Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants;

This application is being reviewed using the same parameters as other similar types of projects. The limited developable area and the parking and stormwater management requirements result in a significantly constrained site. Considering all of these factors, granting of this variance will not confer on this applicant a special privilege that would be denied to other applicants.

(D) The request is not based on conditions or circumstances which are the result of actions by the applicant;

The request for this variance is not based on any previous actions by the applicant such as a violation or other activity that was not previously approved.

(E) The request does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property; and

The development of this site is not associated with development on a neighboring property.

(F) Granting of the variance will not adversely affect water quality.

The specimen trees requested for removal are not within or directly adjacent to any regulated environmental features associated with a stream, wetland, or 100-year floodplain, and the plan shows the preservation of the required buffers. Regulations regarding stormwater management will provide for water quality treatment and credit will be given for the preservation of the remainder of the site in woodlands.

Staff recommends that the Planning Board find that the criteria above have been adequately addressed for the removal of Specimen Trees 17, 18, 19 and 20.

9. **Preliminary Plan of Subdivision 4-85008:** The Planning Board approved Preliminary Plan 4-85008 for the subject property and Resolution No. 8-360 was subsequently adopted by the Planning Board on June 14, 1998. The relevant requirement of that approval is listed in bold face type below, followed by staff comment.

3. Prior to issuance of building permits, approval of a site plan by the Planning Board. The purpose of the site plan is to insure that development of this site is compatible with the adjoining day care.

Comment: Should the subject detailed site plan be approved for the project, it may be said that it conforms to this requirement. Further, the reference to the day care center is to the subject day care center, and site design assures that the day care center, private school, and church are mutually compatible.

10. **Referrals:** This application was referred to the concerned agencies and divisions. The referral comments are summarized as follows.

a. **Historic Preservation Section—**In comments dated February 26, 2009, the Historic Preservation Section stated that the proposed revision to the DSP will have no effect on historic sites, resources, or districts.

b. **Archeological Review—**In comments received October 8, 2010, the archeology coordinator stated that a Phase I study is not recommended for the site.

c. **Community Planning North Division—**In a memorandum dated March 12, 2009, the Community Planning North Division stated that the subject application was not inconsistent with the 2002 *Prince George's County Approved General Plan* Development Pattern policies and corridors for the Developed Tier, and that it conforms to the 1993 *Approved Master Plan and Sectional Map Amendment for Landover and Vicinity (Planning Area 72)* for public/quasi-public land use.

d. **Transportation Planning Section—**In a memorandum dated April 19, 2010, the Transportation Planning Section, stating that the subject review supersedes their original comments on the case dated February 18, 2009, offered the following transportation-related comments:

(1) The size of the use and the addition of an element of daily usage with the 70-student private school would clearly create an access issue for the site. Much of the additional traffic would be forced to negotiate U-turns at median breaks at Hill Road (to the east) and Pepper Mill Drive (to the west). There is very little that can be done with this plan to alleviate the issue, however, as there are no alternative points of access for this site beyond the single driveway onto MD 214. Furthermore, Preliminary Plan of Subdivision 4-85008 includes no transportation-related conditions that would limit development within this site.

(2) Circulation within the site is much improved over the initial submitted plan and is acceptable. The role and arrangement of the satellite parking lot is clearer. All handicapped parking is placed on the site and near the uses; this had been a major concern of the original plan.

(3) The site is affected by the master plan recommendation for MD 214, a planned arterial facility. The existing 112-foot right-of-way is shown on the plan. Master plan right-of-way data shown on PGAtlas indicates that the planned right-of-way extends approximately 15 feet beyond the existing property line shown on the plan, and that planned right-of-way is 150 feet in width. However, this information may be in error; the 2000 *Approved Sector Plan and Sectional Map*

Amendment for the Addison Road Metro Town Center and Vicinity clearly governs the adjacent portion of MD 214, and that plan defines MD 214 (A-32) as six lanes with a 120-foot right-of-way. Therefore, while the ultimate right-of-way for MD 214 along the site's frontage may have some minor impacts in the future, nothing proposed on this site plan poses an issue with the ultimate right-of-way.

In conclusion, it is determined that the subject property complies with the necessary findings for a detailed site plan as those findings may relate to transportation.

e. **Subdivision Section—**In a memorandum dated March 13, 2009, the Subdivision Section offered the following:

The subject property is located on Tax Map 66 in Grid E4, and is known as Parcel A and Parcel 12. The property is 21.0 acres and zoned R-80. A 17,100-square-foot church and day care center exist on the site and will remain. The property is to be developed with a new 45,100-square-foot church. Plans also reflect a potential for future expansion of 17,000 square feet attached to the new facility. As proposed, a preliminary plan is not required as discussed further below.

