

Maryland-National Capital Park and Planning Commission  
Prince George's County Planning Department  
Development Review Division  
301-952-3530



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PRELIMINARY PLAN

4-01075

Application	General Data
<div>Project Name:</div> <div>ANTIOCH BAPTIST CHURCH OF CLINTON</div> <div>Location:</div> <div>Approximately 800 feet south of Woodyard Road.</div> <div>Applicant/Address:</div> <div>Antioch Baptist Church of Clinton P.O. Box 428 Clinton, MD 20735</div>	Date Accepted09/20/01
	Planning Board Action Limit11/28/01
	Tax Map & Grid116/D-03
	Plan Acreage4.89
	ZoneR-80
	Lots0
	Parcels1
	Planning Area81A
	Council District09
	MunicipalityN/A
	200-Scale Base Map212SE06

Purpose of Application		Notice Dates	
RESIDENTIAL SUBDIVISION		Adjoining Property Owners (CB-15-1998)	N/A
		Previous Parties of Record (CB-13-1994)	N/A
		Sign(s) Posted on Site	11/20/01
		Variance(s): Adjoining Property Owners	N/A
Staff Recommendation		Staff Reviewer: Whitney Chellis	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Subdivision Plan 4-01075  
Antioch Baptist Church, Parcel A

OVERVIEW

The proposed subdivision consists of 4.89 acres of land in the R-80 Zone. It is found on Tax Map 116 in Grid D-3 and is known as Lot 5, Block F, in the Clinton Gardens Subdivision. Lot 5, Block F, is shown on a final plat of subdivision recorded in land records in 1937, BB 6 @ 16.

The property is currently improved with a 4,436-square-foot church building with associated parking. The applicant is proposing to construct an additional 12,800 square feet of gross floor area for accessory church uses. Section 24-111(c) of the Subdivision Regulations requires a new preliminary plan of subdivision for a final plat of subdivision that was approved prior to October 27, 1970, for the construction of more than 5,000 square feet.

The applicant has submitted a proposed site plan for review for informational purposes. Staff has identified and discussed with the applicant several design issues relating to fulfillment of minimum standards contained in the Zoning Ordinance and the *Landscape Manual*. However, the applicant has been advised that the layout of parking and structures is not evaluated through the preliminary plan process.

SETTING

The property is located in Clinton, west of Branch Avenue, south of Woodyard Road, with frontage on the west side of Pineview Lane. The property is zoned R-80 with all of the abutting properties save one being zoned R-80. Lot 3, abutting a portion of the property's north property line, is zoned C-O. North, fronting Woodyard Road, is generally developed commercial properties. Generally the abutting residential properties are developed with single-family dwellings.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. Environmental There is no floodplain on the property. There are no streams or wetlands on the property. Current air photos indicate that two-thirds of the site is wooded. No historic or scenic roads are affected by this proposal. There are no significant nearby noise sources and the proposed use is not expected to be a noise generator. No species listed by the State of Maryland as rare, threatened or endangered are known in the general region. According to the Sewer Service and Water Service maps produced by the Department of Environmental Resources (DER), the property is in categories S-3 and W-3. The soils information included in the review package indicates that the principal soils on the site are in the Matawan and Beltsville soils series.

This site is subject to the provisions of the Woodland Conservation Ordinance because the entire site is more than 40,000 square feet in size and contains more than 10,000 square feet of woodland. The applicant submitted a Tree Conservation Plan which meets the

requirements of the Woodland Conservation Ordinance. Staff is recommending approval of TCPI/15/01 which provides for 1.37 acres of on-site woodland preservation.

2. Community Planning ● The subject property is within the limits of the 1993 *Subregion V Master Plan and SMA* in Planning Area 81A in the Clinton Community. The Land Use Recommendation for this property is for a suburban residential land use. The proposed expansion of the existing church facility is consistent with the master plan recommendation for suburban land use in this community.
3. Parks and Recreation ● In accordance with Section 24-136(a) of the Subdivision Regulations the proposed subdivision is exempt from the requirement of mandatory dedication of parkland because the property is greater than one acre in size.
4. Trails ● There are no master plan trail issues associated with this application.
5. Transportation ● The proposed expansion of the church facility would generate 9 AM and 9 PM peak hour vehicle trips based on the Institute of Transportation Engineer's (ITE) *Trip Generation Manual, 6th Edition*. The traffic generated would impact the signalized intersection of Pine View Lane and Woodyard Road (MD 223). This intersection is not programmed for improvement 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.

