

**STATEMENT OF JUSTIFICATION  
PRELIMINARY PLAN OF SUBDIVISION 4-16033  
FOR  
GRACE UNITED METHODIST CHURCH**

**Date:** August 18, 2017

**Applicant:** Trustees of Grace United Methodist Church at Fort Washington, Inc.

**Request:** Approval of Preliminary Plan 4-16033, Development of a church in accordance with Section 27 Part 5 of the Zoning Ordinance

Dear Ms. Chellis,

On behalf of the Trustees of Grace United Methodist Church at Fort Washington, Inc., Ben Dyer Associates Inc. hereby submits this Statement of Justification in support of a proposed Preliminary Plan of Subdivision for Parcels 53, 249 and part of Parcel 148. The properties are zoned R-R (Rural Residential) and R-E (Residential Estate). The use proposed in this application is for a church and associated uses. This proposal reflects substantial conformance with the suggested development concepts contained within the 2006 Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area (Planning Area 80) and is in substantial compliance with the purposes and regulations in the underlying R-E (Residential Estate) and R-R (Rural Residential) Zones.

**I. Site Location and Description**

The subject property is identified as Parcel 53, 249 and part of Parcel 148 on Tax Map 132, Grid D2. It consists of approximately 0.35 acres in the R-R Zone, and 12.35 acres in the R-E Zone. The total site area is 12.45 acres. The site is entirely under the ownership of the Trustees of Grace United Methodist Church at Fort Washington, Inc. It is located on the east side of Old Fort Road, approximately 150 feet from the intersection with Flagship Avenue. The address is 11800 Old Fort Road, Fort Washington, MD 20774. The property lies within the 2002 General Plan Developing Tier and is within the General Plan Growth Boundary established in the Plan Prince George's 2035 General Plan.

The site is mostly wooded, and slopes gently from Old Fort Road to the east. Steep slopes exist on approximately one-third of Parcel 249, along the eastern boundary. The historic Humphreys-Edelen family cemetery (MHP #80-53) is located on the site along the western boundary of Parcel 249. There are no existing streams, wetlands or rare and endangered species on the site.

## **II. Nature of Request**

This application proposes the development of an approximately 35,000 square foot 2-story church, containing a main auditorium of approximately 500 seats, as well as classrooms, offices and other church related building improvements. The proposed uses will be supported by approximately 200 on-site parking spaces, as shown on Preliminary Site Exhibit (Dwg.51.009-Z) prepared by Ben Dyer Associates, Inc.

This Preliminary Plan of Subdivision application is submitted pursuant to the requirements for Subdivision as outlined in Section 24 (Subdivision) of the County Code, and in accordance with the required findings contained in Section 24-120 (Documents Required for Major Subdivisions) of the Subdivision Ordinance. This application will also be reviewed in accordance with 24-121 (Planning and Design Requirements), 24-122 (Public Facilities Requirements), 24-123 (General Requirements – Transportation and Circulation), 24-124 (Adequate Roads Required) and 24-124.01 (Adequate Public Facilities) of the County Subdivision Ordinance where applicable.

The proposed Preliminary Plan of Subdivision incorporates land planning principles that are essential to the success of community preservation and revitalization. The entrance drive is on axis with the proposed church, set back from the road. Parking is provided within close proximity to the entrance and will be screened from adjacent properties. The historic cemetery is preserved in the rear of the church, and activity areas set back from the cemetery and adjacent properties with landscape buffers. The layout provides for smooth flow of traffic with separate drop off areas, full circulation through parking areas and adequate room for the queueing of vehicles on site, to prevent disruption to traffic on Old Fort Road. All required setbacks for buildings and parking per the zoning ordinance and Landscape manual have been met or exceeded. The building design is comprised of attractive architecture of appropriate size and scale to fit in with surrounding neighborhood.

The site is also accessible by public transportation through Bus Route W13, with bus stops currently located along Old Fort Road near the proposed entrance.

A Tree Conservation Plan is submitted with the application, showing retention of over 6 acres of woodland. The woodland conservation required for the site is 4.61 acres, and will be protected by a conservation easement.

## **III. Surrounding Uses:**

The subject property is surrounded by the following uses:

**North:** The site is bordered by Parcel 54 in the R-E zone. The parcel is developed with a single family detached dwelling, garage and driveway.

