



# THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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PGCPB No. 13-32

File No. SDP-9207/01

## RESOLUTION

WHEREAS, the Prince George's County Planning Board is charged with approval of Specific Design Plans pursuant to Part 8, Division 4 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on April 4, 2013, regarding Specific Design Plan SDP-9207/01 for Washington Church of the New Jerusalem, the Planning Board finds:

1. **Request:** The subject application is a revision to Specific Design Plan SDP-9207 for 3,630 square feet of building additions to an existing private school within a church in the Residential Suburban Development (R-S) Zone.

2. **Development Data Summary:**

	EXISTING	APPROVED
Zone	R-S	R-S
Acreage	9.32	9.32
Uses	Private School and Church	Private School and Church
Gross Floor Area	14,025 sq. ft.	17,655 sq. ft.

Total Required Parking	85 spaces
192 seat church @ 1 space per 4 sanctuary seats	(48 spaces)
221 student school @ 1 space per 6 students	(37 spaces)

Total Provided Parking	85 spaces
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Total Handicap Spaces Required	4
Total Handicap Spaces Provided	4

Loading Spaces Required	1
Loading Spaces Provided	1

3. **Location:** The subject property is located on the north side of Chantilly Lane, approximately 600 feet east of its intersection with Enterprise Road in Planning Area 74A and Council District 6.

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4. **Surrounding Uses:** The subject property is located within the Residential Suburban Development (R-S) Zone and is bounded to the north and west by residential land uses in the Residential-Agricultural (R-A) Zone. The property is bounded by a cemetery and a vacant lot to the east in the R-S Zone. To the south the property is bounded by Chantilly Lane.
5. **Previous Approvals:** Zoning Map Amendment (Basic Plan) A-9496, Acton Park, was adopted by the District Council on February 15, 1986. This action changed the zone of a larger 84.83-acre property, including the subject site, from the R-A Zone to R-S Zone.

On July 10, 1986, Comprehensive Design Plan CDP-8603, Acton Park, was approved by the Planning Board for a low-density residential community with a church and open space.

Specific Design Plan SDP-9207, Washington Church of the New Jerusalem, was approved on November 19, 1992 for a 4,920-square-foot building addition to an existing 8,195-square-foot church for a private school with 221 students. The current proposal proposes no increase in the private school enrollment.

6. **Design Features:** The Washington Church of the New Jerusalem is an existing, red, one-story, concrete masonry building with brick components. The church was the subject of a building addition for a private school in 1992. The previous school building addition was a white, one-story, concrete masonry unit building with a standing seam roof. The subject application requests approval of 3,630 square feet of building additions to an existing church and school building, for a total building size of 17,655 square feet. One 2,600-square-foot classroom addition is proposed on the north side of the building and two other building additions comprising 75 square feet and 955 square feet are proposed to entrances into the buildings. The proposed additions are designed to match the appearance of the previous school addition and use concrete masonry units.

The applicant indicates that the primary purpose of this project is to renovate, enlarge, and reconfigure the existing building to better accommodate the needs of the previously approved school enrollment for the benefit of students and the congregation. Within the building interior, the applicant indicates the following: a new classroom will be added, a large lobby is proposed in the vestibule; the existing multipurpose room will be expanded; an existing office will be converted into a conference room; classroom space will be relocated out of the sanctuary; and two office spaces will be added in addition to storage closets and student bathrooms.

7. **Zoning Map Amendment (Basic Plan) A-9496:** The Planning Board finds that the proposed development is in conformance with Basic Plan A-9496. The subject request does not affect previous findings of conformance with the conditions attached to the approval of A-9496, none of which is directly applicable to the review of this SDP revision.
8. **Comprehensive Design Plan CDP-8603:** The Planning Board finds that the proposed development is in conformance with Comprehensive Design Plan CDP-8603. The subject request does not affect previous findings of conformance. Of the conditions attached to the approval of

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CDP-8603 contained in PGCPB Resolution No. 86-259, none is directly applicable to the review of this SDP revision.

