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Preliminary Plan 4-11016

Application	General Data	
Project Name: Trinity Community Church of Bowie Location: Located 2,000 feet southeast of the intersection of Old Stage Road and Church Road. Applicant/Address: Land Design, Inc. 2905 Mitchellville Road, Suite 111 Bowie, MD 20716 Property Owner: Trinity Community of Bowie 1532G Pointer Ridge Place Bowie, MD 20716	Planning Board Hearing Date:	11/10/11
	Staff Report Date:	10/28/11
	Date Accepted:	08/05/11
	Planning Board Action Limit:	11/15/11
	Mandatory Action Timeframe:	70 Days
	Plan Acreage:	7.49
	Zone:	R-R
	Gross Floor Area:	29,805 sq. ft
	Lots:	0
	Parcels:	1
	Planning Area:	71A
	Tier:	Developing
	Council District:	06
	Election District	07
	Municipality:	N/A
	200-Scale Base Map:	207NE12

Purpose of Application	Notice Dates	
To re-subdivide the property into Parcel A for the development of a 29,805-square-foot church with a day care center (75 children) and associated parking.	Informational Mailing	06/16/11
	Acceptance Mailing:	05/09/11
	Sign Posting Deadline:	10/11/11

Staff Recommendation		Staff Reviewer: Quynn Nguyen Phone Number: 301-780-2465 E-mail: Quynn.Nguyen@ppd.mncppc.org	
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 Plan of Subdivision 4-11016
Trinity Community Church of Bowie
Parcel A

OVERVIEW

The subject site is located on Tax Map 46 in Grid E-4, and is known as Lot 1. The property is located on the south side of Old Stage Road, consists of 7.49 acres within the Rural Residential (R-R) Zone, and is currently improved with a concrete foundation and gravel parking lot and driveway. A Final Plat (5-06044) for the property was approved on March 23, 2006, subsequent to the approval of Preliminary Plan of Subdivision 4-04037, and recorded in Plat Book REP 211 @35. The applicant is proposing to re-subdivide the property into Parcel A for the development of a 29,805-square-foot church with a day care (75 children) and parking, and will have seating for up to 850 people. This proposed re-subdivision will not create any new parcels.

Preliminary Plan of Subdivision 4-04037 for Trinity Community Church of Bowie was originally approved on July 22, 2004 and adopted by the Planning Board on September 9, 2004 (PGCPB Resolution No. 04-178). The approved preliminary plan of subdivision was for the development of a 17,200-square-foot church comprising a 333-seat sanctuary, a 200-seat Sunday school, and a parking lot. Prince George's County Planning Board Resolution No. 04-178 created Lot 1 and contains 12 conditions. Condition 11 of the resolution limited the total development within the property to 17,200 square feet of church facilities or equivalent development that generates no more than 10 AM, 11 PM, and 215 Sunday peak-hour vehicle trips. Condition 12 of the resolution required an approved limited detailed site plan prior to issuance of permits for the property. Detailed Site Plan DSP-05101 for the development of a 15,325-square-foot church on Lot 1 was approved on June 1, 2006 and adopted by the Planning Board on June 15, 2006 (PGCPB Resolution No. 06-128). The proposed church, under approved Preliminary Plan of Subdivision 4-04037 and Detailed Site Plan DSP-05101, was never constructed. The current applicant is proposing a 29,805-square-foot church with a day care for the site, which will exceed the trip cap established by the previous preliminary plan approval for the site; therefore, this instant preliminary plan is required. Upon approval of this preliminary plan of subdivision, it will supersede the validity of Preliminary Plan of subdivision 4-04037 on this property. A church located on a lot over two acres in size is a permitted use in the R-R Zone and is not subject to detailed site plan (DSP) approval pursuant to Section 27-441(b)(2), Table of Uses, of the Zoning Ordinance. A day care in a church is a permitted use in the R-R Zone subject to detailed site plan approval pursuant to Section 27-441(b)(2), Table of Uses, Footnote 34, of the Zoning Ordinance. Therefore, if the applicant proceeds with the development of the day care center in the future, a DSP will be required at that time.

The site is within the limits of the 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, 74B*. The property has frontage on Old Stage Road, a 60-foot-wide primary residential street. No further dedication is required for Old Stage

Road. There are no master plan roadways or trails on or adjacent to the subject site. The property is located adjacent to, but not within, the corporate boundaries of the City of Bowie. The preliminary plan of subdivision was referred to the City of Bowie, as discussed further in the City of Bowie section of this report.