Comment: After completion of the project, the existing building will house only the day care center operation. The church and private school function will both be accommodated in the new building.

Parcel A was created by Preliminary Plan 4-85008, which was approved and the resolution, PGCPB No. 85-137, was adopted on August 6, 1985. A final plat, book NLP 134 @ 37 was recorded in the land records on August 6, 1987. Five easements are recorded on the plat, as follows:

- Easement A provides access to neighboring Parcels 4 and 16. This easement is proposed to remain.

Comment: The size of Easement A differs between the recorded plat and the submitted plans. The applicant should provide documentation on the correct size.

- Easement B provides access to Parcel 12.

Comment: Now that the church owns both parcels, the title has merged and the easement no longer exists. This easement should be removed from the plan.

- Easement C is for the tunnel of the Metro Blue Line. This tunnel is in place.

Comment: All development should adhere to proper setbacks from this easement, if required.

- Easement D is a 25-foot-wide access easement to the flood plain.

Comment: The applicant proposes to move this easement to the west side of the proposed church. The Environmental Planning Section should comment if this access is adequate, and concurrence from the appropriate agency should be demonstrated by the applicant.

- Easement E contains the flood plain that is accessed by Easement D. It is proposed to remain.

Parcel 12 has not been included in a preliminary plan of subdivision and has not been tested for adequate public facilities. However, the proposed development does not include more than 5,000 square feet of development on Parcel 12. Section 24-107(c)(7)(B) of the Subdivision Regulations exempts development which does not exceed 5,000 square feet of gross floor area. If development of more than 5,000 square feet is proposed for Parcel 12, a preliminary plan will be required. This would include a repositioning of the proposed church which would result in the construction of more than 5,000 square feet on Parcel 12.

The Planning Board approved Preliminary Plan 4-85008 (PGCPB Resolution No. 85-137) with the following condition that relates to the review of the detailed site plan:

2. Prior to issuance of building permits, approval of a site plan by the Planning Board. The purpose of the site plan is to insure that development of this site is compatible with the adjoining day care center.

Further, the Board made two findings related to the review of the detailed site plan:

1. There is a 100-year flood plain within the property which should be restricted from development.

2. The state Highway Administration [memo] of April 10, 1985 limits access to the property.

Comment: This memo is attached as well as a referenced memo from February 6, 1985. The primary concern is access to Parcel 12 and the width of the access to MD 214. This plan reflects the wider access that is suggested in this memo.

Plan Comments

(1) The applicant must correct all map references in the general notes.

(2) Correct the dimensions of Easement A which accesses Parcels 4 and 16. Remove Easement B.

(3) Revise General Note 6 to include the parcel description and existing plat.

(4) The centerline and right-of-way for each public street must be shown and labeled.

With revisions outlined in the above, the Subdivision Section opined that the DSP would be in substantial conformance with the approved preliminary plan provided there is no development exceeding 5,000 square feet on Parcel 12.

Comment: The Subdivision Section's recommendations have been appropriately incorporated into the Recommendation section of this report.

f. **Trails—**In a memorandum dated June 9, 2009, the senior trails planner recommended continuous standard sidewalk connections on both sides of the private drive entrance between Central Avenue (MD 214) and the proposed building.

Additionally, he stated that crosswalk striping details should be provided on the plans, as should details of where the sidewalks cross over the drive aisle. Lastly, he stated that all ramps must be accessible with tactile pavers on the ramps per DPW&T (Department of Public Works and Transportation) specifications and standards. The senior trails planner's recommendations have been included as conditions in the Recommendation section of this technical staff report.

g. **Permit Review Section—**In a memorandum dated February 19, 2009, the Permit Review Section offered numerous comments that have either been addressed by revisions to the plans or in the recommended conditions below.

h. **Environmental Planning Section—**The Environmental Planning Section has reviewed the above referenced detailed site plan and Type 2 tree conservation plan for New Life Assembly of God Church, stamped as received on October 21, 2010. The Environmental Planning Section recommends approval of Detailed Site Plan DSP-88062-08, Type 2 Tree Conservation Plan TCP2-013-09, and Variance to Woodland Conservation Ordinance VWCO-88062-08 subject to the conditions noted at the end of this memorandum.