9. **Specific Design Plan SDP-9207:** Specific Design Plan SDP-9207, Washington Church of the New Jerusalem, was approved on November 19, 1992 per PGCPB Resolution No. 92-351 for a 4,920-square-foot building addition to an existing 8,195-square-foot church for a private school, without conditions. The site development data for SDP-9207 was as follows:

Zone	R-S
Total Site Area	9.32 acres
Area of Existing Church	8,195 sq. ft.
Area of Proposed Addition	4,920 sq. ft.
Total Required Parking	85 spaces
Total Provided Parking	85 spaces

A total of 85 parking spaces were required for the approval of the church and private school. The parking calculations on the approved SDP indicate that the approval authorized a church with 192 seats and a school with 221 students. Neither the school nor the church proposes an increase in enrollment or seats above those previously approved numbers.

10. **The Requirements of the Prince George's County Zoning Ordinance:** The existing church and private school are permitted in the R-S Zone per Section 27-515 (Uses Permitted) of the Zoning Ordinance, and the application conforms to the requirements of the Zoning Ordinance as follows:

- a. The R-S Zone does not contain specific design requirements for private school uses or their play areas. The application demonstrates 221,000 square feet of fenced play area for the 221-student private school, which is adequate to serve the school.

The playground notes indicating that the site is subject to Section 27-443(a)(1)(c) should be removed. One hundred square feet of play area per student is not required by the R-S Zone, but the standard contained in Section 27-443(a)(1)(c) has been used as an appropriate guideline.

- b. Pursuant to Section 27-528(a), prior to approving a specific design plan, the Planning Board shall make the following findings:

- (1) **The plan conforms to the approved Comprehensive Design Plan, the applicable standards of the Landscape Manual, and except as provided in Section 27-528(a)(1.1), for Specific Design Plans for which an application is filed after December 30, 1996, with the exception of the V-L and V-M Zones, the applicable design guidelines for townhouses set forth in Section 27-274(a)(1)(B) and (a)(11), and the applicable regulations for townhouses set forth in Section 27-433(d) and, as it applies to property in the L-A-C**

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**Zone, if any portion lies within one-half (1/2) mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulations set forth in Section 27-480(d) and (e);**

The Planning Board finds that the subject application conforms to the requirements of CDP-8603 and the 2010 *Prince George's County Landscape Manual* (Landscape Manual). See Finding 11 for additional discussion about the site conformance to the requirements of the Landscape Manual.

- (1.1) For a Regional Urban Community, the plan conforms to the requirements stated in the definition of the use and satisfies all requirements for the use in Section 27-508 of the Zoning Ordinance;**

The subject application is not a regional urban community, so this finding is not applicable.

- (2) The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program or provided as part of the private development;**

The Planning Board finds that the subject application conforms with the requirements of Section 27-528(a)(2) of the Zoning Ordinance. More specifically, with respect to police facilities, the proposed development is within the service area of Police District II, Bowie, and the amount of police facilities is adequate based upon the county's population.

With respect to fire and rescue services, the subject site is just outside the guidelines for fire engine and ladder truck service response times. In order to address this issue, an automatic fire suppression system shall be provided throughout the building, unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate. A note to this effect shall be placed on the site plan.

The location of the site within sewer Category 3, Community System, by the 2008 *Water and Sewer Plan*, is deemed sufficient evidence of the immediate or planned availability of public water and sewerage.

The Planning Board finds that the development will be adequately served within a reasonable period of time with transportation facilities. Specific Design Plan SDP-9207 was approved for the development of a private school within a church on Parcel 6, and a finding of adequacy was made at that time. Additional findings for adequate transportation facilities also were made in conjunction with Preliminary Plan of Subdivision 4-04149; that preliminary plan was never fully recorded and has subsequently expired. However, as this application qualifies for a subdivision exemption in accordance with Section 24-

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107(c)(7)(E), the traffic impact can be characterized as de minimus. Therefore, it is determined that the required transportation finding is still met.