- East:** Bordering the property to the east is Parcel 56, a 7.49-acre vacant wooded parcel.
- South:** The property is bordered by wooded parcels to the south. Parcel 52 is a 1.3 acre parcel developed with a single family home. Parcel I is a 5-acre HOA parcel with a conservation easement over approximately half of the parcel. Parcel 59 is a 5-acre parcel mostly wooded, developed with a single family detached home.
- West:** A portion of Parcel 165 along Old Fort Road was acquired by Grace United Methodist Church (Deed reference: 35783/569) to gain access into Parcels 53 and 249. Parcel 165 had, through a land exchange, approximately 65-feet of frontage along Old Fort Road to the west. Adjacent to this Parcel to the northwest is the site of the existing historic Grace United Church and cemetery, identified as site #80-18 in the Maryland Inventory of Historic properties. To comply with the Prince Georges County Zoning Ordinance requirements for a 70-foot street width along Old Fort Road, a 5-foot wide by 21-feet deep portion of the existing Historic Grace United site was incorporated into Parcel 165 thus creating a 70-foot wide frontage along Old Fort Road. Southwest are the remnants of Parcel 165 along with Parcel 166, both owned by the Chapel Hill Citizens Association, Inc. Parcel 166 is undeveloped, Parcel 165 is currently developed with a gravel parking lot, used by the existing Church. Both Parcels are in the R-R zone. Southwest of the property are two parcels, Parcels 166 and 165, owned by the Chapel Hill Citizens Association, Inc. Parcel 166 is undeveloped and vacant, Parcel 165 is currently developed with a gravel parking lot, used by the existing church. Both Parcels are in the R-R zone along the road, with a portion of the properties in the R-E zone at their eastern borders, adjacent to the subject property.

The subject property lies within an area designated for low-density residential use. It is part of the historic Chapel Hill neighborhood. As described in the *"African American Historic and Cultural Resources in Prince George's County, Maryland"*, Chapel Hill "is a small rural community which grew up near the intersection of the old roads connecting Fort Washington, Fort Foote, and the village of Piscataway. This was land that, before the Civil War, had been the large plantations of the Hatton, Edelen, Thorne, and Gallahan families, located on tracts known as "Boarman's Content" and "Frankland." The community took its name from the ancient private Roman Catholic chapel erected for the Digges family on their Frankand tract; by the end of the nineteenth century the chapel was gone, but gravestones marking a group of burials can still be seen on its site."<sup>1</sup>

The existing Grace Methodist Church is the location of three sequential building stages of black Methodist worship in the rural community of Chapel Hill. The modern church building, constructed in 1990, now occupies this historic place; the site, however, is of considerable importance because it was the focal point of the historic Chapel Hill community.

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<sup>1</sup> *African American Historic and Cultural Resources in Prince George's County, Maryland*, (Maryland-National Capital Park and Planning Commission, 2002), 178.

#### **IV. Zoning:**

The subject property has been located in both the R-R and R-E zones in its current configuration since 1981. The 1981 Adopted and Approved Master Plan and the 1984 Sectional Map Amendment for Subregion 7, which was adopted on July 24, 1984 pursuant to Council Resolution CR-100-1984, show the R-E and R-R zoning designation for Parcels 249 and 53. The 2006 Approved Master Plan and Sectional Map Amendment for the Henson Creek South Potomac Planning Area, which updates the Subregion 7 Master Plan and SMA and is the Sector plan to which the site is currently subject, retains this zoning designation for Parcels 249, Part of 148, and 53.

#### **V. Development Data Summary:**

|                                     |                            |
|-------------------------------------|----------------------------|
| Zone                                | R-R and R-E                |
| Use(s)                              | Church and associated uses |
| Gross Acreage                       | 12.70 acres                |
| Area within floodplain              | 0.00 acres                 |
| Net Tract Area Acreage              | 12.70 acres                |
| Area to be dedicated for public R/W | 0.03 acres                 |
| Dwelling Units                      | 0 du                       |
| Residential Density                 | n/a                        |
| Gross Floor Area                    | 35,000 square feet         |

The subject property will be developed with a 35,000 square foot 2-story church, containing a main auditorium of approximately 500 seats, as well as classrooms, offices and other church related building improvements in accordance with the applicable regulations of the Zoning Ordinance. There are no regulated environmental features on the subject property.