Background
The Environmental Planning Section previously reviewed the subject property as a Detailed Site Plan, DSP-88062. This site plan was approved prior to the adoption of the original Woodland and Wildlife Habitat Conservation Ordinance. The purpose of this application is for the development of a church and associated parking.

Site Description
The 21.20-acre site is zoned R-80 and is located on Central Avenue (MD 214), approximately 1,000 feet west of its intersection with Hill Road. The site is relatively flat and characterized with terrain sloping toward the north portion of the site, and drains into unnamed tributaries of the Beaverdam Creek watershed in the Anacostia River Basin. The predominant soil type on the site is in the Collington series. This soil type generally exhibits slight to moderate limitations due to steep slopes. Based on information obtained from the Maryland Department of Natural Resources, Natural Heritage Program, there are no rare, threatened, or endangered species found to occur in the vicinity of this site. There are streams and 100-year floodplain located on the site. There is no Marlboro clay located on site nor are there any scenic or historic roads located on or adjacent to the subject property. The site is located in close proximity to Central Avenue (MD 214), a major noise generator; however, residential uses are not proposed so a noise analysis is not required. The site is not located within the designated network of the *Approved Countywide Green Infrastructure Plan.* This property is in the Developed Tier as delineated on the approved General Plan.

Environmental Review

As revisions are made to the plans submitted, the revision boxes on each plan sheet shall be used to describe what revisions were made, when, and by whom.

(1) An approved natural resources inventory (NRI) has been submitted. The site contains two forest stands. Forest Stand 1 is 7.11 acres and dominated by tulip poplar. It also contains American beech, willow oak, red maple, sweetgum, pin oak, and slippery elm. No shrub layer was identified. The herbaceous layer consists of wild onion and greenbrier, an invasive vine. Seven specimen trees were identified. This stand is associated with an on-site stream valley and 100-year floodplain and is a high priority for preservation.

Forest Stand 2 is 10.08 acres and consists of American beech, tulip poplar, black cherry, sweetgum, and slippery elm. Greenbrier is prevalent throughout the shrub layer. Seven specimen trees were identified. The herbaceous layer consists of wild onion and greenbrier. This stand is also associated with an on-site stream valley and 100-year floodplain and is a high priority for preservation.

In addition to the large amount of greenbrier within Forest Stand 2, a significant amount of trash, as a result of dumping, was described in the forest stand delineation (FSD) report. Refrigerators, stoves, televisions, tires, car batteries, and coolers were all identified within this stand, particularly occurring within the central floodplain easement. Because of the potential pollution hazard that this creates, the trash noted in this area should be removed.

Recommended Condition: Separate grading and building permits shall be issued for development of the site. Prior to issuance of the first grading permit, the TCP2 shall be revised to show the general location of the bulk trash and the following note shall be added to the permit and the TCP2:

> "Prior to the issuance of the building permit, all bulk trash shall be removed by hand or with chains, if needed. No heavy equipment shall be used beyond the limits of disturbance. Any areas that are disturbed within the preservation areas shall be stabilized prior to the issuance of the first building permit. Evidence verifying that all existing bulk trash has been removed shall be submitted to the county inspector. The evidence shall include, but not be limited to, before/after photos and a certification by a qualified professional that the preserved areas outside the limits of disturbance are free of trash and debris."

Recommended Condition: Prior to issuance of the first building permit for the site, the trash removal from the preserved areas shall be completed and verified by the county inspector.

(2) This property is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance because the gross tract area of the property is greater than 40,000 square feet and there are more than 10,000 square feet of existing woodland.

A Type 2 tree conservation plan has been submitted. The woodland conservation threshold has been correctly calculated at 3.97 acres. The TCP2 calculated the total requirement at 4.97 acres. The TCP2 proposes to meet the requirement with 11.42 acres of on-site preservation.

The proposed 11.42-acre woodland preservation area is one continuous tract of woodland located in the rear of the site. Woodland preservation in this area is appropriate because it has a high priority for preservation and provides a contiguous wooded connection between the on-site streams and associated floodplain in that area.

The Environmental Planning Section recommends approval of Type 2 Tree Conservation Plan TCP2-013-09.

(3) The TCP2 indicates that the site contains 22 specimen trees. Section 25-122(b)(1)(G) requires that:

Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree's condition and the species' ability to survive construction as provided in the Technical Manual.

The TCP2 proposes to remove four specimen trees (trees numbered 17 through 20). Tree 17 is a 38-inch diameter willow oak, Tree 18 is a 32-inch diameter willow oak, Tree 19 is a 41-inch diameter tulip poplar, and Tree 20 is a 32-inch diameter slippery elm. All four trees are noted to be in good condition and are located in the area of the proposed church building.

