

Certificate of Adequacy

ADQ- 2022-069

General Information

Project Name: Spirit and Truth Tabernacle
Case Number: ADQ-2022-069
Associated Preliminary Plan of Subdivision or Final Plat: 4-22013
Use Type: Institutional
Dwelling Unit Type and Number: N/A Gross Floor Area (nonresidential): 11,289 SF

Project Location

Project Location: On the east side of Riggs Road, approximately 482 feet south of its intersection with Powder Mill Road.
Lot/Parcel: Existing Parcel 10 Tax Account: 2289361
Property Zone: RR Council District: 01
Planning Area: 65 Municipality: N/A
Election District: 21 Transportation Service Area: 2
Police District: VI School Cluster Area: N/A

APPLICABILITY OF PUBLIC FACILITY ADEQUACY STANDARDS

Facility	Level of Service Required	Adequacy Met (Yes/No/NA)	Conditions of Adequacy Approval (Yes/No)
Transportation: Service Area 2	LOS "D" (Critical Lane Volume of 1301-1450)	Yes	Yes
Pedestrian and Bikeway	Public Facilities provided in accordance with Section 24-4506	N/A	No
Parks and Recreation (<i>Transit-Oriented/ Activity Center Zones and Employment Areas</i>)	2.5 acres per 1,000 residents	N/A	No
Parks and Recreation (<i>All Other Zones</i>)	15 acres per 1,000	N/A	No
Police—Residential Use	25 minutes for non-emergency calls; 10 minutes for emergency calls	N/A	No
Fire and Rescue—Residential Use	7 minutes travel time	N/A	No
Fire and Rescue—Non-Residential Use	5 minutes response time	Yes	Yes
Schools	<105% capacity or mitigation in accordance with Section 24-4510(c)	N/A	No

This Certificate of Adequacy is issued in accordance with Section 24-4503 of the Subdivision Regulations of Prince George's County, Maryland and in accordance with the analysis contained in the following memorandums attached hereto:

- *Transportation Planning Section (Patrick to Heath, February 27, 2023)*
- *Special Projects Section (Ray to Heath, February 23, 2023)*

Based on the forgoing analysis, this Certificate of Adequacy is:

☐ Approved ☒ Approved with the conditions (indicated here):

☐ Denied

1. Total development within the proposed Preliminary Plan of Subdivision shall be limited to uses that generate no more than 6 weekday AM peak hour trips, 6 weekday PM peak hour trips, and 119 Sunday peak period vehicle trips.
2. Prior to issuance of a use and occupancy permit for nonresidential development on the site, the applicant and the applicant's heirs, successors, and/or assignees shall:
 - a. Install and maintain of sprinkler system that complies with the National Fire Protection Association (NFPA) 13 standards for the installation of Sprinkler Systems. The installation of sprinklers shall not be waived by any party; and
 - b. Install and maintain automated external defibrillators (AEDs) in accordance with COMAR 30.06.01-05, including a requirement for a sufficient number of AEDs to be installed so that no employee is more than 500 feet from an AED.

SIGNATURE

Checkley, Andree

Digitally signed by Checkley, Andree
Date: 2023.03.06 09:14:53 -05'00'

03/08/2023

Planning Director

Date of Approval

This certificate of adequacy is valid for 12 years from the date of approval, subject to the additional expiration provisions of Section 24-4503(c).



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Countywide Planning Division
Transportation Planning Section

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February 27, 2023

MEMORANDUM

TO: Antoine Heath, Subdivision Section, Development Review Division

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

VIA:  William Capers III, PTP, Transportation Planning Section, Countywide Planning Division

SUBJECT: **ADQ-2022-069: Spirit and Truth Tabernacle Church**

Proposal:

The referenced Certificate of Adequacy (ADQ) application is being reviewed in conjunction with Preliminary Plan of Subdivision (PPS) 4-22013, which proposes the subdivision of land for the development of an 11,499-square-foot church. The transportation planning section's review of the ADQ application was evaluated under Section 24-4500 of the current Subdivision Regulations, specifically Section 24-4505 for motor vehicle adequacy and Section 24-4506 for pedestrian and bicycle adequacy.