#### **VI. Relationship to Requirements of the Zoning Ordinance:**

##### ***Sec. 27-427. - R-E Zone (Residential-Estate).***

##### ***(a) Purposes.***

##### ***(1) The purposes of the R-E Zone are:***

***(A) To provide for and encourage variation in the size, shape, and width of one-family detached residential subdivision lots, in order to better utilize the natural terrain;***

The configuration of the subject parcels is in harmony with the natural terrain on site. The parcels are configured in a manner that makes them easily distinguishable from surrounding parcels.

***(B) To facilitate the planning of one-family residential developments with large lots and dwellings of various sizes and styles;***

The proposed church and ancillary uses are permitted in the R-E Zone and are in harmony with the low-density residential character of its vicinity.



*(C) To encourage the preservation of trees and open spaces in order to create an estate-like atmosphere; and*

A Tree Conservation Plan is submitted with the application, showing retention of over 6 acres of woodland. The woodland conservation required for the site is 4.61 acres, and will be protected by a conservation easement.

*(D) To prevent soil erosion and stream valley flooding.*

The layout of the proposed church site planned in a manner that avoids development on slopes greater than 15%. Subject parcels 249 and 53 are not subject to stream valley flooding.

*(b) Uses.*

*(1) The uses allowed in the R-E Zone are as provided for in the Table of Uses (Division 3 of this Part).*

The proposed church is a permitted use in the R-E Zone.

*(c) Regulations.*

*(1) Additional regulations concerning the location, size, and other provisions for all buildings and structures in the R-E Zone are as provided for in Divisions 1 and 5 of this Part, the Regulations Tables (Division 4 of this Part), General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual. (CB-1-1989)*

The proposed church is compliant with all regulations applicable to the R-E Zone as indicated herein.

***Sec. 27-428. - R-R Zone (Rural Residential).***

*(a) Purposes.*

*(1) The purposes of the R-R Zone are:*

*(A) To provide for and encourage variation in the size, shape, and width of one-family detached residential subdivision lots, in order to better utilize the natural terrain;*

The configuration of the subject parcels is in harmony with the natural terrain on site. The parcels are configured in a manner that makes them easily distinguishable from surrounding parcels.

*(B) To facilitate the planning of one-family residential developments with moderately large lots and dwellings of various sizes and styles;*

The proposed church and ancillary uses are permitted in the R-R Zone and are in harmony with the low-density residential character of its vicinity.

*(C) To encourage the preservation of trees and open spaces; and*

A Tree Conservation Plan is submitted with the application, showing retention of over 6 acres of woodland. The woodland conservation required for the site is 4.61 acres, and will be protected by a conservation easement.

*(D) To prevent soil erosion and stream valley flooding.*

The layout of the proposed church site planned in a manner that avoids development on slopes greater than 15%. Subject parcels 249 and 53 are not subject to stream valley flooding.

(b) *Uses.*

- (1) *The uses allowed in the R-R Zone are as provided for in the Table of Uses (Division 3 of this Part).*

The proposed church is a permitted use in the R-R Zone.

(c) *Regulations.*

- (1) *Additional regulations concerning the location, size, and other provisions for all buildings and structures in the R-R Zone are as provided for in Divisions 1 and 5 of this Part, the Regulations Tables (Division 4 of this Part), General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual. (CB-1-1989)*

The proposed church is compliant with the regulations applicable to the R-R Zone as indicated herein.

**Sec. 27-442. – Regulations (Residential Zones)**

(a) *Regulations tables.*

- (1) *The following tables contain additional regulations for development in the Residential Zones.*

(b) *Net Lot Area (minimum)*

| USE                | R-E                     | R-R                  | PROVIDED                     |
|--------------------|-------------------------|----------------------|------------------------------|
| Other Allowed Uses | 40,000 sf <sup>23</sup> | 20,000 <sup>22</sup> | 542,112 sf or<br>12.45 acres |

<sup>22</sup> If the original lot size was greater than or equal to twenty thousand (20,000) square feet but reduced in size due to a right-of-way taking or for a stormwater management pond, the minimum lot size may be reduced to no less than ten thousand (10,000) square feet. Such reduction is not permitted where an adjacent lot in the same ownership may be combined with the lot under twenty-thousand (20,000) square feet to reduce or eliminate the area deficiency. (CB-89-2000)

