



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Preliminary Plan 4-03013

Application	General Data
Project Name: FIRST BAPTIST CHURCH OF NORTH BRENTWOOD Location: East of 40 th Avenue, west of Church Street, north of Wallace Road and south of Allison Street. Applicant/Address: First Baptist Church of North Brentwood 4009 Wallace Road Brentwood, MD 20722	Date Accepted: 03/12/03
	Planning Board Action Limit: 05/20/03
	Plan Acreage: 2.04
	Zone: R-55
	Parcels: 2
	Election District: 17
	Planning Area: 68
	Council District: 02
	Municipality: Town of North Brentwood
	200-Scale Base Map: 206NE03

Purpose of Application	Notice Dates
RESIDENTIAL SUBDIVISION FOR THE CONSTRUCTION OF A CHURCH. Previous POR mailing to 4-99067, DDS-530, DSP-01056, DPLS-276	Adjoining Property Owners: (CB-15-1998) N/A
	Previous Parties of Record: (CB-13-1997) 04/21/03
	Sign(s) Posted on Site: 04/29/03
	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 Plat 4-03013
First Baptist Church of North Brentwood, Parcels A and B

OVERVIEW

The subject property consists of approximately 2.04 acres of land in the R-55 Zone. It is found on Tax Map 50, Grid A-2, and is a combination of Lots 1-8, Block D and Parcel A. This combination of lots and parcels is proposed Parcel A and is located on the north side of Wallace Road and totals 1.62 acres. The remainder of the property is currently identified as Parcel A and is located directly across Wallace Road to the south. This portion of the property is proposed Parcel B and comprises 0.42 acre of land.

The property was previously the subject of Preliminary Plan of Subdivision 4-99067, approved by the Planning Board by PGCPB Resolution No. 00-70, adopted June 1, 2000. That preliminary plan subsequently expired on June 1, 2002, prior to the approval of the final plat of subdivision. However, the applicant has been diligently pursuing other necessary approvals for the development of the property as proposed.

The Zoning Ordinance requires the approval of a detailed site plan (DSP) for the development of a church on this property. The Planning Board approved DSP-01056, Alternative Compliance AC-01056, and Variance VD-01056 by Resolution 02-45, adopted March 21, 2002. The applicant's proposed preliminary plan is consistent with those currently valid approvals and the previously approved and now expired Preliminary Plan of Subdivision (4-99067).

Proposed Parcels A and B are currently used for church purposes. Proposed Parcel A contains a parking compound. Proposed Parcel B contains the existing one-story church building. The applicant proposes to construct the new church facility on Parcel A with some associated parking. The existing church building on Parcel B is proposed to be razed. The applicant will convert that portion of the property into a parking compound, pursuant to Part 11 of the Zoning Ordinance, to serve the church use on Parcel A.

Section 24-111(c)(2) of the Prince George's County Subdivision Regulations requires a preliminary plan of subdivision when the overall gross floor area of new development exceeds 5,000 square feet. The original Preliminary Plan 4-99067 was a request to construct a 23,475-square-foot church with associated parking; this preliminary plan has been revised to reflect the construction of a 24,050-square-foot church facility.

SETTING

The subject property consists of two parcels within the Town of North Brentwood, as discussed further in Finding 12 of this report. Parcel A is located northeast of the intersection of Church Street and Wallace Road with frontage on 40th Street to the west and Church Street to the east. Parcel B is located across Wallace Road, which is the current location of the existing church, known as the First Baptist Church of North Brentwood.

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-55	R-55
Use(s)	Residential/Church	Church
Acreage	Total 2.04 ac	24,050 sq.ft/ 780 seats Parcel A—1.62 ac Parcel B—.42 ac
Parcels	2	2
Lots	8	0

2. **Community Planning**—The 1994 Sectional Map Amendment for Planning Area 68 retained the R-55 Zone for this property and the master plan retained the medium suburban single-family detached residential land use recommendation. The proposed preliminary plan is consistent with the land use recommendations in the General Plan and the master plan.

