

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board has reviewed SE-4542 requesting Youth Center as an eleemosynary or philanthropic institution and Alternative Compliance for bufferyards and building setback in accordance with Subtitle 27 of the Prince George's County Code; and

WHEREAS, after consideration of the evidence presented at the public hearings on March 22, 2007 and April 5, 2007, the Prince George's County Planning Board finds:

- A. **Location and Field Inspection:** The property is located on the east side of Burgess Lane, one lot in from its intersection with Allentown Road. The site currently contains a small single-family home that appears to be vacant. The house is located in the front of the lot, which is almost a half-acre in size. Due to the small size of the house, the majority of the lot is undeveloped. To the north of the property is another single-family home, and commercial uses that front Allentown Road are located to the south of the site. Directly across Burgess Lane is the Greater Revelation Baptist Church.

- B. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	R-80	R-80
Use(s)	Single family home	Philanthropic Institution (Youth Center)
Acreage	.45	.45
Square Footage/GFA	1,080 sq. ft.	11,844 sq. ft.

- C. **History:** The 2006 Approved Henson Creek-South Potomac Master Plan and SMA retained the property in the R-80 Zone.

- D. **Master Plan Recommendation:** The 2006 Approved Henson Creek-South Potomac Master Plan and SMA recommended low-suburban residential development at up to 2.6 dwelling units per acre for this property. This application does not strictly conform to this land use recommendation; however, a philanthropic institution is allowed in the R-80 Zone by special exception.

The 2002 General Plan placed this property in the Developing Tier. 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. This application is not inconsistent with the 2002 General Plan Development Pattern policies for the Developing Tier.

- E. **Request:** The applicant requests approval of a special exception for a philanthropic institution that will provide space for youth activities. The building will be owned and operated by the Greater Revelations Baptist Church, which is located to the west of the property, directly across from the site. The proposed building will contain two stories, consisting of 6,958 square feet on the first floor and 4,886 square feet in the basement level. A basketball court, meeting area, and lounge are proposed for the first floor. The plan was modified after it was first submitted to add classroom, office and conference space to the basement level. This change also resulted in an increase in the number of

required parking spaces from the original application. The applicant is proposing to provide recreation activities and after-school programs, as well as meeting space for community youth.

The applicant is utilizing an R-80 Zoned property and is proposing to raze the existing structure to build a larger structure that will cover approximately 50 percent of the lot. A maximum of 60 percent lot coverage is permitted in the R-80 Zone. The applicant has proposed a building design that they believe will be architecturally compatible in style to the surrounding area. Three parking spaces will be provided on site. The uses proposed require 36 spaces so the applicant is requesting a departure (DPLS 307) to permit the users of the facility to use the church parking lot across Burgess Lane from the property.

- F. **Neighborhood and Surrounding Uses:** The applicant did not define the neighborhood for this special exception application. Staff recommends the following neighborhood based on the nearest major roads, streams and major public facilities:

North—Henson Creek Stream Valley Park and Brinkley Road

East—Temple Hill Road

South—Allentown Road

West—Bock Road

The property is surrounded by the following uses:

North—Single-family home in the R-80 Zone

East—Undeveloped lot in the R-80 Zone and, property in the C-O Zone.

South—Retail commercial use in the C-S-C Zone

West —Greater Revelation Baptist Church in the R-80 Zone

The neighborhood includes primarily residential development with commercial uses fronting Allentown Road. The neighborhood also has a number of churches on Allentown Road.

- G. **Parking Regulations:**

The site plan indicates that three parking spaces, including one two spaces for handicapped drivers, are to be provided. The Zoning Ordinance requires 36 parking spaces. An application for a departure from parking and loading standards has been filed (DPLS-307) to address the request for a reduction of 33 on-site spaces.

H. ***Landscape Manual Requirements:***

The proposed development in subject to Requirements 4.3a, Parking Lot Landscape Strip; 4.3b, Parking Lot Perimeter; and 4.7, Buffering Incompatible Uses of the *Landscape Manual*. The plan has been determined to be in compliance with all requirements except for Section 4.7. The applicant requested alternative compliance from Section 4.7 of the *Landscape Manual* for the building setback only. With the modification of the requested use of the building from a community building to a philanthropic institution, the proposal became a low-impact use that requires a B bufferyard along the northern property line that abuts the existing single-family home. In addition to a six-foot high board-on-board fence, the applicant is providing the required 20-foot landscape buffer with more plant units than are required along this property line. Staff is recommending approval of the alternative compliance application because of the additional landscaping provided in lieu of the additional two-foot building setback.