<sup>23</sup> The minimum lot size may be reduced to no less than fourteen thousand (14,000) square feet provided:

- (A) The parcel is less than eighty (80) acres in size;  
(B) All or part of the property is the subject of an approved Special Exception for a nursery and garden center, which will be extinguished upon the recordation of the Final Plat of Subdivision;  
(C) The lot yield is less than fifty-five (55) for one-family detached dwellings;  
(D) Development of the lots shall be in accordance with the standards of the R-S Zone; and  
(E) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle. (CB-88-2005)

(c) Lot Coverage (maximum)

| USE                | R-E | R-R | PROVIDED |
|--------------------|-----|-----|----------|
| Other Allowed Uses | 60% | 60% | 3.8% ±   |

(d) Lot Width / Frontage (minimum)

| STANDARD  | R-E    | R-R                    | PROVIDED |
|---|--------|------------------------|----------|
| At Front Building Line:                                       | 150 ft | 100 ft <sup>2,20</sup> | N/A      |
| At Front Street Line<br>(Existing or Proposed): <sup>18</sup> | 50 ft  | 70 ft <sup>3,20</sup>  | 65'      |

<sup>2</sup> If the lot is served by a public or other approved water supply system, or the land was previously subdivided in accordance with the applicable regulations of the R-R Zone on or before July 1, 1966, and resubdivided in conformance with Section 24-111(b) of Subtitle 24 of this Code, the minimum width may be reduced to not less than eighty (80) feet.

<sup>3</sup> If the lot is located on a cul-de-sac, the minimum width may be reduced to sixty (60) feet.

<sup>18</sup> All lots must have frontage on a public street, except where development of a lot fronting on a private street, right-of-way, or easement is authorized pursuant to Subtitle 24 of this Code.

<sup>20</sup> If a lot (1) is served by a public or an alternate approved water supply system (other than an individual well on the lot); and (2) appears on a subdivision plat which was recorded in the land records of the County prior to October 23, 1957, the minimum widths for the front building and front street lines are fifty-five (55) feet and thirty-five (35) feet, respectively. (CB-94-1985)

Although the lot width at the front street line is currently 65 feet, the Trustees of Grace United Methodist Church are now in the process of conveying additional land to the subject property from the adjacent Church site. The additional land will increase the lot width at the front street line to 70 feet, and the proposed parcel will be in conformance with this standard of the zone.

(e) Yards (minimum)

| YARD  | R-E             | R-R                  | PROVIDED |
|-------|-----------------|----------------------|----------|
| Front | 25 <sup>1</sup> | 25 <sup>20</sup>     | 325'     |
| Side  | 35/17           | 17/8 <sup>6,21</sup> | 60'      |
| Rear  | 25              | 20                   | 475'     |

<sup>1</sup> If most of the lots located on one side of a street between two intersecting streets are occupied by buildings which have a front yard depth different from that required in general, no building (erected within three hundred (300) feet of any existing building) shall have a front yard depth less than that established in the block.

<sup>6</sup> For each one (1) foot the building exceeds thirty-five (35) feet in height, the minimum side yards shall be increased by one-half (1/2) foot.

<sup>20</sup> Twenty (20) feet for zero lot line development. When the building height exceeds thirty-five (35) feet, the minimum front yard shall be increased by one (1) foot for each additional foot of building height.

<sup>21</sup> One (1) side yard at least fifteen (15) feet wide in the R-R Zone, generally, and ten (10) feet wide in an R-R Zone cluster development and in the R-80 Zone, generally, shall be provided for zero lot line development. When the building height exceeds thirty-five (35) feet, the minimum side yard shall be increased by one (1) foot for each additional foot of building height. No minimum side yard is required in an R-80 Zone cluster development or in the R-55 Zone for zero lot line development. (CB-54-1986)

*(f) Building Height (maximum)*

| STANDARD                          | R-E | R-R             | PROVIDED |
|-----------------------------------|-----|-----------------|----------|
| All allowed uses <sup>7, 12</sup> | 35  | 35 <sup>1</sup> | 26'±     |

<sup>1</sup> Not more than two and one-half (2 1/2) stories. If additional side yard is provided in accordance with Table IV, Footnote 6, the height may be increased to forty (40) feet, but not over three (3) stories.