Parcels A and B are also the subject of several other applications pertinent to the development of a new sanctuary for the First Baptist Church of North Brentwood: DSP-01056, VD-01056, and DDS-530. The Planning Board approved Preliminary Plan 4-99067, which has subsequently expired and is being replaced with the subject application. The proposed preliminary plan does not impair the integrity of the approved master plan and sectional map amendment. The proposal does not raise any master plan issues that have not been previously addressed.

3. **Transportation**—The Transportation Planning Section has reviewed the proposed subdivision application. The subject property consists of approximately 2.04 acres of land in the R-55 Zone. The property is located within an area roughly bounded by 40th Street, Church Street, Allison Street, and Wallace Road within the municipality of North Brentwood. The applicant proposes the development of a 24,050-square-foot church.

This site was originally reviewed for a church of similar size in 1999 as Preliminary Plan 4-99067. Staff initially requested traffic counts in the area for the purpose of making an adequacy finding during the Subdivision Review Committee meeting on March 28, 2003. At that time, although staff understood that the previous preliminary plan had expired, staff did not realize that the required Detailed Site Plan DSP-01056 was active. Therefore, the requirement for traffic counts was waived. The findings and recommendations outlined below are based upon a review of relevant materials and analyses conducted by the staff of the Transportation Planning Section, consistent with the *Guidelines for the Analysis of the Traffic Impact of Development Proposals*.

Growth Policy—Service Level Standards

The subject property is located within the Developed Tier, as defined in the General Plan for Prince George's County. As such, the subject property is evaluated according to the following standards:

Links and signalized intersections: Level-of-service (LOS) E, with signalized intersections operating at a critical lane volume (CLV) of 1,600 or better. Mitigation, as defined by Section 24-

124(a)(6) of the Subdivision Ordinance, is permitted at signalized intersections within any tier subject to meeting the geographical criteria in the guidelines.

Unsignalized intersections: The *Highway Capacity Manual* procedure for unsignalized intersections is not a true test of adequacy but rather an indicator that further operational studies need to be conducted. Vehicle delay in any movement exceeding 50.0 seconds is deemed to be an unacceptable operating condition at unsignalized intersections. In response to such a finding, the Planning Board has generally recommended that the applicant provide a traffic signal warrant study and install the signal (or other warranted traffic controls) if deemed warranted by the appropriate operating agency.

Staff Analysis of Traffic Impacts

As noted earlier, the previous preliminary plan reviewed for this site, 4-99067, expired prior to its recordation. Although this site is technically subject to new findings of transportation adequacy, there are a number of factors to consider at this time:

1. There is currently an active, approved detailed site plan, DSP-01056, for this site. The current subdivision proposal is fully consistent with the site plan. During the review of the site plan, the applicant submitted a traffic management plan that staff extensively reviewed. Therefore, staff did have recent traffic information as a part of the review of DSP-01056, and the transportation issues regarding this site and the proposed church are well understood by all. New data and analyses will not change these concerns.
2. The Planning Board has generally allowed subdivisions in similar circumstances to move forward provided that prior conditions needed to address adequacy considerations are carried forward and provided that significant transportation changes have not occurred that would result in different assumptions and new findings. Circumstances in the area have not changed, and the conditions on Preliminary Plan 4-99067 should be carried forward.
3. The construction of a church of approximately 24,000 square feet on this site has been assumed in all recent traffic impact studies in the area.

In recognition that there is a prior subdivision for this site and that the development for the subject property remains unchanged from the prior subdivision, staff finds the subject application would generate no net trips relative to prior applications for the site. Consequently, there would be no net impact vis-à-vis the approved Detailed Site Plan DSP-01056 on the US 1/Wallace Road intersection, which is the critical intersection for the subject property, or other area streets and intersections.

Nonetheless, staff will recommend that the conditions that were attached to 4-99067 should remain a part of this new subdivision. Condition 2 of PGCPB No. 00-70 was a trip cap condition. The approved site plan was determined to conform to that condition. Condition 4 of PGCPB No. 00-70 is being slightly modified to ensure that minor architectural changes to the site plan will not result in a new traffic management study. The issue of traffic management was thoroughly reviewed with the current site plan; there is little need to conduct a new review unless the seating capacity of the church under a new site plan is increased.