Criteria for Establishing Transportation Adequacy

The subject application generates between 5 to 50 peak-hour trips, and therefore requires the review of traffic count data of critical intersections for the determination of transportation adequacy in accordance with Section 24-4505 and the "2022 Transportation Review Guidelines Supplement".

Additionally, the subject site is located within the Residential, Rural (RR) zoning district and is therefore not subject to the bicycle and pedestrian adequacy requirements, described in Section 24-4502 and the "2022 Transportation Review Guidelines Supplement".

Analysis of Traffic Impacts

The subject property is located within Transportation Service Area (TSA) 2, as defined in the *Plan Prince George's 2035 Approved General Plan*. As such, the subject property is evaluated according to the following standards:

Links and Signalized Intersections:

Level-of-Service (LOS) E, with signalized intersections operating at a critical lane volume (CLV) of 1,600 or better.

Unsignalized Intersections:

For two-way stop-controlled intersections, a three-part process is employed:

(a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (HCM) (Transportation Research Board) procedure; (b) the maximum approach volume on the minor streets is computed if the delay exceeds 50 seconds, (c) if the delay exceeds 50 seconds and at least one approach volume exceeds 100, the CLV is computed.

For all-way stop-controlled intersections, a two-part process is employed: (a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure; (b) if the delay exceeds 50 seconds, the CLV is computed.

Trip Generation

As mentioned, the PPS application proposes the subdivision for the development of an 11,499-square-foot church. The two tables below summarize trip generation in weekday and Sunday peak hours that will be used in reviewing traffic and developing a trip cap for the site:

Weekday Trip Generation Summary: 4-22013: Spirit and Truth Tabernacle Church								
Land Use	Use Quantity	Metric	Weekday AM Peak Hour			Weekday PM Peak Hour		
			In	Out	Total	In	Out	Total
Church (25,000 square feet or less)	11,499	1,000 square feet GFA	4	2	6	3	3	6
Recommended Weekday Trip Cap					6			6

Sunday Trip Generation Summary: 4-22013: Spirit and Truth Tabernacle Church					
Land Use	Use Quantity	Metric	Sunday Peak Hour		
			In	Out	Total
Church (ITE Land Use Code 560) with 80% inbound and 25% outbound adjustments	11,499	1,000 square feet GFA	57	62	119
Recommended Sunday Trip Cap					119

The latest ADQ submission includes turning moving counts for the below-listed intersection which staff determined will be impacted by traffic generated by the proposed development.

- MD 212 / Powder Mill Rd (signalized)

Existing Traffic

The following analysis evaluates LOS for all the critical intersections. As previously mentioned, adequacy for the peak-hour periods at all signalized intersections is acceptable within TSA 2, when

LOS E or better is met per Section 24 of the Subdivision Regulations and the Transportation Review Guidelines Supplement.

EXISTING TRAFFIC CONDITIONS						
Intersection	Critical Lane Volume (Weekday AM, Weekday PM, Sunday)			Level of Service (LOS, Weekday AM, Weekday PM, Sunday)		
MD 212/Powder Mill Road	930	1006	721	A	B	A

The analysis indicates that all studied intersections will continue to operate at an acceptable level of service and that the existing road network will not be adversely impacted by traffic generated by the subject site.

No additional recommendations are needed for the site to achieve transportation adequacy.

BACKGROUND TRAFFIC CONDITIONS						
Intersection	Critical Lane Volume (Weekday AM, Weekday PM, Sunday)			Level of Service (LOS, Weekday AM, Weekday PM, Sunday)		
MD 212/Powder Mill Road	935	1013	726	A	B	A

Total Traffic

The following critical intersection was identified above, when analyzed with total future traffic and proposed improvements, as developed using the Guidelines including the site trip generation as described above, operate as follows:

TOTAL TRAFFIC CONDITIONS						
Intersection	Critical Lane Volume (Weekday AM, Weekday PM, Sunday)			LOS/Pass/Fail (Weekday AM, Weekday PM, Sunday)		
MD 212/Powder Mill Road	937	1014	758	A	B	A
MD 212/ Site Access	21s*	22s*	24*	Pass	Pass	Pass

*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the Guidelines, a delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as "+999" suggest that the parameters are beyond the normal range of the procedure and should be interpreted as severe inadequacy.