<sup>2</sup> The height of public and quasi-public buildings may be increased to one hundred twenty (120) feet, provided that, for each one (1) foot increase in height, every yard is increased by one (1) foot.

<sup>12</sup> The height of churches or similar places of worship may be increased to eighty (80) feet, provided that, for each one (1) foot increase in height, every yard is increased by one (1) foot. (CB-14-2011)

*(g) Distance Between Unattached Multifamily Dwellings and Courts*

Multifamily dwelling units and courts are not proposed as a part of this application. Therefore, this standard does not apply.

*(h) Density*

Dwelling units are not proposed as a part of this application. Therefore, this standard does not apply.

*(i) Accessory Buildings*

Accessory buildings are not proposed as a part of this application. Therefore, this standard does not apply.

## **VII. Relationship to County Plans and Policies:**

This proposal is entirely consistent with the vision, policies, and strategies contained within the 2002 Prince George's County Approved General Plan, the Plan Prince George's 2035 Approved General Plan, and the applicable sections of the 2006 Approved Master Plan and Sectional Map Amendment for the Henson Creek – South Potomac Planning Area as explained in the following sections:

### **General Plan:**

#### **2002 Prince George's County Approved General Plan**

The subject property is located within the Developing Tier of the 2002 Prince George's County



Approved General Plan General Plan. The vision for the Developing Tier is to maintain a pattern of low- to moderate-density suburban residential communities, distinct commercial Centers, and employment areas that are increasingly transit serviceable.

The goals in the Developing Tier are to:

- *Maintain low- to moderate-density land uses (except in Centers and Corridors).*
- *Develop compact, higher-intensity, mixed-uses in Centers and Corridors.*
- *Reinforce existing suburban residential neighborhoods.*
- *Reinforce planned commercial centers as community focal points.*
- *Develop compact, planned employment areas.*
- *Preserve and enhance environmentally sensitive areas.*
- *Increase utilization of transit.*
- *Balance the pace of development with the ability of the private sector to provide adequate transportation and public facilities.*
- *Encourage contiguous expansion of development where public facilities and services can be more efficiently provided.*

The proposed development of the Grace Methodist Church is consistent with the vision and goals stated. It maintains the low density in the existing neighborhood and reinforces the neighborhood by maintaining a church that has long served the neighborhood residents and is a significant part of the history and fabric of the community. It preserves environmentally sensitive areas and utilizes existing transportation, public facilities and transit, while meeting the needs of the growing community by providing for a larger space to gather and worship.

#### **Plan Prince George's 2035 Approved General Plan**

The Plan Prince George's 2035 Approved General Plan reinforces the vision and goals for the area. It is not designated in a Center or Corridor and the land use planned for the site is designated as low-density residential. The proposed church conforms to the low-density designation.

#### **Master Plan/Sector Plan:**

#### **2006 Approved Master Plan and Sectional Map Amendment for the Henson Creek – South Potomac Planning Area**

The subject property is located within the Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area, approved on April 25, 2006. The Approved Land Use Plan recommends a mixed low-density residential use of the property. A church is a permitted use in this land use designation.

The Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area reinforces the goals for the Developing Tier (p. 22). Policy 1 is to preserve and enhance existing suburban residential neighborhoods. Strategies to implement this policy include:

- *Ensure that the design of new development in suburban residential areas maintains or enhances the character of the existing community.*
  - *Retain low-density residential land use classifications for undeveloped parcels in established single-family residential neighborhoods.*
  - *Encourage a wide variety of single-family designs and lot sizes.*
  - *Design institutional or special exception uses to reflect the scale and character of the surrounding neighborhood.*
  - *Encourage institutionally based development proposals with a mix of uses that focus on the institutional mission that may include high-quality residential, limited commercial, or community-oriented uses to provide a public benefit, to enhance community character, and are designed for compatibility with the surrounding neighborhood.*
- Institutionally based development proposed should adhere to the following guidelines:*
- *Development should include pedestrian linkages to nearby commercial, institutional, or cultural uses.*
  - *Development should be of sufficient size to provide amenities, such as indoor parking or garages, gardens, plazas, recreation facilities, or common eating areas.*
  - *Development should have direct access to a collector road or greater to allow easy access for emergency services.*
  - *Development should be served by public transit or shuttle buses to shopping and services in the surrounding area.*
  - *Prior to approval of new development for senior citizen housing, a market analysis should be conducted that evaluates and satisfactorily demonstrates the need for senior housing within one mile of a proposed site.*

The proposed plan substantially conforms to the goals and strategies set forth in the Master Plan. The development of a church to better serve its existing congregation reinforces the existing neighborhood. The development will reflect the scale and character of the existing neighborhood and maintains the low-density classification. The development has direct access to a collector road as well as public transit. It provides parking and natural areas to serve the congregation and will be a stabilizing influence in the community. Historic and natural resources on site will be protected as valuable community assets.

