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PRELIMINARY PLAN

4-02058

Application	General Data
Project Name:	Date Accepted 07/11/02
CAPITAL CHRISTIAN FELLOWSHIP	Planning Board Action Limit 12/28/02
Location:	Tax Map & Grid 036-A-02
South side of Greenbelt Road, approximately 500 feet west of the intersection with Lanham-Severn Road.	Plan Acreage 5.47
Applicant/Address:	Zone R-R
AB Consultants, Inc. 9450 Annapolis Road Lanham, MD 20706	Lots 0
	Parcel 1
	Planning Area 70
	Council District 04
	Municipality N/A
	200-Scale Base Map 210NE09

Purpose of Application	Notice Dates
CONSTRUCTION OF A CHURCH	Adjoining Property Owners (CB-15-1998) N/A
	Previous Parties of Record (CB-13-1994) N/A
	Sign(s) Posted on Site 12/02/02
	Variance(s): Adjoining Property Owners N/A
Staff Recommendation	Staff Reviewer: Whitney Chellis
APPROVAL	APPROVAL WITH CONDITIONS
	X
DISAPPROVAL	DISCUSSION

PARK AND PLANNING COMMISSION
PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Plan of Subdivision 4-02058
Capital Christian Fellowship, Parcel A

OVERVIEW

The subject property is located on Tax Map 36 in Grid A-2 and is known as Parcel 64, never having been the subject of a record plat of subdivision. The property is approximately 5.47 acres in size and zoned R-R. Section 24-107(c)(7) of the Subdivision Regulations requires the approval of a preliminary plan of subdivision in certain circumstance when the total development proposed on a parcel or lot exceeds 5,000 square feet of gross floor area. The applicant is proposing to construct 26,281 square feet of gross floor area for the development of a church and related facilities.

Access to the site is proposed via Greenbelt Road (MD 193), an arterial facility with an ultimate right-of-way width of 120 feet. Section 24-121(a)(3) of the Subdivision Regulations requires that when lots or parcels are proposed on land adjacent to an existing or planned roadway of arterial or higher classification, they shall be designed to front on either an interior street or a service road. Direct vehicular access onto Greenbelt Road requires the approval of a variation by the Planning Board as discussed further in Finding 12 of this report.

The applicant has submitted a proposed site plan for information purposes only. Development of the site is subject to review under the requirements of the Zoning Ordinance and the *Landscape Manual*. The improvements proposed on the site plan have not been reviewed for conformance to the Zoning Ordinance or the *Landscape Manual*. The site is currently improved with a single-family dwelling unit and accessory barn, which are to be razed.

SETTING

The subject property is located on the south side of Greenbelt Road (MD 193) approximately 1,000 feet west of its intersection with Northern Avenue. To the east of the site is the Eastgate Shopping Center in the Commercial Shopping Center (C-S-C) Zone. To the south is undeveloped Rural-Residential (R-R) zoned land and to the west is developed R-R-zoned land, improved with a single-family dwelling unit.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. **Development Data Summary**—The following information relates to the subject preliminary plan application and the proposed development.

	EXISTING	PROPOSED
Zone	R-R	R-R
Use(s)	1 Dwelling Unit	Church/Sunday School 26,281 sq.feet w/415 seats
Acreage	5.47	5.47
Parcel(s)	1	1

2. **Environmental**—This property is subject to the provisions of the Prince George’s County Woodland Conservation Ordinance because the gross tract area is in excess of 40,000 square feet, there are more than 10,000 square feet of existing woodland on-site, and there is a previously approved Type II Tree Conservation Plan, TCPII/57/02, for the property that was approved in conjunction with a grading permit application.

The Type I Tree Conservation Plan, TCPI/33/02, as revised on September 28, 2002, has been found to generally address the requirements of the Prince George’s County Woodland Conservation and Tree Preservation Ordinance. The Woodland Conservation requirements for this 5.47-acre property include a Woodland Conservation Threshold of 20 percent, or 1.09 acres, and replacement requirements of 1.03 acres for a total requirement of 2.12 acres. This requirement will be satisfied by 0.82 acre of on-site preservation and 1.30 acres of off-site mitigation at a site to be determined at the time of review of the Type II Tree Conservation Plan. TCPI/33/02 is recommended for approval with conditions.

There are some areas of severe slopes, or steep slopes with high erodible soils found to occur on this property. The soils found to occur according to the Prince George’s County Soil Survey include Christiana silt loam, Christiana clay, Elkton silt loam, and Iuka silt loam which have limitations with respect to development of the property. According to available information, Marlboro clays are not found to occur in the vicinity of this property. The Christiana silt loam, Christiana clay, Elkton silt loam, and Iuka silt loam soils have an assortment of limitations including high water tables, impeded drainage, slow permeability, and stability, which may have an impact on how a site may be developed.