I. **Zone Standards:**

With the requested departure and alternative compliance application approvals, this application meets all of the zoning requirements.

J. **Sign Regulations:**

No signs are proposed with this application.

K. **Required Findings:**

Section 27-317(a) of the Zoning Ordinance provides that a special exception may be approved if:

(1) The proposed use and site plan are in harmony with the purposes of this Subtitle.

The purposes of the Zoning Ordinance are many and varied; however, they can best be summed up as promoting the health, safety, and welfare of county residents by providing for the orderly growth and development of the county and promoting the most beneficial relationship between the uses of land and buildings. There are two major issues with this application concerning these purposes of the ordinance. As the community planner noted, the size of the proposed building is out of scale with the existing single-family neighborhood and more in scale with the adjoining commercial uses on Allentown Road. Staff has worked with the applicant to improve the façade of the building so that it has architectural articulation that breaks up the mass of the building. In addition, the applicant lowered the height of the building and slightly reduced the footprint to reduce the first floor to stay below 7,000 square feet. The applicant has also provided significant landscaping and a fence as part of its alternative compliance application. In addition, the applicant is proposing to create a crosswalk on Burgess Lane to provide direct access from the church parking lot to the facility. Staff believes that all of these design changes improve the compatibility of the design of the building with the single-family neighborhood. As a result of these changes, this building may actually provide a better transition with the commercial uses on Allentown Road for the single-family neighborhood.

The other issue concerning this application is the proposed use. Structured youth activities have been cited as a major concern in most communities. The master plan did not specifically address the need for these activities; however, this type of use is permitted through the special exception process. To ensure that the youth activities associated with this proposed use are not disruptive to the neighborhood, the church should monitor hours of usage, as well as the parking of users to ensure that they use the church parking lot.

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

A departure from the number of parking and loading spaces and alternative compliance with the *Landscape Manual's* requirements are being considered with this application. Approval of these companion applications will ensure that the use is in conformance with all applicable requirements and regulations of the Zoning Ordinance.

(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 Map Plan, the General Plan.

This application does not strictly conform to the residential, low-density land use (up to 3.5 dwelling units per acre) recommended in the 2006 Approved Henson Creek-South Potomac Master Plan and SMA. A philanthropic institution, however, is allowed in the R-80 Zone by special exception. The proposed use will not substantially impair the integrity of the approved master plan.

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

To ensure that this use will not adversely affect the health, safety or welfare of residents or workers, the applicant should establish compatible hours of operation and monitor parking and access so that the facility users are not disruptive to the neighborhood. Since the church will be running the facility, there should be better control and monitoring of the facility operations.

(5) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood.

With the improved landscaping and facility design and the ability of the church to closely monitor the operations of the facility, the proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood. To ensure that the activity noise levels associated with activities at the facility are not detrimental to the neighborhood, particularly from the basketball court, the applicant should utilize building materials and techniques to minimize noise impact on the abutting single-family home.

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

A letter of exemption for the tree conservation plan for the proposed development was submitted and approved by the Environmental Planning Section on August 26, 2004. It will be need to be renewed prior to approval of this special exception, however, since it is only valid for two years.

CONCLUSION:

With the recommended departures and alternative compliance, the proposed use and site plan are generally in conformance with the Zoning Ordinance and are in harmony with the master plan. Staff recommends APPROVAL of SE-4542.

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 recommends to the District Council for Prince George's County, Maryland that the above-noted application be APPROVED subject to the following conditions:

1. A renewed letter of exemption for the tree conservation plan must approved by the Environmental Planning Section prior to approval of this special exception.
2. The applicant shall use building materials and techniques that minimize noise levels emanating from the facility.
3. The applicant shall work with The Department of Public Works to obtain approval of the crosswalk proposed in the site plan.

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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 Clark, seconded by Commissioner Vaughns, with Commissioners Clark, Vaughns, Squire and Parker voting in favor of the motion, and with Commissioner Eley absent at its regular meeting held on Thursday, March 22, 2007, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 10th day of May 2007.

R. Bruce Crawford
Executive Director

By Frances J. Guertin
Planning Board Administrator

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