

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Subdivision Plan 4-01042
Shiloh Church of God, Parcel ■C■

OVERVIEW

The subject property consists of 0.68± acre of land in the R-55 Zone. It is developed with a 6,200-square-foot church, operating pursuant to Special Exception SE-1814. The applicant proposes to add a 14,880-square-foot multipurpose building to the site to accommodate the main church sanctuary on the upper level and a multipurpose room on the lower level. Access will continue to be provided from Eastern Avenue. The applicant has included a site plan with the preliminary plan. Staff notes that the approval of this application does not include approval of a site plan. The applicant has received approval of a new Special Exception and Departure from Parking and Loading Standards. Development of this property must be in conformance with those approvals.

SETTING

The subject property is located on the northeast side of Eastern Avenue, approximately 1,500 feet southeast of its intersection with Riggs Road in West Hyattsville. Eastern Avenue is controlled by the District of Columbia. To the east are the Chillum Hills town homes in the R-T Zone. To the north is a shopping center in the C-S-C Zone.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. Environmental Issues ● A Simplified Forest Stand Delineation (FSD) was included on the Preliminary Plan and was found to address the requirements for a Simplified FSD. This property is not subject to the provisions of the Prince George's County Woodland Conservation Ordinance because it is less than 40,000 square feet in size and there are no existing woodlands found on the property. A Letter of Exemption has been approved by the Environment Planning Section. A copy of the Letter of Exemption is included in the file.

There are no woodlands, streams, wetlands, 100-year floodplain, steep slopes, or severe slopes found to occur on this property. Chillum silt loam is the only soil found on this property. There are no significant limitations associated with this soil group. The sewer and water service categories are S-3 and W-3. According to information obtained from the Maryland Department of Natural Resources Natural Heritage Program publication titled ■Ecologically Significant Areas in Anne Arundel and Prince George's Counties,● December 1997, there are no rare, threatened or endangered species found to occur in the vicinity of this lot. There are no scenic or historic roads adjacent to the site. No significant environmental constraints have been found on this site that would limit the proposed development.

2. Community Planning ● The 1990 *Master Plan for Langley Park-College Park-Greenbelt and Vicinity* recommends public or quasi-public uses, including religious uses. The 1990 *Sectional Map Amendment for Langley Park-College Park-Greenbelt and Vicinity* retained the existing

R-55 zoning. The proposed addition to the existing church will not raise any major issues impeding the goals, concepts and guidelines of the approved Master Plan. The proposed addition will not create a land use compatibility issue because the site has been used as a church since 1969.

3. Parks and Recreation ● The proposal is exempt from the requirements of Section 24-134 of the Subdivision Regulations for mandatory park dedication because it is a nonresidential use.
4. Trails ● There are no master plan trails issues associated with this proposal.
5. Transportation ● There is an existing church of 6,200 square feet on an existing recorded parcel. The applicant proposes to combine this parcel with an adjacent unsubdivided parcel and construct a 14,880-square-foot expansion on the site, for a total of 21,080 square feet. The proposed additional development would generate 4 AM and 6 PM peak hour vehicle trips as determined using the Institute of Transportation Engineers' *Trip Generation Manual* (sixth edition). The entire site would generate 5 AM and 8 PM peak hour vehicle trips.

The traffic generated by the proposed preliminary plan would equally impact the intersections of MD 212/Eastern Avenue and MD 211/Eastern Avenue. There are no improvements for this intersection programmed with 100 percent construction funding within the next six years in the current Maryland Department of Transportation Consolidated Transportation Program or the Prince George's County Capital Improvement Program in the immediate area.

The Prince George's County Planning Board, in the *Guidelines for the Analysis of the Traffic Impact of Development Proposals (Guidelines)*, has defined Level-of-Service D (LOS D) as the lowest acceptable operating condition on the transportation system. The intersection of MD 212 and Eastern Avenue, when analyzed under existing and total future traffic as developed using the *Guidelines*, was found to be operating at LOS D in both peak hours. Similarly, the intersection of MD 211 and Eastern Avenue, when analyzed under existing, background and total traffic as developed using the *Guidelines*, was found to be operating at LOS B during the AM peak hour and LOS C during the PM peak hour.

Given the foregoing analysis, staff concludes that adequate access roads will exist as required by Section 24-124 of the Prince George's County Code if the application is approved with a condition limiting the development's trip generation to that proposed.

6. Schools ● The Growth Policy and Public Facilities Planning Section has reviewed the subdivision plans for adequacy of public facilities in accordance with Section 24-122.01 and 24-122.02 of the Subdivision Regulations and the *Regulations to Analyze the Development Impact on Public School Facilities* (revised January 2001)(CR-4-1998). The proposed subdivision is exempt from adequacy of public facilities (APF) test for schools because it is a nonresidential use.
7. Fire and Rescue ● The Growth Policy and Public Facilities Planning Section has reviewed the subdivision plans for adequacy of public fire and rescue facilities and concluded that the proposed subdivision will be within the adequate coverage area of the nearest existing fire/rescue facility for fire engine, ambulance, ladder truck and paramedic services.

- a. The existing fire engine service at Chillum-Adelphi Fire Station, Company 44, located at 6330 Riggs Road, has a service response time of 1.52 minutes, which is within the 3.25-minute response time guideline.
- b. The existing ambulance service at Chillum-Adelphi Fire Station, Company 44, has a service response time of 1.52 minutes, which is within the 4.25-minute response time guideline.
- c. The existing paramedic service at Brentwood Fire Station, Company 4, located at 3712 Utah Avenue, has a service response time of 6.45 minutes, which is within the 7.25-minute response time guideline.
- d. The existing ladder truck service at Chillum-Adelphi Fire Station, Company 34, has a service response time of 3.41 minutes, which is within the 4.25-minute response time guideline.

The above findings are in conformance with the *Adopted and Approved Public Safety Master Plan 1990* and the *Guidelines for the Analysis of Development Impact on Fire and Rescue Facilities*.

8. Police Facilities ● The proposed development is within the service area for District I-Hyattsville. In accordance with Section 24-122.1(c)(1)(A) and (B) of the Subdivision Regulations of Prince George's County, existing county police facilities will be adequate to serve the proposed Shiloh Church of God development.
9. Health Department ● The Health Department has reviewed the application and offered no comments.
10. Stormwater Management ● The Department of Environmental Resources (DER), Development Services Division, has determined that on-site stormwater management is not required. A Stormwater Management Concept Plan has been submitted but not yet approved. To ensure that development of this site does not result in on-site or downstream flooding, this concept plan must be approved prior to signature approval of the preliminary plan. Development must be in accordance with this approved plan.
11. Public Utility Easement ● The plan does not include the required 10-foot-wide public utility easement. Instead, a 12-foot-wide water main easement is shown. This easement should be renamed as a water main and public utility easement.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Prior to signature approval, a stormwater concept plan shall be approved and its approval number and date shall be added to the preliminary plan.
2. Total development within proposed Parcel C shall be limited to a 21,080-square-foot church and its related facilities, or other permitted uses which generate no more than 5 AM and 8 PM peak hour vehicle trips. Development of up to 5,000 additional square feet of church facilities

shall not constitute a significant change in peak hour trip generation. Any development which generates more trips than specified herein shall require an additional Preliminary Plan of Subdivision with a new determination of the adequacy of transportation facilities.

3. Prior to signature approval, the preliminary plan shall be revised to include the required 10-foot Public Utility Easement within the 12-foot-wide water main easement.