### **VIII. Compliance with Evaluation Criteria for a Preliminary Plan of Subdivision**

#### **Section 24-121 Planning and Design Requirements**

*As described below, the proposed project satisfies each of the requirements which govern the Planning Board's approval of Preliminary Plan applications listed in Section 24-121 of the Prince George's County Subdivision Regulations:*

*“(a) The Planning Board shall require that proposed subdivisions conform to the following:*

- (1) All lots shall be designed to be located wholly within the County and platted in conformance with all of the requirements of the Zoning Ordinance applicable to the subject property.”*

The proposed parcels are wholly within the County and will be platted in accordance with all applicable requirements.

- (2) *In cases where the proposed subdivision is situated in a portion of the Regional District not planned to be served by public water and/or sewerage facilities, proposed lots shall be designed to meet the minimum lot size requirements for individual systems, as contained in Subtitle 22 of this Code and in the Comprehensive Ten Year Water and Sewerage Plan.*

This standard is not applicable to the proposed subdivision. The property is in Category 4 for water and sewer. This category includes properties inside the Sewer Envelope eligible for public water and sewer for which the subdivision process is required. The water and sewer lines are available in the Old Fort Road right-of-way, and the adjacent properties are currently served by water and sewer.

- (3) *When lots are proposed on land adjacent to an existing or planned roadway of arterial or higher classification, they shall be designed to front on either an interior street or a service road. As used in this Section, a planned roadway or transit right-of-way shall mean a road or right-of-way shown in a currently approved State Highway plan, General Plan, or master plan. If a service road is used, it shall connect, where feasible, with a local interior collector street with the point of intersection located at least two hundred (200) feet away from the intersection of any roadway of collector or higher classification.*

This standard is not applicable to development of this site. The site will be accessed via Old Fort Road, which is classified as a collector road.

- (4) *Residential lots adjacent to existing or planned roadways of arterial classification shall be platted with a minimum depth of one hundred and fifty (150) feet. Residential lots adjacent to an existing or planned roadway of freeway or higher classification, or an existing or planned transit right-of-way, shall be platted with a depth of three hundred (300) feet. Adequate protection and screening from traffic nuisances shall be provided by earthen berms, plant materials, fencing, and/or the establishment of a building restriction line, when appropriate.*

This standard does not apply to the proposed development.

- (5) *The preliminary plan and final plat shall conform to the area master plan, including maps and text, unless the Planning Board finds that events have occurred to render the relevant plan recommendations no longer appropriate or the District Council has not imposed the recommended zoning.*

The preliminary plan conforms to the area master plan, by preserving historic resources, maintaining and enhancing the character of the existing neighborhood, and retaining the existing and planned low-density land use.

- (6) *"When indicated by a master plan or the General Plan or when requested by a public agency, land may be placed in reservation, pursuant to Division 7 of this Subtitle."*

This section is not applicable. No land associated within the Grace United Church subject property has been identified by either the General Plan, the Sector Plan, or requested by a public agency to be placed in reservation, pursuant to Division 7 of the Zoning Subtitle.

- (7) *Provision shall be made for the eventual ownership of outlots or residue parcels by incorporating them into platted lots or into adjacent parcels or by other means deemed acceptable by the Planning Board."*

The Preliminary Plan of Subdivision does not propose the creation of any outlots at this time.

- (8) *Corner lots shall be rounded with a radius of not less than twenty (20) feet or provided with an equivalent truncation."*

This standard does not apply to the proposed redevelopment.

- (9) *Walkways, with rights-of-way not less than ten (10) feet wide, shall be provided through all blocks over seven hundred fifty (750) feet long, when deemed necessary by the Planning Board."*

This standard does not apply to the proposed redevelopment.