Although the limitations associated with the soils found on this site will ultimately affect the construction phase of this development process, there are no limitations that would affect the site design or layout. During the review of building permits the Department of Environmental Resources will likely require a soils study addressing the soil limitations.

A review of the available information indicates that no streams, wetlands, or 100-year floodplain are found to occur on this site. 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 property. There are no designated scenic and historic roads in the vicinity of this property. This property is located in the Folly Branch watershed of the Patuxent River basin and in the Developing Tier as reflected in the adopted *General Plan*. The sewer and water service categories are S-3 and W-3.

3. **Community Planning**—The subject property is located within the limits of the *Glenn Dale-Seabrook-Lanham and Vicinity Master Plan* (1993), in Planning Area 70 in the Lanham-Severn Road community. The 2002 Interim General Plan locates this property in the Developing Tier.

The master plan (page 59) encourages that the land situated between the Eastgate Shopping Center abutting to the east and the Forest Lake Garden Apartments to the west be developed via the R-S (Residential-Suburban) Comprehensive Design Zone. The defined area includes the subject site and approximately ten other properties totaling 55.4± acres. This property constitutes the easternmost property and the Forest Lake Garden Apartments the westernmost.

The master plan encourages a variety of housing types be built within the range of 2.7 to 3.5 dwelling units per acre. The residential area would have a strong pedestrian relationship to the adjacent activity center (Eastgate Shopping Center). The master plan map includes an illustrative concept for the development in this area. Land assemblage would be necessary for a comprehensively developed area because of the numerous individually owned parcels.

Although the master plan land use recommendation for this property is to be developed in a comprehensive manner with adjoining properties, the sectional map amendment retained the property in the R-R Zone, a rural residential zoning designation, through the District Council approval of the Glenn Dale SMA in 1993. The proposed land use for the subject property is consistent with the land uses allowed by the Zoning Ordinance in the R-R Zone.

The subject site is located in an area that contains a proposed library floating symbol recommended by the *Approved and Adopted Glenn Dale, Seabrook Lanham and Vicinity Master Plan*. Staff has referred this application to the Prince George's County Memorial Library System (PGCMLS) for evaluation in regards to the floating symbol. PGCMLS anticipates no need in the next six years for a library facility in this area and does not recommend the reservation or acquisition of land for this purpose.

4. **Parks and Recreation**—In accordance with Section 24-134(a) of the Subdivision Regulations, the proposed parcel is exempt from the requirements of mandatory dedication of parkland because the proposed parcel is greater than one acre in size and is a nonresidential use.

5. **Trails**—The *Adopted and Approved Glenn Dale-Seabrook-Lanham & Vicinity Master Plan* recommends a trail/bicycle facility along MD 193. Planning is currently underway for a segment of MD 193 west of Soil Conservation Road. It is envisioned that MD 193 will include continuous sidewalks and in-road bicycle facilities (shoulders, designated bike lanes, or wide curb lanes) and will be implemented by the State Highway Administration.

A standard sidewalk is recommended along the subject property's road frontage of MD193 to safely accommodate pedestrians to the subject site and the adjacent shopping center.

The wide asphalt shoulder along MD 193 currently accommodates bicycle traffic. However, a right turn lane along the property's frontage replaces this shoulder. If additional road frontage improvements are required by SHA, or at the time of repaving, consideration should be given to restriping the road in order to provide some room for bicyclists outside of the travel lanes or right turn lane.

6. **Transportation**—The plan proposes to construct a church, Sunday school and related activities. The functional occupancy count for the facility is limited to the auditorium seating capacity of 415 seats since the full congregation (adults and children) will assemble in the auditorium prior to the children and youth disbursement to other areas of the proposed building.

The Transportation Planning Section requested recent Sunday traffic counts from the applicant. In accordance with the *Guidelines for the Analysis of the Traffic Impact of development Proposals*, staff reviewed the counts. The findings and recommendations outlined below are based on upon a detailed review of the relevant materials and analyses conducted by staff and are consistent with the procedures and methodologies outlined in the Guidelines.

The application is a proposal to construct a church, Sunday school and related activities with a total of 26,281 square feet of gross floor area (GFA), and a maximum seating capacity of 415 seats. The Guidelines provide generalized trip rates for residential uses in the R-R Zone. However, the Institute of Transportation Engineers *Trip Generation Manual* provides specific trip rates for specific uses, such as church and Sunday school. Using the best available information, the proposed plan of a church and Sunday school with 26,281 GFA would generate 19 new weekday vehicle trips during in the AM peak hour and 18 trips during the PM peak hour. On Sundays, the proposed church would generate 249 trips, of which most would be utilizing the critical intersection closest to the site, MD 193 and Mission Drive.