The Prince George's County Planning Board, in the *Guidelines for the Analysis of the Traffic Impact of Development Proposals*, has defined Level-of-Service D (LOS D) as the lowest acceptable operating condition on the transportation system. Based on a traffic count that was taken on August 16, 2001, the critical intersection was found to be operating at LOS A during the AM peak hour and LOS D during the evening peak hour.

Because church services are more likely to occur on Sundays, staff requested that a traffic count be taken on a Sunday as well. The August 19, 2001, counts revealed a LOS B during the 10:30 a.m. - 11:30 p.m. peak hour. When the nine (9) additional trips were added to the existing data, the levels of service were found to be acceptable during all of the peak periods, including the Sunday peak.

Staff found no background developments that were close enough to the site which would have any significant impact on the subject intersection. Based on discussions between staff and the applicant, the existing sanctuary seats approximately 250 - 300 members. Since the expansion will be used for class rooms and recreations, staff does not anticipate additional traffic beyond the nine (9) trips emanating from the expansion.

The Transportation Planning Section concludes that adequate access roads will exist as required by Section 24-124 of the Subdivision Regulations if the application is approved.

6. Schools ● The Growth Policy and Public Facilities Planning Section has reviewed the subdivision plans for adequacy of school facilities in accordance with Section 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) and concluded that the subdivision is exempt from 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 fire and rescue facilities and concluded the following:
- a. The existing fire engine service at Clinton Fire Station, Company 25, located at 9025 Woodyard Road, has a service response time of 0.76 minutes, which is within the 3.25-minute response time guideline.
  - b. The existing ambulance service at Clinton Fire Station, Company 25, located at 9025 Woodyard Road, has a service response time of 0.76 minutes, which is within the 4.25-minute response time guideline.
  - c. The existing paramedic service at Clinton Fire Station, Company 25, located at 9025 Woodyard Road, has a service response time of 0.76 minutes, which is within the 7.25-minute response time guideline.
  - d. The existing ladder truck service at Marlboro Fire Station, Company 45, located at 7710 Croom Road, has a service response time of 13.69 minutes, which is beyond 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*.

In order to alleviate the negative impact on fire and rescue services due to the inadequate service discussed, the Fire Department recommends that all commercial structures be fully sprinklered in accordance with National Fire Protection Association Standard 13 and all applicable Prince George's County laws.

8. Police Facilities●The proposed development is within the service area for District V-Clinton. In accordance with Section 24-122.1(c) of the Subdivision Regulations the existing county police facilities will be adequate to serve the proposed Antioch Baptist Church development. This police facility will adequately serve the population generated by the proposed subdivision.
9. Health Department●The Health Department has no comments to offer. The development is in water and sewer service category 3 and will be served by public systems.
10. Stormwater Management●A Stormwater Management Concept Plan has been submitted to the Department of Environmental Resources (DER), Development Services Division, for approval to ensure that development of this site does not result in on-site or downstream flooding. Once approved, the development must be in accordance with the approved plan.

#### RECOMMENDATION

APPROVAL, subject to the following conditions:

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1. Prior to signature approval the preliminary plan shall be revised:
  - a. To indicate that the property is in water and sewer category 3.
  - b. To provide a 10-foot PUE along the right-of-way of Pine View Lane.
  - c. To provide the conceptual stormwater management plan number and approval date.
2. Development of this subdivision shall be in accordance with the approved Stormwater Management Concept Plan.
3. All structures shall be fully sprinklered in accordance with National Fire Protection Association Standard 13 and all applicable Prince Georges County laws.

STAFF RECOMMENDS APPROVAL OF TYPE I TREE CONSERVATION PLAN TCPI/15/01