- (3) **Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties;**

The site has an approved Stormwater Management Concept Plan (17803-2012-00), which is an indication that on-site surface water will be drained in accordance with county standards.

- (4) **The plan is in conformance with an approved Type 2 Tree Conservation Plan; and**

The Planning Board finds that the plan is in conformance with previously approved Type II Tree Conservation Plan TCPH-137-92 for the subject property. The entire woodland conservation requirement is met with on-site woodland.

- (5) **The plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible in accordance with the requirement of Subtitle 24-130 (b)(5).**

A review of available information indicates that there are no streams, wetlands, or 100-year floodplain within the limits of this application. Furthermore, the subject application is grandfathered from the above requirement that came into effect on September 1, 2010 because the project has a previously approved preliminary plan of subdivision.

11. **The Prince George's County Landscape Manual:** The proposed building additions totaling 3,630 square feet subject the site to the requirements of Section 4.2, Landscape Strips along Streets; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscape Requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual).

- a. **Section 4.2**—Section 4.2, Requirements for Landscaped Strips along Streets, specifies that for all nonresidential uses in any zone and for all parking lots, a landscape strip shall be provided on the property abutting all public and private streets. The application proposes the retention of existing woodlands and some existing landscape trees along the street.

The plan should delineate where the 15-foot-wide, "Option 2," landscape strip is located. Additionally, the full number of shrubs shall be provided in accordance with Section 4.2.

- b. **Section 4.7**—The subject site has existing trees and wooded buffers that meet the requirements of Section 4.7, Buffering Incompatible Uses. The site abuts properties developed with single-family attached homes, one undeveloped property, and a cemetery

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owned by the church. The site plan shall be revised to indicate that a Type "A" buffer is required between the cemetery property and the existing church.

- c. **Section 4.9**—Section 4.9 requires that existing trees and/or vegetation retained in fulfillment of the requirements of the Landscape Manual not contain invasive species, and removal of existing invasive species prior to certification is required in accordance with Section 1.5, Certification of Installation of Plant Materials, of the Landscape Manual. Prior to certification of the site plan, the applicant shall provide a plan note stating that all invasive species existing in areas to be retained in fulfillment of the requirements of the Landscape Manual shall be removed in accordance with Section 1.5. Conformance with this note will be addressed at the time of permits.
12. **The 1989 Prince George's County Woodland Conservation Ordinance:** The property is subject to the 1989 Prince George's County Woodland Conservation Ordinance because the site has a previously approved and implemented Type II tree conservation plan (TCP II), which was subject to the 1989 Woodland Conservation Ordinance (WCO). A revised Type II Tree Conservation Plan, TCP II-137-92-01, was submitted with the current application for review.

Lot 6 is a 9.32-acre site in the R-S Zone. It has a woodland conservation threshold of 25 percent in accordance with the 1989 WCO, resulting in a woodland conservation requirement of 2.33 acres, as indicated on the previously approved TCP II. The site plan indicates that 5.76 acres of on-site woodlands are to remain, which exceeds the 1989 WCO requirement.

The previously approved TCP II for the subject property proposed to provide the entire woodland conservation requirement with on-site woodland. Although a small amount of additional clearing is proposed under the current application, there was no replacement requirement under the 1989 WCO, so the woodland conservation threshold for the site does not increase with the current revision. Some technical revisions to the TCP II are required and are included in the Recommendation section of this report. The Planning Board finds that the revised TCP II is in conformance with the 1989 Prince George's County Woodland Conservation Ordinance.
13. **The Prince George's County Tree Canopy Coverage Ordinance:** The subject specific design plan is subject to the requirements of the Prince George's County Tree Canopy Coverage Ordinance. Sites in the R-S Zone are required to provide 15 percent of the gross tract area in tree canopy. The subject site is 9.32 acres, and 5.76 acres or 62 percent of the site will remain as woodland. The retention of on-site woodland meets and exceeds the requirements of the Tree Canopy Coverage Ordinance. Nevertheless, a Tree Canopy Coverage worksheet shall be placed on the plan prior to signature approval.
14. **Further Planning Board Findings and Comments from Other Entities:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