The existing conditions at the critical intersections for the proposed application are summarized below:

	Critical Lane Volume (CLV) (AM, PM & SUN)	Level of Service (LOS) (AM, PM & SUN)
MD 193 and Mission Drive	1,309, 1,384, 620	D, D, A
MD 193 and MD 564	1,109, 1,188, -----	B, C, ----

The traffic conditions with background traffic (existing plus growth in through traffic plus traffic generated by approved but not built and/or occupied developments within the study area) are summarized below:

	Critical Lane Volume (CLV) (AM, PM & SUN)	Level of Service (LOS) (AM, PM & SUN)
MD 193 and Mission Drive	1,530, 1,730, 789	E, F, A
MD 193 and MD 564	1,420, 1,323, -----	D, D, ----

The total future traffic, which represents the existing, projected background and the traffic that would be generated by the proposed development, would further deteriorate the traffic conditions of the critical intersections. Total traffic under future conditions without any additional improvements is summarized below:

	Critical Lane Volume (CLV) (AM, PM & SUN)	Level of Service (LOS) (AM, PM & SUN)
MD 193 and Mission Drive	1,553, 1,907, 950	E, F, A
MD 193 and MD 564	1,400, 1,347, -----	D, D, ----

The Prince George's County Planning Board has recently approved the proposed East-Gate Development (4-01067) with several transportation-related conditions including the following:

Provision of an additional left turn lane to northbound Mission Drive and an additional left turn lane to westbound MD193 at the intersection of MD193 with Mission Drive.

With the above suggested improvement, the projected future traffic conditions are summarized below:

	Critical Lane Volume (CLV) (AM, PM & SUN)	Level of Service (LOS) (AM, PM & SUN)
MD 193 and Mission Drive	1,122, 1,393, 560	B, D, A
MD 193 and MD 564	1,400, 1,347, -----	D, D, ----

Based on the above analyses, the Transportation Planning Section concludes that adequate access roads will exist as required by Section 24-124 of the Prince George's County Code if the preliminary plan of subdivision is approved with the following conditions:

- a. Total development with proposed subdivision shall be limited to the equivalent of 26,281 gross square feet of church, Sunday school and other related uses or any other permitted uses which generate no more than 19 new vehicle trips during the AM peak hour and 18 trips during the PM peak hour on any weekday and 249 trips on Sundays.
- b. As deemed necessary by the SHA and/or the county DPW&T, the following improvements shall be bonded for construction prior to the issuance of any building permits:

Provision of an additional left turn lane to northbound Mission Drive and an additional left turn lane to westbound MD193 at the intersection of MD193 with Mission Drive.

The plan should be revised to label the dedication proposed by the applicant for the right-of-way for the proposed collector road crossing the northwest corner of the subject property. The *Glenn Dale Seabrook-Lanham and Vicinity Master Plan* identifies this collector facility as C-339R.

7. **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 *Adequate Public Facilities Regulations for Schools* (CR-23-2001 and CR-38-2002) and concluded that the subdivision is exempt from APF test for schools because it is a nonresidential use.
8. **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 Glenn Dale Fire Station, Company 18, located at 11900 Glenn Dale Boulevard, has a service travel time of 2.84 minutes, which is within the 3.25-minute travel time guideline.
 - b. The existing ambulance service at Glenn Dale Fire Station, Company 18, located at 11900 Glenn Dale Boulevard, has a service travel time of 2.84 minutes, which is within the 4.25-minute travel time guideline.

- c. The existing paramedic service at Glenn Dale Fire Station, Company 18, located at 11900 Glenn Dale Boulevard, has a service travel time of 2.84 minutes, which is within the 7.25-minute travel time guideline.
- d. The existing ladder truck service at West Lanham Hills Fire Station, Company 28, located at 7609 Annapolis Road, has a service travel time of 8.90 minutes, which is beyond the 4.25-minute travel time guideline. In order to alleviate the negative impact on fire services due to the inadequate service discussed, the Fire Department recommends that a fire suppression system be installed in all commercial structures in accordance with National Fire Protection Association Standard 13 and all applicable Prince George's County laws.

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*.

- 9. **Police Facilities**—The proposed development is within the service area for the District II-Bowie police station. In accordance with Section 24-122.01(c) of the Subdivision Regulations, the existing county police facilities will be adequate to serve the proposed Capital Christian Fellowship development. This police facility will adequately serve the population generated by the proposed subdivision.
- 10. **Health Department**—The Health Department has evaluated the proposed preliminary plan and notes that an existing cistern is located within the existing building and is proposed to be removed at the time that the existing buildings on site are razed. A raze permit will be required through the Department of Environmental Resources and any hazardous material location within any structure must be removed and property stored or discarded.
- 11. **Stormwater Management**—The Department of Environmental Resources (DER), Development Services Division, has determined that on-site stormwater management is required. A Stormwater Management Concept Plan, #5629-2002-00, has been approved with conditions to ensure that development of this site does not result in on-site or downstream flooding. Development must be in accordance with this approved plan.
- 12. **Access Variation**—Section 24-121(a)(3) of the Subdivision Regulations establishes that proposed parcels fronting on a roadway of an arterial classification or higher should be designed to front on either an interior street or service road. The subject property has sole frontage on and proposes direct vehicular access onto Greenbelt Road (MD 193), an arterial roadway.

