



Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>.

Revision of Site Plan

ROSP-1135-05

Application	General Data	
Project Name: Resurrection Cemetery Location: Southeast side of Woodyard Road, approximately, 200 feet south of Clendinnin Drive. Applicant/Address: Autumn Buck 8000 Woodyard Road Clinton, MD 20735 Property Owner: Autumn Buck 8000 Woodyard Road Clinton, MD 20735	Planning Board Hearing Date:	N/A
	Staff Report Date:	12/21/17
	Date Accepted:	10/27/17
	Planning Board Action Limit:	N/A
	Plan Acreage:	100
	Zone:	O-S
	Gross Floor Area:	84 sq. ft.
	Planning Area:	81A
	Council District:	09
	Election District	09
200-Scale Base Map:	211SE08	

Purpose of Application	Notice Dates	
Addition of 120-square-foot columbarium to an existing cemetery.	Informational Mailing	N/A
	Acceptance Mailing:	N/A
	Sign Posting Deadline:	N/A

Staff Recommendation		Staff Reviewer: Ivy Thompson Phone Number: 301-952-4326 E-mail: Ivy.Thompson@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

PLANNING DIRECTOR DECISION

Limited Departures and Revisions to Approved Plans

Application No.: Revision of Site Plan ROSP-1135-05

Project Name: Resurrection Cemetery

Reviewer's Name: Ivy Thompson, Senior Planner, Subdivision and Zoning Section
Development Review Division

- A. **Nature of the Applicant's Request:** The applicant requests approval of a revision of site plan for the addition of a 120-square-foot columbarium to an existing cemetery.
- B. **Previous Approvals:** The original Special Exception, SE-1135, was approved by the Prince George's County District Council on January 15, 1965. Subsequent revisions approved by the Planning Director include; ROSP-1135-01, approved November 18, 2003, for the installation of a six-foot chain-link fence and a 14-foot-high shrine; ROSP-1135-02 approved August 10, 2004, for the installation of a 2,490-square-foot maintenance building addition and 1,375 square feet of access paving; ROSP-1135-03 and AC-04018-01 approved January 8, 2007, for the installation of a mausoleum and alternative compliance to the 2010 *Prince George's County Landscape Manual* (Landscape Manual) for Section 4.7 Type 'D' bufferyard adjoining a historic property; and ROSP-1135-04 approved February 11, 2009, for the addition of two religious shrines (statues). All previous approvals are noted on the site plan. The current site plan, as submitted, is in general conformance with all previous approvals.
- C. **Required Findings:**

Section 27-325(c). Limited minor changes, Planning Director.

- (1) **The Planning Director is authorized to approve minor changes administratively, without public hearing, in cases listed in (b), but only if the proposed minor changes are limited in scope and nature, including an increase in gross floor area or land covered by a structure other than a building up to ten percent (10%). The Director shall deny any administrative approval request proposing site plan changes which will have a significant impact on adjacent property.**

This application meets the criteria for review as a limited minor Director Level review because the proposed six-foot seven and 5/8 inches" (height), 120-square-foot columbarium covers less than 10 percent of the previously approved land coverage on the subject site.

- (2) **Before approving a minor change, the Director shall make all findings the Planning Board would be required to make, if it reviewed the application.**

The application conforms to the four previously approved revisions, no variances or modification of conditions are requested. The required findings for the approval of a special exception are further demonstrated below.

- (3) **The Director is not authorized to waive requirements in this Subtitle, grant variances, or modify conditions, considerations, or other requirements imposed by the Planning Board or District Council in any case.**

The Planning Director has not waived the requirements in this Subtitle, granted variances, or modified conditions, considerations, or other requirements, imposed by the Planning Board or District Council, in any case due to the limited scope and nature of the proposed improvements.

- (4) **The applicant's property shall be posted within ten (10) days of the Director's acceptance of filing of the application. Posting shall be in accordance with Section 27-125.03. On and after the first day of posting, the application may not be amended.**

Based upon the recommendation of the Supervisor, the Planning Director has approved the waiver of the posting requirement pursuant to Section 27-325(c)(5), due to the limited scope and nature of the proposed improvements as allowed.