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- a. **Historic Preservation**—The Planning Board finds that the SDP will have no effect on identified historic sites, resources, or districts.
- b. **Archeological Review**—A Phase I archeological survey is not recommended on the above-referenced 9.32-acre property located at 11914 Chantilly Lane in Bowie, Maryland. The application proposes 3,630 square feet of building additions to an existing church and school. The additions are proposed in areas of the property that have been previously graded. Because of the previous disturbance to the subject property, it is unlikely that any intact cultural resources will be identified. This proposal will not impact any known historic sites, historic resources, documented properties, or archeological sites.
- c. **Community Planning**—The Planning Board finds that the subject application is consistent with the 2002 *Prince George's County General Plan Development Pattern* policies for the Developing Tier and does not violate the General Plan's growth goals for the year 2025 based upon a review of Prince George's County's current General Plan Growth Policy Update.

The application also conforms to the residential-low density development land use recommendations of the 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, 74B*.

- d. **Transportation Planning**—The Planning Board adopts the following transportation-related findings:
  - (1) One of the required findings pursuant to Section 27-528(a) of the Zoning Ordinance is that the development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program (CIP) or Consolidated Transportation Program (CTP). The original SDP-9207 was approved for the development of a private school within a church on Parcel 6. Findings for adequate transportation facilities were made in conjunction with Preliminary Plan of Subdivision 4-04149; that preliminary plan was never recorded and has subsequently expired. However, as this application qualifies for a subdivision exemption in accordance with Section 24-107(c)(7)(E) of the Subdivision Regulations, the traffic impact can be characterized as de minimus. It is determined that the required transportation finding is met.
  - (2) There are no master plan trails identified in either the area master plan or the 2009 *Approved Countywide Master Plan of Transportation (MPOT)* that impact the subject site.

From the standpoint of non-motorized transportation, it is determined that this plan is acceptable, fulfills the intent of applicable master plans and functional

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plans, fulfills prior conditions of approval, and meets the finding required for a SDP as described in Section 27-285.

e. **Subdivision Review**—The Planning Board adopts the following:

The site is located on Tax Map 53 in Grid E-2, known as Parcel 6, and is zoned R-S. The site is 9.32 acres and is currently improved with a 17,655-square-foot church and private school. The SDP shall label the building as existing and indicate the date when the structure was built. The applicant submitted a revised SDP to construct a 3,630-square-foot addition.

The site was the subject of approved Preliminary Plan of Subdivision 4-04149 and the resolution was adopted by the Planning Board on February 24, 2005 (PGCPB Resolution No. 81-207). The preliminary plan was approved for 76 lots and 13 parcels. The approved preliminary plan was certified and the validity date was February 24, 2008. Only 12 lots and two parcels have been recorded in land records. The subject property was not recorded in land records and the approved preliminary plan has expired. Therefore, the approved preliminary plan (4-04149) is not valid for the subject site. The subject property is considered an acreage parcel.

The revised site plan clearly states that the proposed use is for a church and private school, and clearly labels the proposed addition for the private school and not for the church. The applicant also submitted a letter dated February 21, 2013 (Best to Fields) stating that the previous SDP-9207 approved the addition of a private school with a total student enrollment of 221 seats to the existing church. The letter also stated that the current proposed 3,610-square-foot addition with this SDP-9207-01 is for the private school and it will not increase the enrollment of 221 seats.

