

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on July 12, 2001,, regarding Detailed Site Plan SP-01026 for New Image Baptist Church, the Planning Board finds:

1. The subject Detailed Site Plan application is for converting the existing single-family residential house and accessory structures to a church and accessory uses.
2. The subject property is a 1.2-acre rectangularly-shaped lot on the north side of Fisher Road. It is improved with a single-family residence, a storage shed and a garage. Parking is proposed on the east side of the existing building. The adjacent properties to the north, east and west are zoned R-80 and have single-family residences. A bioretention pond is proposed on the north side of the existing building. Access to the existing building is through a stone walk from the driveway. Sixteen seats are proposed in the church and approximately 440 square feet of the church will be used for counseling services.
3. The proposal is subject to the requirements of Section 4.2 (Commercial and Industrial Landscape Strip) and Section 4.7 (Buffering Incompatible Uses) of the *Landscape Manual*. The proposed landscaping does not comply with the requirements of the *Landscape Manual*. The applicant has applied for Alternative Compliance (AC-01016). The Alternative Compliance Review Committee reviewed the proposal on May 29, 2000 and recommended minor modifications to the proposed landscaping. The Planning Director=s recommendation will be available at the Planning Board Hearing.
4. Sections 27-568 and 27-582, Off-street Parking and Loading, of the Zoning Ordinance require the following:

REQUIRED PARKING SPACES		PROPOSED
Church (16 seats)	1 space per 4 seats (4)	7
Counseling service	One per 250 sq.ft of gross floor area (2 for 440 sq.ft.)	2
TOTAL	6	9
REQUIRED LOADING SPACES		
None required for an institutional use less than 10,000 square feet	0	0

The proposed number of parking spaces complies with the requirements of the Zoning Ordinance.

5. Section 27-441 (b), Uses Permitted, of the Zoning Ordinance establishes the following parameters for churches located on lots between one and two acres in size in the R-80 Zone:

- *The minimum setback for all buildings shall be 25 feet from each lot line;*

The minimum setback for all buildings is more than 25 feet.

- *When possible there should be no parking or loading spaces located in the front yard;*

The applicant is not proposing any parking in the front yard.

- *The maximum allowable lot coverage for the zone in which the use is proposed shall not be increased.*

The maximum lot coverage allowed for churches in the R-80 Zone is 50 percent. The proposed lot coverage on the subject lot is 3.7 percent.

6. The Permits Review Section (Gallagher to Srinivas, May 21, 2001) has requested minor revisions to the drawings to insure conformance to Zoning Ordinance requirements. The Section has commented that the subject lot does not appear to have frontage on a public street. The applicant has submitted information stating the property has frontage on the

street. In addition the width of the entrance to the site will be expanded to 30 feet to comply with DPW&T standards.

7. The Community Planning Division (Umeozulu to Srinivas, June 12, 2001) has stated that the master plan contains guidelines for buffering incompatible uses from the residential properties. The guidelines include landscaping, open space, fencing and other creative site planning techniques for buffering.
8. The Transportation Planning Section (Masog to Srinivas, June 29, 2001) has stated that the site plan is acceptable.
9. The Environmental Planning Section (Finch to Srinivas, June 11, 2001) has stated that a letter of exemption is required from the Woodland Conservation Ordinance prior to issuance of building permits.
10. The Subdivision Section (Del Balzo to Srinivas, June 26, 2001) has stated that the applicant must demonstrate that Lot 6 was subdivided legally or preliminary and final plats of subdivision will be required. A condition of approval has been added to require this information.
11. The Department of Environmental Resources (De Guzman to Srinivas, June 4, 2001) has no objections to the proposal. The applicant has proposed minor changes to the parking lot. The revised site plan is being reviewed by the Department of Environmental Resources. A condition of approval has been added to require concept approval of the stormwater management plan.
12. The Detailed Site Plan SP-01026 is found to represent a reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the Detailed Site Plan SP-01026 and further approved Alternative Compliance AC-01016 for the above-described land, subject to the following conditions:

1. Prior to certification of the Detailed Site Plan,
  - a. The site/grading and landscape plans shall be revised to show the following:
    - (1) Lot coverage calculations
    - (2) A 16-foot wide and 19-foot long van accessible parking space
    - (3) Means of accessibility from the parking lot to the building for the physically

handicapped.

- (4) Information on lighting for the parking lot if used at night
  - (5) Height of all structures
  - b. The applicant shall obtain concept approval of a stormwater management plan from the Department of Environmental Resources.
  - c. The applicant shall submit information that demonstrates that the subject property (Lot 6) was subdivided legally or file an application for preliminary and final plats of subdivision.
  - d. The applicant shall obtain alternative compliance approval from the Planning Director.
2. Prior to issuance of building permits, a letter of exemption shall be obtained from the Environmental Planning Section, Countywide Planning Division.

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.

\* \* \* \* \*

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 Lowe, seconded by Commissioner Eley, with Commissioners Lowe, Eley, Brown, Scott and Hewlett voting in favor of the motion, at its regular meeting held on Thursday, July 12, 2001, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 6th day of September 2001.

Trudye Morgan Johnson  
Executive Director

By Frances J. Guertin  
Planning Board Administrator

TMJ:FJG:LS:pch