The property contains regulated environmental features that are required to be protected under Section 24-130 of the Subdivision Regulations. The on-site regulated environmental features include a stream valley with its associated 75-foot-wide buffer, wetlands and their associated 25-foot-wide buffers, and 100-year floodplain. Section 24-130(b)(5) of the Subdivision Regulations requires that the primary management area (PMA) be preserved in a natural state to the fullest extent possible. A statement of justification was received and is supported as discussed further in the Environmental section of this report.

SETTING

The property is located on the south side of Old Stage Road, approximately 2,000 feet southeast of its intersection with Church Road. The surrounding properties of the site are zoned Rural Residential (R-R) and are mostly developed with single-family dwellings. The property directly north of the site is developed with a private school.

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)	Vacant	Church (29,805 sq. ft.) Day Care (75 children)
Acreage	7.49	7.49
Lots	1	0
Outlots	0	0
Parcels	0	1
Dwelling Units	N/A	N/A
Public Safety Mitigation Fee	No	No
Variance	No	No
Variation	No	No

Pursuant to Section 24-119(d)(2) of the Subdivision Regulations, this case was heard before the Subdivision and Development Review Committee (SDRC) on August 19, 2011.

2. **Community Planning**—The 2002 *Prince George's County Approved General Plan* designates the subject property within 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. The preliminary plan is consistent with the 2002 General Plan Development Pattern policies for the Developing Tier by maintaining a pattern of low-density development through the proposed use of a church with a

day care. Approval of this application does not violate the General Plan's growth goals for the year 2025, upon review of the Prince George's County General Plan Growth Policy Update.

The applicant proposes to build a 29,805-square-foot church building, day care, and associated parking. The land use proposed by this preliminary plan conforms with the land use recommendations of the 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, 74B* for residential low development. The master plan retained the property in the R-R Zone.

3. **Environmental**—A Type I Tree Conservation Plan, TCPI/19/04-01, a statement of justification, and a signed Natural Resources Inventory, NRI-053-11, are required and have been reviewed. The site is subject to environmental regulations contained in Subtitle 24 of the Prince George's County Code that came into effect on September 1, 2010 because the application is for a new preliminary plan. The project is not grandfathered with respect to the Woodland and Wildlife Habitat Conservation Ordinance, effective September 1, 2010, pursuant to Section 25-119(c)(2) of the County Code because a tree conservation plan expires when the associated plan expires. Because the previously approved preliminary plan will expire and be null and void with the approval of the new preliminary plan, the associated TCPI (TCPI/019/04) will also expire with the approval of the new preliminary plan of subdivision.

The site was previously reviewed in conjunction with Preliminary Plan of Subdivision 4-04037 and Type I Tree Conservation TCPI/019/04, approved by the Planning Board on July 22, 2004 (PGCPB Resolution No. 04-178). The site was also reviewed in conjunction with Detailed Site Plan DSP-05101 and Type II Tree Conservation Plan TCPII/36/05, approved by the Planning Board on June 1, 2006 (PGCPB Resolution No. 06-128).

The site is located on the south side of Old Stage Road, approximately 350 feet northwest of the eastern segment of Pleasant View Drive. The property is zoned R-R and contains 7.49 acres. There are areas of 100-year floodplain, a stream, nontidal wetlands, and steep slopes present on the site. According to a U.S. Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey Custom Soil Resource Report dated June 21, 2011, three soils types occur on this site and these include: Annapolis Urban Land complex (AnB), Collington-Wist complex (CnE), and Widewater and Issue Soils (WE). Based on mapping information, Marlboro clays are not found on this site. According to information obtained from the Maryland Department of Natural Resources, Natural Heritage Program, there are no rare, threatened, or endangered species found to occur on or in the vicinity of this property. The site has an unnamed tributary across it that drains into the Collington Branch watershed of the Patuxent River basin. There are no significant noise generators, scenic, or historic roads in vicinity of the site. The property is in the Bowie and vicinity planning area and the Developing Tier of the 2002 General Plan.

Master Plan Conformance

The site is within the limits of the 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, 74B*. The Environmental Infrastructure section of the master plan contains goals, policies, and strategies. The following text in **BOLD** is applicable to the subject site.

Policy 1: Protect, preserve and enhance the identified green infrastructure network within the master plan area.

Neither the subject property nor any adjacent properties are within the designated network of the 2005 *Approved Countywide Green Infrastructure Plan*.

Policy 2: Restore and enhance water quality in areas that have been degraded and preserve water quality in areas not degraded.