Based on the revised site plan and letter, the proposed 3,610-square-foot addition is for the private school and it will not increase the existing enrollment of 221 seats for the school, therefore, the proposed addition on Parcel 6 does not require a preliminary plan of subdivision pursuant to Section 24-107(c)(7)(E). Parcel 6 is a deed parcel, therefore, is subject to Section 24-107(c)(7)(E) of the Subdivision Regulations that states the following:

(7) **Any subdivision of land by deed of a lot prior to January 1, 1982, provided:**

(E) **The proposed use is for an addition to an existing school facility for which no increase in existing enrollment is proposed.**

However, based on the aerial image on PGAtlas, it appears that the existing 8,250-square-foot portion of the church was in existence prior to 1990. Since 1990, it appears the church constructed a 4,800-square-foot addition, which is the existing private school approved with previous SDP-9207. Any additional development over 200 gross

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feet of floor area to the existing church will exceed the 5,000-square-foot exemption, and a preliminary plan of subdivision will be required. This SDP does not propose any additions for the church only.

- f. **Permit Review**—Unaddressed comments from Permit Review have been included as conditions in this resolution.
- g. **Public Facilities**—The Planning Board has reviewed this SDP in accordance with Section 27-528(a)(2) of the Zoning Ordinance, which states that:

**The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program or provided as part of the private development.**

With respect to police facilities, the proposed development is within the service area of Police District II, Bowie, and the amount of police facilities is adequate based upon the county's population. With respect to fire and rescue services, the subject site is just outside of the guidelines for fire engine and ladder truck service response times. In order to address this issue, an automatic fire suppression system shall be provided in all new buildings proposed, unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate. A note shall be added to the plan stating that the addition will be sprinklered. The location of the site within sewer Category 3, Community System, by the 2008 *Water and Sewer Plan*, is deemed sufficient evidence of the immediate or planned availability of public water and sewerage.

- h. **Environmental Planning**—The Planning Board adopts the following:
  - (1) A Natural Resources Inventory Equivalency Letter, NRI-097-12, was issued for this site on July 31, 2012 because the site contained no regulated environmental features and was subject to a previously approved and implemented TCPH.
  - (2) John Hanson Highway (US 50) and Enterprise Road (MD 193) have been identified as nearby transportation-related noise generators.

The EPS noise model was used to identify the approximate range for the 65 decibal (dBA Ldn) noise contour in feet from the centerline of the roadways of concern. Based on the ten-year traffic projection for MD 193, the approximate location of the 65 dBA Ldn noise contour is 124 feet from the centerline of the roadway and does not impact the property. Based on the ten-year traffic projection for US 50, the approximate location of the 65 dBA Ldn noise contour is 722 feet from the centerline of the roadway. As a result, the northern portions of this property are potentially impacted by the 65 dBA Ldn noise contour.

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A portion of the existing church and the proposed addition to the church fall within the potential noise impact areas delineated by the EPS noise model. Although noise is not generally regulated in nonresidential structures, churches are sensitive to noise intrusion. Noise mitigation to reduce interior noise levels to 45 dBA Ldn or less can be adequately addressed by construction methods and materials associated with the building shell prior to permitting of the structure.

While outdoor play areas for the private school have the potential to be within the 65 dBA noise contour, it should be noted that the elevation of the centerline of US 50 is at elevation 188–190 feet mean sea level (msl) adjacent to this property, while the elevation of the play area is between 164–158 feet msl. As a result, it is believed that the existing topography of the site, in relation to the traffic noise generated on US 50, will provide shielding from noise impacts for the play area.

- i. **Department of Public Works and Transportation (DPW&T)**—The plan was referred to all applicable agencies and divisions, including the Department of Public Works and Transportation. In e-mail correspondence with DPW&T, DPW&T indicated that they have no on-site issues with the proposal.

The Planning Board finds that the applicant has provided an approved stormwater management concept plan and letter. The site plan is consistent with approved Stormwater Management Concept Plan 17803-2012-00, which remains valid until November 26, 2015.

- j. **Prince George's County Police Department**—In a memorandum dated January 7, 2013, the Prince George's County Police Department indicated that, after visiting the site and reviewing the plans, there are no crime prevention through environmental design (CPTED) related issues at this time.