Based on the analysis results, the study intersection will operate with a LOS D or better during the church traffic peak hour on Sunday. The maximum CLV will be less than 1,450 at signalized intersections. Because the analysis results are fewer in accordance with the "2022 Transportation Review Guidelines Supplement", the Prince George's County Planning Board and/or the Planning

Director could deem the site's impact at this location to be acceptable. A trip cap consistent with the trip generation assumed for the site is recommended.

Transportation Planning Review:

Based on the "Transportation Review Guidelines – 2022 Supplement", the proposed residential development will generate 6 AM, 6 PM, and 119 Sunday new peak vehicle trips. Based on the traffic analysis above, staff finds that all critical intersections will operate at acceptable levels to serve the proposed development.

The Transportation Planning Section concludes that adequate transportation facilities would exist to serve the proposed subdivision as required under Section 24-4505 and Section 24-4506 of the Prince George's County Code.

Recommendations

Based on the findings presented above, the staff concludes that the multimodal transportation facilities will exist to serve the proposed subdivision as required under the prior and current Subtitle 24, if the following conditions are met:

1. Total development within the proposed Preliminary Plan of Subdivision shall be limited to uses that generate no more than 6 AM, 6 PM, and 119 Sunday peak period vehicle trips. Any development generating an impact greater than that identified herein shall require a new determination of the adequacy of transportation facilities and a new Preliminary Plan of Subdivision.



Countywide Planning Division
Special Projects Section

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February 23, 2023

MEMORANDUM

TO: Antoine Heath, Planner III, Subdivision Section, DRD

FROM: **BR** Bobby Ray, AICP, Supervisor, Special Projects Section, CWPD

SUBJECT: **4-22013 Spirit and Truth Tabernacle and ADQ-2022-032**

Project Summary: The project proposes the creation of one parcel for the development of a church on the 1.83-acre site located at 10209 Riggs Road, Hyattsville, 20783.

This preliminary plan of subdivision (PPS) and Certificate of Adequacy (ADQ) applications were accepted for processing by the Planning Department on January 25, 2023.

PPS-4-22013

The following preliminary plan is being reviewed for public facility adequacy per the findings of Section 24-122.01. as follows:

- (a) The Planning Board may not approve a preliminary plan of subdivision if it finds that adequate public facilities do not exist or are not programmed for the area within which the proposed subdivision is located, as defined in the "Guidelines for the Mitigation of Adequate Public Facilities: Public Safety Infrastructure" and "Guidelines for the Analysis of the Traffic Impact of Development Proposals." The Planning Board shall require adequate public facilities, as provided in this Section and in Division 4 of this Subtitle.

Water and Sewer:

Section 24-122.01(b)(1) of the prior Subdivision Regulations states that:

.... the location of the property within the appropriate service area of the Ten-Year Water and Sewerage Plan is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for preliminary or final plat approval.

The 2018 Water and Sewer Plan placed this property in the Water and Sewer Category 3, "Community System". Category 3 comprises all developed land (platted or built) on public water and sewer, and undeveloped land with a valid preliminary plan approved for public water and sewer. Additionally, the property is within Tier 1 of the Sustainable Growth Act. Tier 1 includes those properties served by public sewerage systems.

Capital Improvement Program (CIP):

The proposed project is located in Planning Area 65 – “Langley Park & Vicinity”. The *2023-2028 Fiscal Year Approved CIP Budget* identifies the following new facilities for this Planning Area:

- Chillum Fire and EMS #834 located at 7411 Riggs Road
- Langley Park Branch Library at 1515 Merrimac Drive
- The International School at Langley Park, 8211 15th Avenue
- The New Adelphi School with the North Technology Academy located at 9000 25th Avenue.