- (5) **The Director may waive posting after determining, in writing, that the proposed minor change is so limited in scope and nature that it will have no appreciable impact on adjacent property.**

Based upon the recommendation of the Supervisor, the Planning Director has approved the waiver of the posting requirement due to the limited scope and nature of the proposed improvements, which will have no appreciable impact on adjacent properties.

- (6) **If posting is waived or a written request for public hearing is not submitted within the posted time period, then the Director may act on the application. The Director's approval concludes all proceedings.**

The posting requirement was waived by the Planning Director. There are no written requests for a public hearing

Section 27-317. Required Findings

- (a) **A Special Exception may be approved if:**

- (1) **The proposed use and site plan are in harmony with the purpose of this Subtitle;**

Resurrection Cemetery has existed at this location for more than 40 years. The proposed change to the site plan does not make a significant change to the Cemetery or the operation of the cemetery because it is not an intensification of use and does not affect the burials held at the site. As such, the proposed use and site plan are in harmony with the purpose of the subtitle.

- (2) **The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle;**

The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle. As the site plan demonstrates, all existing and proposed structures are located within the interior of the cemetery

- (3) **The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or, in the absence of a Master Plan or Functional Master Plan, the General Plan;**

This application is in the established community's area of the *Plan Prince George's 2035 Approved General Plan*. The vision for the Established Communities is context-sensitive infill and low- to medium-density development (p. 20). The 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* recommends institutional land uses on the subject property. Pursuant to Section 27-317(a)(3) of the Zoning Ordinance, this application will not substantially impair the integrity of the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment*.

- (4) **The proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area;**

The revised site plan does not make a significant change to the cemetery or the operation of the cemetery because it is not an intensification of use and does not affect the volume of the burials held at the site.

- (5) **The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood; and**

The proposal will not be detrimental to the use or development of adjacent properties or the general neighborhood. The site plan demonstrates that all existing and proposed structures will be set back at least fifty feet from the adjoining residentially-zoned properties.

- (6) **The proposed site plan is in conformance with an approved Tree Conservation Plan.**

The proposed revision remains in conformance with the Type II Tree Conservation Plan, TCPH-27-1998. Finding 6 of Section 27-317(a) of the Zoning Ordinance is satisfied.

- (7) **The proposed site plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

The revised site plan for Resurrection Cemetery is in conformance with the requirements of Section 24-130(b)(5) of the Subdivision Regulations because the site plan shows a vegetative bufferyard along the boundary of the existing historic site, His Lordship's Kindness, and the Type II Tree Conservation Plan, TCPH-27-1998, both show the preservation and/or restoration of the regulated

environmental features in a natural state. Finding 7 of Section 27-317(a) of the Zoning Ordinance is satisfied.

(b) **In addition to the above required findings, in a Chesapeake Bay Critical Area Overlay Zone, a Special Exception shall not be granted:**

- (1) **Where the existing lot coverage in the CBCA exceeds that allowed by this Subtitle, or**
- (2) **Where granting the Special Exception would result in a net increase in the existing lot coverage in the CBCA.**

The subject property is not located in a Chesapeake Bay Critical Area Overlay Zone.

Section 27-341. Cemetery or Crematory

A cemetery (including an animal cemetery) or a crematory may be permitted, provided that the use shall not be located within any proposed street or other public right-of-way, notwithstanding Section 27-259.

The entire Special Exception area is not located within any proposed street or other public right-of-way. Section 27-259 of the Zoning Ordinance does not apply to this site.

- D. **Referrals:** Attached are comments from the Permit Section dated November 6, 2017 (Hughes to Thompson), comments dated November 8, 2017 from the Community Planning Division (Lester to Thompson), and comments from the Historic Preservation Section dated November 11, 2017 (Berger to Thompson). There are no negative impacts. All comments are addressed on the site plan or in the findings contained herein.
- E. **Recommendation:** Based in the above findings, it is recommended that ROSP-1135-05 be APPROVED. The approval of this application is conditioned upon certification of the Revised Special Exception Site Plan (ROSP-1135-05).

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**APPROVED BY AUTHORITY OF:
Andree Green Checkley, Planning Director**

Date: _____

By: _____
Sherri Conner
Acting Subdivision and Zoning Supervisor