- k. **Prince George's County Health Department**—In a memorandum dated January 17, 2013, the Environmental Engineering Program of the Prince George's County Health Department stated that they had completed a health impact assessment review of the specific design plan. The Health Department commented on the site's proximity within 1,000 feet of arterial roadways and the possible effects of noise and particulates on the health of children.

- l. **Enterprise Road Corridor Development Review District Commission (ERCDRDC)**—In a memorandum dated February 11, 2013, ERCDRDC provided comment on the proposal. ERCDRDC recommends that Washington Church of the New Jerusalem comply with the woodland conservation standard requiring minimum canopy coverage of 15 percent gross tract area, be consistent with the approved Tree Conservation Plan, and continue to comply with the Basic Plan A-9496 and Comprehensive Design Plan CDP-8603.

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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 Type II Tree Conservation Plan (TCPII-137-92-01), and further APPROVED Specific Design Plan SDP-9207/01 for the above-described land, subject to the following conditions:

1. Prior to certificate approval of this specific design plan, the applicant shall revise the site plan and landscape plan as follows and/or submit additional documentation as specified:
  - a. The playground notes indicating that the site is subject to Section 27-443(a)(1)(c) of the Zoning Ordinance shall be removed.
  - b. Add a plan note indicating that an automatic fire suppression system shall be provided throughout the building, unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.
  - c. The plan shall delineate where the 15-foot-wide, "Option 2," landscape strip is located. Additionally, the full number of shrubs shall be provided in accordance with Section 4.2 of the 2010 *Prince George's County Landscape Manual*, unless alternative compliance is approved.
  - d. The site plan shall be revised to indicate that a Type A buffer is required between the cemetery property and the existing church.
  - e. The applicant shall provide a plan note stating that all invasive species existing in areas to be retained in fulfillment of the requirements of the Landscape Manual shall be removed in accordance with Section 1.5.
  - f. A completed tree canopy coverage worksheet shall be placed on the plan.
  - g. A note indicating the date that the church was built shall be placed on the plan.
  - h. The existing and proposed gross floor area should be placed under the general notes on the site plan.
  - i. The width of the driveway and all drive aisles shall be dimensioned on the site plan.
  - j. One van-accessible parking space dimensioned at 16 feet in width shall be provided on the site plan.
  - k. Any proposed dumpster or trash area shall be shown on the site plan and screened in accordance with Section 4.4 of the Landscape Manual.

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1. A completed tree canopy coverage worksheet shall be provided on the specific design plan.
2. The Type II tree conservation plan (TCPII) shall be revised as follows:
  - a. The standard woodland conservation worksheet shall be revised to show the correct calculations under the 1989 Prince George's County Woodland Conservation Ordinance.
  - b. Have the plans signed and dated by the qualified professional who prepared them.
3. Prior to approval of building permits for any structures on this site falling within the modeling 65 dBA Ldn noise contour, a certification by a professional engineer with competency in acoustical analysis shall be placed on the building permit stating that building shells of structures within the prescribed noise corridor have been designed to reduce interior noise levels to 45dBA Ldn or less.


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 Shoaff, seconded by Commissioner Geraldo, with Commissioners Shoaff, Geraldo, Bailey and Hewlett voting in favor of the motion, and with Commissioner Washington absent at its regular meeting held on Thursday, April 4, 2013, in Upper Marlboro, Maryland.

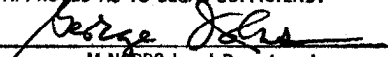
Adopted by the Prince George's County Planning Board this 25<sup>th</sup> day of April 2013.

Patricia Colihan Barney  
Executive Director

  
By Jessica Jones  
Planning Board Administrator

PCB:JJ:MF:arj

APPROVED AS TO LEGAL SUFFICIENCY

  
M-NCPPC Legal Department  
Date 4/12/13