Strategies:

- 1. Implement the strategies contained in the Western Branch Watershed Restoration Action Strategy (WRAS).**
- 2. Add identified mitigation strategies from the Western Branch WRAS to the countywide database of mitigation sites.**
- 3. Encourage the location of necessary off-site mitigation for wetlands, streams, and woodlands within sites identified in the Western Branch WRAS and within sensitive areas that are not currently wooded.**

The plan shows the provision of bioretention areas and roof drain dry wells in addition to two stormwater management ponds that were previously constructed adjacent to the stream system that runs parallel to the front property line along Old Stage Road. These structures will provide water quality and water quantity treatments for the proposed development as approved on Stormwater Management Concept Plan 35682-2003-01.

- 4. Ensure the use of low impact-development techniques to the extent possible during the development process.**

The plans show the use of bioretention facilities in the parking lot and dry wells to handle the roof run-off. These are all low-impact development techniques.

- 5. During the development review process evaluate streams that are to receive stormwater discharge for water quality and stream stability. Unstable streams and streams with degraded water quality should be restored, and this mitigation should be considered as part of the stormwater management requirements.**

No areas of instability have been identified on the segment of stream that will receive the run-off, and the site does have an approved stormwater concept plan.

- 6. Encourage the use of conservation landscaping techniques that reduce water consumption and the need for fertilizers or chemical applications.**

Reforestation has been proposed on-site. Planting the reforestation areas with native plants is required and addresses the above strategy.

Policy 3: Protect and enhance tree cover within the master plan area.

Strategies

- 1. Encourage the planting of trees in developed areas and established communities to increase the overall tree cover.**

2. **Provide a minimum of ten percent tree cover on all development projects. This can be met through the provision of preserved areas or landscape trees.**
3. **Establish street trees in planting strips designed to promote long-term growth and increase tree cover.**
4. **Establish tree planting adjacent to and within areas of impervious surfaces. Ensure an even distribution of tree planting to provide shade to the maximum amount of impervious areas possible.**

Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance is applicable and requires a minimum percentage of tree canopy coverage on a project that requires a grading permit. Properties that are zoned R-R are required to provide a minimum of 15 percent of the gross tract area in tree canopy. The subject property is 7.49 acres in size, resulting in a tree canopy coverage requirement of 1.12 acres. It appears that the subject application will be able to meet the requirement with proposed woodland preservation and landscaping which will be determined with subsequent plan approvals.

Street trees will be provided in accordance with Department of Public Works and Transportation (DPW&T) standards, and landscaping materials will be required in accordance with the 2010 *Prince George's County Landscape Manual*.

Policy 4: Reduce overall energy consumption and implement more environmentally sensitive building techniques.

Strategies:

1. **Encourage the use of green building techniques that reduce energy consumption. New building designs should strive to incorporate the latest environmental technologies in project buildings and site design. As redevelopment occurs, the existing buildings should be reused and redesigned to incorporate energy and building material efficiencies.**
2. **Encourage the use of alternative energy sources such as solar, wind, and hydrogen power. Provide public examples of uses of alternative energy sources.**

The use of green building techniques and energy conservation techniques should be utilized as appropriate, but are not required.

Policy 5: Reduce light pollution and intrusion into residential, rural, and environmentally sensitive areas.

Strategies:

1. **Encourage the use of alternative lighting technologies for athletic fields, shopping centers, gas stations, and car lots so that light intrusion on adjacent properties is minimized. Limit the total amount of light output from these uses.**
2. **Require the use of full cut-off optic light fixtures for all proposed uses.**

3. **Discourage the use of streetlights and entrance lighting except where warranted by safety concerns.**

The use of alternative lighting technologies and the limiting of total light output is recommended. Full cut-off optic light fixtures should be used and are recommended.

Policy 6: Reduce adverse noise impacts to meet State of Maryland noise standards.

Strategies:

1. **Evaluate development proposals using Phase I noise studies and noise models.**
2. **Provide adequate set backs for projects located adjacent to existing and proposed noise generators.**
3. **Provide the use of approved attenuation measures when noise issues are identified.**

Old Stage Road does not generate sufficient traffic to result in noise levels on the subject property above the residential standard of 65 dBA Ldn and will therefore not be an issue for a future day care center. The proposed use as a church is not anticipated to be a noise generator.

Green Infrastructure Plan Conformance

Neither the subject property nor any adjacent properties are within the designated network of the 2005 *Approved Countywide Green Infrastructure Plan*.