- (10) *Generally, subdivisions shall be designed to avoid unnecessary and costly roads, utility extensions, grading, and energy consumption."*

The site has access to existing roadway, water and sewer and storm drain infrastructure available in the Old Fort Road right-of-way. Development is concentrated in the western area of the site to avoid steep slopes and significant grading, and minimize the length of utility connections.

- (11) *Significant natural features which are impossible or difficult to reproduce, such as waterways, streams, hills, wooded lands, and specimen trees, should be preserved to the degree practicable."*

The proposed development will preserve over 4.61 acres of wooded lands in conservation easements in accordance with the requirements of the woodland conservation ordinance, and an additional 1.44 acres will also remain wooded. Of the 12.45 acres of the site, 6.05 acres will remain wooded. No streams exist on the property. Development is not proposed in areas of steep slopes.

- (12) *Lot size averaging may be permitted for preliminary plans accepted prior to July 1, 2006 in accordance with the Zoning Ordinance when the Planning Board finds that:*



- (A) The subdivision design provides for better access, protects or enhances historic resource or natural features and amenities, or otherwise provides for a better environment than that which could be achieved by the exclusive use of standard lots.*
- (B) The subdivision design provides for an adequate transition between the proposed sizes and locations of lots and the lots, or lot size standards, of any adjacent residentially zoned parcels.*
- (C) The subdivision design, where applicable, provides for an adequate transition between the proposed natural features of the site and any natural features of adjacent parcels."*

This standard is not applicable. Development of the church is proposed on one parcel.

- (13) "Generally, lots, except at corners, should have access to only one (1) street."*

The proposed development has access to only one (1) street.

- (14) If an entrance feature or gateway sign is proposed in a residential subdivision, it shall be identified on the preliminary plan on a separate Homeowners' Association parcel, or easement located on a homeowner's lot, and be designed in accordance with the standards in Section 27-624 of the Zoning Ordinance. A Homeowners' Association or other entity or person designated in a maintenance arrangement approved by the Department of Permitting, Inspections and Enforcement, shall be responsible for the maintenance of the entrance feature or gateway sign."*

This is not a residential subdivision, therefore this standard does not apply.

- (15) The Planning Board shall not approve a preliminary plan of subdivision until evidence is submitted that a stormwater management concept plan has been approved by the Department of Permitting, Inspections and Enforcement or the municipality having approval authority, unless the Planning Board finds that such approval will not affect the subdivision."*

A stormwater management concept plan (Concept No. 42280-2016) was submitted to the Department of Permitting, Inspections and Enforcement for review and approval was granted on December 7, 2016.

- (16) Except as indicated in Section 24-132, the subdivision shall be designed and platted in accordance with the provisions for woodland conservation and tree preservation contained in Subtitle 25."*

This is understood. The subdivision provides for woodland conservation and tree preservation in accordance with the Subtitle 25, and will be platted accordingly.



- (17) *Historic resources should be preserved.*

The site is located adjacent to the historic site of the existing Grace Methodist Church. The existing Grace Methodist Church is the location of three sequential building stages of black Methodist worship in the rural community of Chapel Hill. The modern church building, constructed in 1990, now occupies this historic place; the site, however, is of considerable importance because it was the focal point of the historic Chapel Hill community. A cemetery serving the church is also located on the adjacent site.

The proposal respects and preserves the adjacent historical site, as well as the existing Humphreys-Edelen Cemetery on the site. Buildings and parking are set back from the road and parking and away from the cemeteries.

- (18) *Significant archeological sites identified in accordance with the Planning Board Guidelines for Archeological Review should be preserved in place, to the extent practicable and should be interpreted as appropriate."*

The Humphreys-Edelen Cemetery and Grace Methodist church cemetery sites are preserved in place and will be protected and buffered by setbacks and landscaped areas.

- (19) *Condominium townhouse dwelling units approved after September 1, 2012 shall conform to the lot standards of this Subtitle and Subtitle 27 for possible future conversion to fee simple lots."*

This preliminary plan does not propose any condominium townhouses, therefore this standard does not apply.