Conformance to the Master Plan:

This preliminary plan of subdivision was reviewed for conformance to the master plan in accordance with Section 24-121(a)(5) of the prior Subdivision Regulations. The 1989 Langley Park-College Park-Greenbelt Approved Master Plan (October 1989) contains a Public Facilities Chapter (p. 141) that establishes goals and objectives for public schools, parks and recreation, libraries, police protection, fire protection, health services, water and sewerage services, storm drainage and highways. The primary goal for the facilities studied are:

- **Public Facilities Goal:** To provide the needed public infrastructure and services – including schools, parks and libraries, recreation, police, fire, health, water, sewerage, storm drainage and transportation facilities and services – within the planning areas in a timely manner and with attention given to the needs of specific user groups.

The proposed development will not impede achievement of the above-referenced goal. The analysis provided in this memo illustrates that, pursuant to adopted tests and standards, public safety facilities (Fire) and Water & Sewer service are adequate to serve the proposed development. There are no police, fire and emergency medical service facilities, public schools, parks, or libraries proposed on the subject property.

The 2008 *Approved Public Safety Facilities Master Plan* also provides guidance on the location and timing of upgrades and renovations to existing facilities and construction of new facilities, however, none of its recommendations affect the subject site.

Conclusion

At the writing of this referral the Special Projects Section finds that the applicable public facility standards and conformance with the area sector, is met pursuant to the prior Subdivision Regulations.

ADQ-2022-069

Certificate of Adequacy ADQ-2022-020 is being reviewed for public facility adequacy, per the findings of the current Subdivision Regulations Section 24-4500, as follows:

- (1) This Section establishes public facility adequacy standards. They are summarized in Table 24-4502: Summary of Public Facility Adequacy Standards. The standards are established in Sections 24-4504, Public Facility Adequacy-Generally, through Section 24-4510, Schools Adequacy, below.
- (2) An application listed in Section 24-4502(a) above shall not be approved until a certificate of adequacy or conditional certificate of adequacy is approved in accordance with the

procedures and standards of this Section. No certificate of adequacy or conditional certificate of adequacy shall be approved unless and until it is reviewed and approved in conjunction with one of the applications or subdivision reviews identified in Section 24-4502(a) above and Section 24-4503(a).

Police Facility Adequacy:

Per Table 24-4502 ("Summary of Public Facility Adequacy Standards") the analysis of Police Facility Adequacy is subject to residential development only.

Fire and Rescue Adequacy:

Per Section 24-4509 of the current Subdivision Regulations, the Planning Board's test for fire and rescue adequacy involves the following:

(A) A statement reflecting adequate equipment in accordance with studies and regulations used by the County, or the *Public Safety Master Plan* for fire stations in the vicinity of the area where the subdivision is proposed to be located; and

(B) A statement by the Fire Chief that the response time for the first due fire and rescue station in the vicinity of the proposed subdivision is a maximum of seven minutes travel time. The Fire Chief shall submit monthly reports chronicling actual response times for calls for service during the preceding month.

The subject property is served by the Calverton Fire / EMS #841 located at 3939 Powder Mill Road in Beltsville, MD 20704, as the first due station. Prince George's County Fire and EMS Department representative, James V. Reilly, stated in writing (via email) that as of February 23, 2023, the project does not meet the 4-minute travel time test for non-residential development.

Section 25-409(c)(1)(D) of the Subdivision Regulations states:

Should nonresidential development not meet the response time test, the applicant may provide mitigation through:

- (i) The installation and maintenance of a sprinkler system that complies with NFPA 13 Standards for the Installation of Sprinkler Systems. The installation of sprinklers shall not be waived by any party; and
- (ii) The installation and maintenance of automated external defibrillators (AEDs) in accordance with COMAR 30.06.01-05, including a requirement for a sufficient number of AEDs to be installed so that no employee is more than 500 feet from an AED.

Schools:

Per Table 24-4502 ("Summary of Public Facility Adequacy Standards") the analysis of Public-School Adequacy is subject to residential development only, as non-residential development does not generate new students.

CONCLUSION

Failure to meet the Fire Response time test has resulted in required mitigation as follows:

1. The installation and maintenance of a sprinkler system that complies with NFPA 13 Standards for the Installation of Sprinkler Systems. The installation of sprinklers shall not be waived by any party; and
2. The installation and maintenance of automated external defibrillators (AEDs) in accordance with COMAR 30.06.01-05, including a requirement for a sufficient number of AEDs to be installed so that no employee is more than 500 feet from an AED.