Section 24-113(a) of the Subdivision Regulations sets forth the required findings for approval of variation requests, which can be granted to Section 24-121(a)(3). While the requirements for granting zoning variances must be accompanied by specific findings, the requirements for granting subdivision variations are considered less onerous than the granting of zoning variances. Section 24-113(a) reads:

Where the Planning Board finds that extraordinary hardship or practical difficulties may result from strict compliance with this Subtitle and/or that the purposes of this Subtitle may be served to a greater extent by an alternative proposal, it may approve variations from these Subdivision Regulations so that substantial justice may be done and the public interest secured, provided that such variation shall not have the effect

of nullifying the intent and purpose of this Subtitle; and further provided that the Planning Board shall not approve variations unless it shall make findings based upon the evidence presented to it in each specific case that:

- A. That the granting of the variation will not be detrimental to the public safety, health or welfare, or injurious to other property.**

Comment: Greenbelt Road is a divided road in front of the subject site with only eastbound movement; right only, an option for traffic leaving the site. A median break is located at a point just east of the easternmost corner of the property with the access drive from this site being located in the westernmost point of property. This offset would allow traffic ample opportunity to safely move into the turn lane at the median break to continue westbound on Greenbelt Road without conflict with existing traffic.

An access permit has been applied for with the Maryland State Highway Administration. The access location and construction will be in accordance with the SHA guidelines. Acceleration and deceleration lanes are being developed as a part of this project's improvement requirements along the frontage of Greenbelt Road.

- B. The conditions of which the variation is based are unique to the property for which the variation is sought and are not applicable generally to other properties.**

Comment: The subject site has 214.61 feet of frontage along Greenbelt Road. The existing Eastgate Shopping Center abuts the property's east property line and is a fully developed site along this property line. A single-family residential lot abuts the entire property's western property line. The site currently has existing access onto Greenbelt Road.

At this time because of the existing improvements and the existing zoning on abutting properties, the opportunity for other access is restricted. Without access onto Greenbelt Road the site would not be buildable, because there are no other options for access at this time.

- C. The variation does not constitute a violation of any other applicable law, ordinance, or regulation.**

Comment: The access will be located and constructed in accordance with a required access permit issued by the State Highway Administration. The State Highway Administration has jurisdiction over the existing and proposed right-of-way of Greenbelt Road (MD 193). Development will be required in accordance with that permit.

- D. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.**

Comment: Due to the site's location and the physical improvements on abutting properties no other option for access exists at this time. A particular hardship to the property owner could occur if access to this property were to be denied.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision, the plan shall be revised as follows:
 - a. To indicate that the existing structures are to be razed.
 - b. To label the dedication proposed by the applicant for the right-of-way for the Proposed collector road crossing the northwest corner of the subject property.
2. Development of the subject property shall be in conformance with the approved Conceptual Stormwater Management Plan # 5629-2002-00.
3. Prior to signature approval of the Type I Tree Conservation Plan, TCPI/33/02 shall be revised to remove all Woodland Conservation Areas from the Public Utility Easements (PUE).
4. Development of this property shall be in compliance with an approved Type I Tree Conservation Plan (TCPI/33/02). The following note shall be placed on the Final Plat of Subdivision:

Development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCPI/33/02), or as modified by the Type II Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation/Tree Preservation Policy.

5. Prior to the issuance of permits a Type II Tree Conservation Plan shall be approved.
6. All commercial structures shall be fully sprinklered in accordance with National Fire Protection Association Standard 13D and all applicable Prince George's County laws.
7. Total development with proposed subdivision shall be limited to equivalent of 26,281 gross square feet of church, Sunday school and other related uses or any other permitted uses which generate no more than 19 new vehicle trips during the AM peak hour and 18 trips during the PM peak hour on any weekday and 249 trips on Sundays.
8. As deemed necessary by the SHA and/or the county DPW&T, the following improvements shall be bonded for construction prior to the issuance of any building permits:

Provision of an additional left turn lane to northbound Mission Drive and an additional left turn lane to westbound MD193 at the intersection of MD193 with Mission Drive.

STAFF RECOMMENDS APPROVAL OF TREE CONSERVATION PLAN TCPI/33/02 AND A VARIATION TO SECTION 24-121