**Sec. 24-122.01. - Adequacy of public facilities.**

*(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.*

The property meets the requirements for adequacy of public facilities. Water and sewer service is available in the Old Fort Road right-of-way along the property boundary. The property is within Tier 2 of the Sustainable Growth Act, which designates lots to be served by public sewer. The site is served by Prince George's County Police Department District VII Station at 11108 Fort Washington Road, and Prince Georges County Fire Department Station 47, at 10900 Fort Washington Road, both a six-minute drive from the site. A transportation study demonstrating adequacy of public roadways and transportation is included with this submission.

**Section 24-124.01 Adequate Public Pedestrian and Bikeway Facilities Required in County Centers and Corridors.**

Section 24-124.01 provides for the Adequate Public Pedestrian and Bikeway Facilities in designated County Centers and Corridors. The property does not lie within a General Plan Center or Corridor, therefore is not subject to the provisions of 24-124.01.

**Section 24-130 Stream, wetland, and water quality protection and stormwater management**

- (a) *Proposed subdivisions shall be designed to minimize the effects of development on land, streams and wetlands, to assist in the attainment and maintenance of water quality standards, and to preserve and enhance the environmental quality of stream valleys.*

There are no streams or wetlands on the property. Stormwater management measures proposed provide for managing runoff and preserving and enhancing water quality and environmental quality.

- (b) *The Planning Board shall require that proposed subdivisions conform to the following:*
- (1) *The preliminary plan shall demonstrate adequate control of the increased runoff due to the ten (10) year storm or such other standards as State law or the County shall adopt.*
  - (2) *The stormwater control shall be provided on-site unless the Planning Board, on recommendation from the County, waives this requirement.*
  - (3) *The submission of a storm drainage and stormwater management concept plan, and approval thereof by the County, may be required prior to preliminary plan approval.*

A Stormwater Management Concept Plan was submitted for the proposed development and approved on December 7, 2016. The subject property will be developed in accordance with this plan.

- (4) *Where a property is partially or totally within an area covered by an adopted Watershed Plan, the preliminary plan shall conform to such plan.*

The property lies within the Tinkers Creek watershed, a subwatershed of the Piscataway, which flows to the Potomac River. The Grace United Methodist Church proposal is in conformance with the 2010 Prince George's County Water Resources Functional Master Plan goals and recommendations for the Piscataway and Potomac Rivers through the preservation of a forest and through the implementation of stormwater management environmental site design (ESD) techniques. The project proposes development of a site in an existing developed area, with existing infrastructure. ESD techniques are designed to reduce runoff to pre-development levels, thus restoring habitat and water quality of nearby streams.

- (5) *Where a property is located outside the Chesapeake Bay Critical Areas Overlay Zones the preliminary plan and all plans associated with the subject application shall demonstrate the preservation and/or restoration of regulated environmental features in a natural state to the fullest extent possible consistent with the guidance provided by the Environmental Technical Manual established by Subtitle 25. Any lot with an impact shall demonstrate sufficient net lot area where a net lot area is required pursuant to Subtitle 27, for the reasonable development of the lot outside the regulated feature. All regulated environmental features shall be placed in a conservation easement and depicted on the final plat.*

The subject property is not located in the Chesapeake Bay Critical Area. Therefore this standard does not apply.

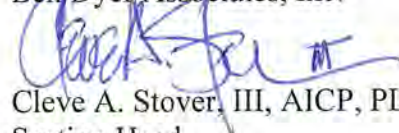
- (c) *The submission of a sediment control concept study, and approval thereof by the Soil Conservation District, may be required prior to final plat approval.*

The proposed development will comply with this standard at the time of final plat.

#### **IX. Conclusion:**

The proposed development of a church on the subject property will play an important part in preserving the character, history and cultural fabric of the existing neighborhood. The church is consistent with the goals and recommendations of the 2002 Prince George's County Approved General Plan and the Developing Tier, the Plan Prince George's 2035 General Plan and the Henson Creek-South Potomac Planning Area Master Plan and Sectional Map Amendment. The development implements the purposes of the R-R and R-E Zones. In addition, the proposed Preliminary Plan of Subdivision application is in accordance with the applicable regulations and procedures found in the Subtitles 24 and 27 of the Prince George's County Code. In light of the analysis and findings herein, we, on behalf of our client, respectfully request approval of the Preliminary Plan of Subdivision application for Grace United Methodist Church.

Sincerely,  
Ben Dyer Associates, Inc.



Cleve A. Stover, III, AICP, PLA  
Section Head  
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cc: Purcell Conway  
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