Based on the preceding findings, the Transportation Planning Section concludes that adequate transportation facilities would exist to serve the proposed subdivision as required under Section 24-

124 of the Prince George's County Code if the application is approved with conditions.

4. **Environmental**—The Environmental Planning Section has reviewed the resubmittal of the previously approved Preliminary Plan of Subdivision 4-99067, stamped as received on March 14, 2003. The plan submitted addresses all applicable environmental requirements. The Environmental Planning Section recommends approval of 4-03013 with no environmental conditions.

The subject property is currently developed as a one-story building with other structures and operates as a church. The subject property has a previously approved Chesapeake Bay Critical Area (CBCA) Conservation Plan (CP-99017) dated May 11, 2000; and most recently an approved Detailed Site Plan DSP-01056 with VD-01056, Alternative Compliance AC-01056, and revised CBCA Conservation Plan CP-99017/01, dated February 28, 2002. This site has an approved Stormwater Concept Plan (000-008-001-780) dated March 19, 2001.

The site is relatively flat, sloping toward the north, and drains into the Anacostia River within the Anacostia River watershed. There are no streams, wetlands or 100-year floodplains identified on the subject property. The predominant soil types on the site are Codorus and Elsinboro. These soil series generally exhibit moderate to severe limitations to development due to flood hazard, high water table, and impeded drainage. Based on the proposed use of the site as a church, it is unlikely that major limitations will occur. However, if the proposal includes the construction of a building with a basement, there is a potential for drainage problems.

There are no Marlboro clays or scenic or historic roads located on or adjacent to the subject property. According to the sewer service and water service maps produced by DER, the property is in categories S-3 and W-3. There are no known rare, threatened, or endangered species in the general region listed by the State of Maryland. No noise concerns have been identified related to this site.

The site is not subject to the provisions of the Woodland Conservation Ordinance. Parcel A is exempt from the requirements of the Woodland Conservation Ordinance because proposed Parcel A is located in the Chesapeake Bay Critical Area. Proposed Parcel B is exempt from the requirements of the Ordinance because the parcel is less than 40,000 square feet in size and there are less than 10,000 square feet of woodlands located on site. A review of the 1998 aerial photography verifies that there is no existing woodland on the property. A standard exemption letter was reissued by the Environmental Planning Section, Countywide Planning Division, which is dated March 27, 2003 and expiring on March 27, 2004. This revised exemption letter was issued to properly state exemption reasons.

5. **Schools**—The proposal is exempt from the requirements of Section 24-122.02 of the Prince George's County Subdivision Regulations for adequacy of public schools because it is a nonresidential use.
6. **Fire and Rescue**—The Historic Preservation and Public Facilities Planning Section has reviewed the subdivision plans for adequacy of fire and rescue facilities in accordance with Section 24-122.01 of the subdivision regulations and concluded the following:
 - a. The existing fire engine service at Brentwood Fire Station, Company 4, located at 3712 Utah Avenue, 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 Mount Rainier Fire Station, Company 3, located at 4051 34th Street, has a service response time of 1.33 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 0.76 minutes, which is within the 7.25-minute response time guideline.
- d. The existing ladder truck service at Mount Rainier Fire Station, Company 3, located at 4051 34th Street has a service response time of 1.33 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*. The proposed subdivision will be within the adequate coverage area of the nearest existing fire/rescue facilities for engine, ambulance, ladder truck and medic service.

- 7. **Police Facilities**—The proposed development is within the service area of the District I- Hyattsville Police Station. In accordance with Section 24-122.1 of the Subdivision Regulations, the existing county police facilities will be adequate to serve the proposed development.
- 8. **Health Department**—The Health Department has reviewed the preliminary plan and has no issues with the proposed development.
- 9. **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, #008001780, has been approved to ensure that the development of this site does not result in on-site or downstream flooding. Development must be in accordance with that approved plan.
- 10. **Parks and Recreation**—The site is exempt from the requirements for mandatory dedication pursuant to Section 24-134(a) of the Subdivision Regulations.
- 11. **Trails**—There are no master plan trail issues.
- 12. **Historic**—North Brentwood is a small residential community of fewer than 200 buildings, located on Rhode Island Avenue between Hyattsville and Brentwood. First surveyed and platted in 1891, the community was settled by former slaves of local planters as well as soldiers who had served in regiments of the U.S. Colored Troops. By 1904, a schoolhouse and 23 dwellings had been constructed for these African-American families, and two church congregations were meeting in members' homes. The town, the first African-American municipality in Prince George's County, was incorporated in 1924. It has a uniquely rich history. Two individual buildings have been identified as historic resources in the *Historic Sites and Districts Plan* (1992), and in 1988, a substantial part of the town was determined eligible for listing in the National Register of Historic Places.