(4) The project is subject to the requirements of Subtitle 25, Division 3: Tree Canopy Coverage Ordinance. The requirement for the subject property is 15 percent of the gross tract area or 3.18 acres (138,390 square feet) based on the R-80 zoning. This requirement is proposed to be met through the provision of 11.42 acres of on-site woodland preservation and 1.35 acres of on-site woodland preservation in the 100-year floodplain, which exceeds the minimum requirement (see the attached schedule). A note describing how this requirement is addressed has been placed on the TCP2. A tree canopy coverage schedule that demonstrates how this requirement is being met needs to be shown on the landscape plan.

Recommended Condition: Prior to certification of the detailed site plan, a simplified tree canopy coverage schedule that demonstrates how the tree canopy coverage requirement is being fulfilled shall be placed on the landscape plan.

A stormwater management concept approval letter dated May 6, 2008 was submitted with the subject application. The concept is correctly shown on the TCP2.

Comment: No further information is required with regard to stormwater management. The Environmental Planning Section's recommended conditions have been included below in the Recommendation section of this technical staff report.

(i) **Fire/EMS Department—**In a memorandum dated March 1, 2009, the Prince George's County Fire/EMS Department offered comment on needed accessibility, private road design, and the location and performance of fire hydrants.

(j) **Department of Public Works and Transportation (DPW&T)—**In a memorandum dated February 27, 2009, DPW&T stated that:

- Coordination with the Maryland State Highway Administration (SHA) is required as the subject site is accessed along the southern side of Central Avenue (MD 214).

- The detailed site plan has an approved Stormwater Management Concept Plan (6179-2008). All future improvements on the site must have an approved stormwater concept plan.

- DPW&T has no objection to the proposed construction of a 45,810-square-foot church and associated parking lot while maintaining the existing church facility as a day care center.

Comment: However, in a subsequent e-mail dated December 9, 2010, the Department of Public Works and Transportation confirmed that the subject detailed site plan is consistent with approved Stormwater Management Concept Plan 6179-2008, dated May 6, 2008.

k. **Maryland State Highway Administration (SHA)—**In an e-mail dated December 9, 2010, a representative of SHA informed staff that the subject project is consistent with approved Stormwater Management Concept Plan 6179-2008, dated May 6, 2008.

l. **Washington Suburban Sanitary Commission (WSSC)—**At the time of this writing, WSSC has not offered comment on the subject project.

m. **Verizon—**In handwritten comments received April 15, 2009, a representative of Verizon stated that the public utility easement must be free and clear of all obstructions including items such as landscaping and bus shelter, and allowing only grass.

n. **Potomac Electric Power Company** (**PEPCO)—**At the time of this writing, staff had not received comment from PEPCO.

11. 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.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-88062-08, New Life Assembly of God, Alternative Compliance AC-10004, Type 2 Tree Conservation Plan TCP2-013-09, and Variance from Woodland Conservation Ordinance VWCO-88062-08 subject to the conditions below:

1. Prior to certification, the plans shall be revised as indicated and the following actions accomplished:

    a. A simplified tree canopy coverage schedule that demonstrates how the tree canopy coverage requirement is being fulfilled shall be placed on the landscape plan.

    b. A revised alternative compliance recommendation from the Alternative Compliance Committee that incorporates the still-applicable elements of AC-04011 into AC-10004 shall be incorporated into the plans, with the Planning Director as the final approval authority for the alternative compliance.

    c. The applicant shall add a note to the cover sheet that states the following:

        "Youth Fellowship is an after school mentoring program. Parking for this activity is provided at the private school parking rate for the purposes of the parking schedule."

2. Separate grading and building permits shall be issued for development of the site. Prior to the issuance of the first grading permit, the Type 2 tree conservation plan (TCP2) shall be revised to show the general location of the bulk trash and the following note shall be added to the TCP2:

    "Prior to the issuance of the first building permit for the project, all bulk trash shall be removed by hand or with chains, if needed. No heavy equipment shall be used beyond the limits of disturbance. Any areas that are disturbed within the preservation areas shall be stabilized prior to the issuance of the first building permit. Evidence verifying that all existing bulk trash has been removed shall be submitted to the county inspector. The evidence shall include, but not be limited to, before/after photos and a certification by a qualified professional that the preserved areas outside the limits of disturbance are free of trash and debris."

3. Prior to issuance of the first building permit for the site, the trash removal from the preserved areas shall be completed and verified by the county inspector.