

Prince George's County Departure from Sign Design Standards or Departure from Design Standards

Applicant: New Home Baptist Church

Location: The subject property is located on Landover Road, Route 202, between Brightseat Road and Kenmoor Street, 440 feet west of Barlow Road.

Request: Departure of parking and loading standards for 12 parking spaces.

R E S O L U T I O N

WHEREAS, the applicant is requesting departure of parking and loading standards for 12 parking spaces; and

WHEREAS, the advertisement of the public hearing was posted on the property in accordance with the adopted Rules of Procedure of the Prince George's County Planning Board; and

WHEREAS, the Technical Staff Report released September 18, 2000, recommends APPROVAL; and

WHEREAS, after consideration of the Technical Staff Report and testimony at its regular meeting on September 28, 2000, the Prince George's County Planning Board agreed with the staff recommendation; and

WHEREAS, the Prince George's County Planning Board decision is based on the findings and conclusions found in the Technical Staff Report and the following DETERMINATIONS:

1. The subject application, DPLS-248, is for a Departure of Parking and Loading Standards for 12 parking spaces.

The Zoning Ordinance, Section 27-568, requires the church and day care facilities combined to have a total of 155 parking spaces. The applicant is proposing to provide 143 spaces on the site.

Required findings of Section 27-588(b)(8) of the Zoning Ordinance

2. **The following purposes of the parking and loading requirements of the Zoning Ordinance will be served by the applicant's request:**
 - a. **To require (in connection with each building constructed and each new use established) off-street automobile parking lots and loading areas sufficient to serve the parking and loading needs of all persons associated with the building and uses.**
 - b. **To aid in relieving traffic congestion on streets by reducing the use of public streets for parking and loading and reducing the number of access points.**

- c. **To protect the residential character of residential areas.**
- d. **To provide parking and loading areas which are convenient and increase the amenities in the Regional District.**

Comment: The purposes of the parking and loading requirements will be served by the applicant's Departure request. The proposal provides sufficient off-street parking and loading space which is conveniently located to serve the needs of the church and day care center. In addition the plan provides well-defined internal circulation and ease of access which are not impacted by this departure request.

A minimum of 155 parking spaces are required for the combined facilities of church and day care. The subject application will provide 143 parking spaces. The church and day care center will share the parking lot, and although the uses co-exist on the same site, the weekday nature of a day care program as opposed to the weekend church program would dictate that there will always be adequate parking for both. Therefore, a reduction in the number of total parking spaces will not endanger the health, safety, convenience and welfare of the facilities users.

- 3. **The departure is the minimum necessary, given the specific circumstances of the request.**

Comment: The requested departure is the minimum necessary. Although there are two uses proposed for this site, the two uses essentially operate independently of each other. The day care center generally operates at times when the church building is not being used. Required parking spaces for both uses would result in additional paving of the site and duplication of parking spaces that would likely go unused.

- 4. **The departure is necessary to alleviate circumstances which are special to the subject use, given its nature and its location, or alleviate circumstances which are prevalent in older areas of the County which were predominantly developed prior to November 29, 1949.**

Comment: Section 27-445.03(1)(C) of the Zoning Ordinance requires an outdoor playground or activity area be provided. The southwest section of the site has a large open green landscaped area. A portion of this area will be designated outdoor play area for the day care. This is the only area on the entire site that can accommodate the requirement of additional parking.

This requirement would result in the loss of the proposed outdoor play and the existing landscaped areas, which would be used for additional new parking. The departure is necessary in order to alleviate the possible loss of the only open green area of the site.

- 5. **All methods for calculating the number of spaces required have either been used or**

found to be impractical.

Comment: All methods for calculating the parking and loading requirements have been used and found impractical to further reduce the number of required spaces.

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

Comment: Parking needs of adjacent residential areas will not be affected by granting this departure. Since the two facilities function independently and at opposite peak times, there is rarely a situation where simultaneous activities are being held at both, thus the parking needs of adjacent residential areas will not be infringed upon.

7. **In making its findings the Planning Board shall give consideration to the following:**

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

Comment: The parking and loading conditions within the general vicinity of the subject property and available on- and off-street spaces within five hundred feet of the subject property are adequate. The subject property is bound by a vacant property owned by another church to the north, east, and west. Immediately north of the adjacent property is a multi-family development, Village in the Woods, that is only accessible from Brightseat Road. There is spot residential, single family residential lots, on the north side of MD 202 which have adequate off-street parking spaces. Directly across from the subject property, on the south side of MD 202, is park property owned by M-NCPPC. Parking is not allowed on MD 202, and the commercial properties on the south side of MD 202 have adequate off-street parking spaces.

- b. **The recommendations of an Area Master Plan, or County or local revitalization plan, regarding the subject property and its general vicinity.**

Comment: The Landover and Vicinity Master Plan does not specifically address parking and loading issues related to institutional uses. The plan proposed urban use of the property. The sectional map amendment retained the R-55 zone.

- c. **The recommendations of a municipality (within which the property lies) regarding the departure.**

Comment: The subject property does not lie within a municipality.

- d. **Public parking facilities which are proposed in the County's Capital Improvement Program within the general vicinity of the property.**

Comment: There are no public parking facilities that serve this area.

NOW, THEREFORE, BE IT RESOLVED, that Departure from Parking and Loading Spaces No.248 is hereby APPROVED.

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

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This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Brown, seconded by Commissioner Eley, with Commissioners Brown, Eley and Hewlett voting in favor of the motion and with Commissioner Lowe absent, at its regular meeting held on Thursday, September 28, 2000, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 19th day of October.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

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