The history of the First Baptist Church of North Brentwood goes back to the very early years of the North Brentwood community. The Baptist congregation was formed under the leadership of the Reverend James Jasper in 1905, and services were held in the home of James and Virginia Holmes (Lots 1 and 2 in Block C, at the corner of Banner Street and Wallace Road) and also outdoors on the

land chosen for the eventual construction of the church (a block to the west on the south side of Wallace Street). The first church was built in 1907 on this lot, the very location that the First Baptist Church now occupies (4009 Wallace Road). Four years later, the 1907 church building was destroyed by fire; it was rebuilt on the same site and reopened in 1912. All of the early development of the church took place under the leadership of its first minister, James Jasper, who served until 1935.

The 1912 church served until 1966, at which time plans for a new building were undertaken; the present church was completed and dedicated in 1970, under the leadership of the Reverend Perry Smith, who continues today as the minister of the First Baptist Church.

According to the detailed site plan submitted more than a year ago, a new and larger church is proposed to be built across Wallace Road from the present Baptist church, on land comprising Lots 1 through 8 of Block D, as well as Parcel A to the northeast.

The subject preliminary plan proposes to combine into two parcels the property of the First Baptist Church directly involved in the new church construction project.

At the request of the Town of North Brentwood, Historic Preservation staff of M-NCPPC has prepared a National Register nomination for a significant part of the historic Town of North Brentwood. The Prince George's County Historic Preservation Commission reviewed the nomination in April 2003; the Maryland Governor's Consulting Committee will review it in May 2003. Depending on these two reviews, the nominated property may be officially listed in the National Register of Historic Places by the end of 2003. Listing of the North Brentwood community would lend recognition, prestige and possible tax benefits to the town, but would not preclude any of the development proposed by the First Baptist Church of North Brentwood.

The boundaries of the nomination were determined to include all of the domestic structures built during the period of significance (1890-1950) of the North Brentwood community, excluding concentrations of very recent construction, and also excluding areas where substantial modern construction is beginning. The boundaries of the nomination do not include any of the church property or any area of the town that will be directly affected by the construction of the proposed new church.

Within the boundaries of the nomination are two historic resources: the Brentwood AME Zion Church (Historic Resource #68-61-11), and the Peter Randall House (Historic Resource #68-61-37). Neither of these two historic resources will be directly affected by the proposed subdivision or the planned construction of the new church. The subject preliminary plan will have no adverse effect upon any historic properties listed in the inventory of historic resources of the *Historic Sites and Districts Plan*.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Total development on Parcels A and B shall be limited to 24,050 square feet of church facilities, or equivalent development that generates no more than 17 AM and 15 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 with transportation impacts beyond those identified herein shall require an additional preliminary plan of subdivision with a new

determination of the adequacy of transportation facilities.

2. The applicant, his heirs, successors, and/or assignees shall submit a traffic management plan at such time that any detailed site plan increases the seating capacity of the proposed church beyond the approved capacity of 780 is filed. This traffic management plan must address the scheduling of services, access into parking areas and egress from parking areas associated with the church, and strategies for ensuring adequate access from the church to US 1 and 38th Street. Strategies such as prohibition of parking and changing street operation from one-way to two-way (or vice versa) will require the concurrence of the Town of North Brentwood in order to be acceptable to transportation staff.
3. Development shall be in accordance with approved Conceptual Stormwater Management Plan #008001780.

STAFF RECOMMENDS APPROVAL.