Environmental Review

The NRI shows streams, wetlands, and floodplain on this property. The forest stand delineation (FSD) indicates the presence of one forest stand totaling 1.67 acres and five specimen trees. This information was based on current site conditions after the previous TCPII was implemented through clearing and grading.

The project is subject to the environmental regulations contained in Subtitle 24 of the County Code that came into effect on September 1, 2010 because the application is for a new preliminary plan. The previously required minimum stream buffer was 50 feet in width on each side of the stream. The current requirement is 75 feet on each side. The TCP1 and the preliminary plan show the required information correctly.

The site is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO). The project is not grandfathered with respect to the Woodland and Wildlife Habitat Conservation Ordinance which became effective September 1, 2010, pursuant to Section 25-119(c)(2), because a tree conservation plan expires when the associated plan expires. Because the previously approved preliminary plan will expire with the approval of this preliminary plan, the associated TCPI (TCPI/019/04) will also expire. Pursuant to Section 25-119(c)(1)(A) all TCP2s must be in conformance with the TCP1.

The previously approved TCPI showed the gross site area as 7.67 acres. As part of the plat recorded in 2006, an area of 0.17 acre was dedicated to the right-of-way of Old Stage Road. This area was shown on the approved TCPII as “previously dedicated land.” However, because this is

a new application, the worksheet on the TCP1 should be revised to remove reference to previously dedicated land. The site area after dedication is 7.49 acres. The worksheet needs to be revised to show this as the site area.

The worksheet on the plan has been shown as a phased worksheet; one phase to account for the requirements based on the clearing that has been performed to date under previous approvals, and a second phase to account for the requirements of the current application. The worksheet correctly shows the woodland conservation threshold (WCT) as 20 percent, but identifies that area incorrectly as 2.76 acres. The 20 percent WCT needs to be corrected in the worksheet.

The existing woodland on the site totals 5.52 acres, which is consistent with the previously approved TCPs. The plan shows the total amount of woodland cleared to be 4.45 acres outside of the floodplain and 0.09 acre of floodplain clearing; however, the clearing has been divided between the two phases. The clearing that has been performed to date should be accurately reflected as the clearing area for the first phase (approximately 4.49 acres total). Based on the limit of disturbance shown on the plan, it appears that no additional clearing of woodland is necessary for the current application. The second phase of the worksheet needs to be revised to reflect that no clearing is currently proposed. The worksheet shows 0.04 acre of woodland remaining after phase two, which indicates that woodland exists on-site that has not been accounted for. The worksheet needs to be revised to address all discrepancies and should be updated to reflect revisions to the plans.

Woodland conservation shown on the plan totals 1.03 acres of preservation, 0.70 acre of reforestation, and 1.65 acres of fee-in-lieu. The use of on-site preservation and reforestation as methods for meeting woodland conservation requirements are a priority, followed by off-site woodland conservation, and finally fee-in-lieu, the prioritization of the methods to be used is set forth in Section 25-122 of the Woodland Conservation Ordinance. An area of 1.33 acres of off-site mitigation was purchased off-site as part of a previously issued grading permit for the site (Permit No. 42931-2005-CGU-01) based on the requirements of the approved TCPII (TCPII/36/05). It appears that the remaining woodland conservation requirement can be met on-site; however, the use of fee-in-lieu is supported for the portion of the remaining requirement not met on-site.

The proposed afforestation areas should include a two-rail split fence to physically delineate the extent of the boundaries of these areas on-site. The split rail fence will be required to be shown on the TCP2. The TCP1 notes need to be revised to include the associated preliminary plan number in Note 1 and the stormwater concept number in Note 10. After these revisions have been made, have the qualified professional who prepared the plans update the revision box, sign, and date the plan.

4. **Primary Management Area (PMA)**—This site contains regulated environmental features that are required to be preserved and/or restored to the fullest extent possible under Section 24-130(b)(5) of the Subdivision Regulations. The project is subject to the environmental regulations contained in Subtitle 24 that came into effect on September 1, 2010 because the application is for a new preliminary plan. The previously required minimum stream buffer was 50 feet in width on each side of a stream. The current requirement is 75 feet on each side. The on-site regulated environmental features include a stream and its associated 75-foot-wide buffer, wetlands and their associated 25-foot-wide buffers, and the 100-year floodplain, collectively known as the primary management area or PMA. Section 24-130(b)(5) of the Subdivision Regulations states:

- (5) **Where a property is located outside the Chesapeake Bay Critical Areas Overlay Zones the preliminary plan and all plans associated with the subject application shall demonstrate the preservation and/or restoration of regulated environmental features in a natural state to the fullest extent possible. Any lot or parcel proposed for development shall provide a minimum of one acre of contiguous land area exclusive of any land within regulated environmental features in a configuration that will support the reasonable development of the property. This limitation does not apply to open space and recreational parcels. All regulated environmental features shall be placed in a conservation easement and depicted on the final plat.**

Impacts to the regulated environmental features should be limited to those that are necessary for development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use and orderly and efficient development of the subject property or are those that are required by County Code for reasons of health, safety, or welfare. Necessary impacts may include, but are not limited to, adequate sanitary sewerage lines and water lines, road crossings for required street connections, and outfalls for stormwater management facilities. Road crossings of streams and/or wetlands may be appropriate if placed at the location of an existing crossing or at the point of least impact to the regulated environmental features. Stormwater management outfalls may also be considered necessary impacts if the site has been designed to place the outfall at a point of least impact. The types of impacts that should be avoided include those for site grading, building placement, parking, stormwater management facilities (not including outfalls), and road crossings where reasonable alternatives exist. The cumulative impacts for the development of a property should be the fewest necessary and sufficient to reasonably develop the site in conformance with the County Code.

A letter of justification for the proposed impacts was stamped as received by the Environmental Planning Section on September 19, 2011. The TCP1 shows impacts to the PMA for the installation of two stormwater management structures, including outfalls, as well as minor grading along the entrance road. Impact 1 is for grading associated with an existing stormwater management pond totaling 0.12 acre. Impact 2 is for grading associated with the existing entrance road totaling 0.02 acre. Impact 3 is for grading associated with an existing stormwater management pond totaling 0.20 acre. These impacts total 0.34 acre and are considered necessary to the orderly development of the subject property in order to provide site access and to address the stormwater management requirements of the County Code.

Impacts to the PMA were previously approved under Preliminary Plan of Subdivision 4-04037 for the installation of an entrance road and portions of two stormwater management ponds. The structures and associated impacts were implemented under a county-issued grading permit. It should be noted that the construction of stormwater management ponds within the PMA are not normally recommended for approval because these impacts can be avoided through a change in the design of the project. Because these ponds were previously approved and constructed, they will not be required to be removed under this application.

The proposed impacts to the PMA are generally limited to those areas previously disturbed through the implementation of the previous approvals. The project is subject to the current stream buffer requirement of 75 feet on each side of a regulated stream in the Developing Tier, and the previously constructed stormwater management ponds are within the 75-foot-wide buffer.

The subject application is proposing essentially the same development proposal as the previous application. The ponds have already been constructed in the field; however, additional grading and minor reconfiguration of the ponds is being proposed in accordance with a revised and

approved stormwater concept plan. These impacts cannot be avoided because they are required by other provisions of the county and state codes. The impacts are considered to be essential for the development of the subject property.

Staff supports the request of Impacts 1 and 3 for re-grading of two stormwater management structures, including outfalls, as well as Impact 2 for minor grading along the entrance road. The proposed work is in accordance with previously approved impacts as well as an approved stormwater management concept plan. The plan shows the preservation of the remaining PMA in accordance with the previous approval and the current code. No mitigation is recommended for the impacts because the amount of PMA disturbance is limited.

Primary Management Area Conclusions

The regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible based on the limit of disturbance (LOD) shown on the tree conservation plan submitted for review. The three impacts proposed are for re-grading of two stormwater management structures, including outfalls, as well as minor grading along the entrance road. All of the impacts proposed in the statement of justification are recommended for approval.

5. **Stormwater Management**—The Department of Public Works and Transportation (DPW&T), Office of Engineering, has determined that on-site stormwater management is required. A Stormwater Management Concept Plan, 35682-2003-01, was approved on August 30, 2011 and is valid until May 4, 2013. The approved concept plan has conditions to ensure that development of this site does not result in on-site or downstream flooding. The stormwater management concept plan shows two on-site stormwater management ponds located on both sides of the proposed entrance driveway off of Old Stage Road, roof drain dry wells, and bioretention areas. Development must be in accordance with that approved plan and any subsequent revisions.
6. **Prince George's County Department of Parks and Recreation (DPR)**—In accordance with Section 24-134(3)(a) of the Subdivision Regulations, the subdivision is exempt from mandatory dedication of parkland requirements because the net lot area is over an acre in size and the development proposed is nonresidential.
7. **Trails**—This proposed preliminary plan was reviewed for conformance with Section 24-123 of the Subdivision Regulations, the *Approved Countywide Master Plan of Transportation* (MPOT), and the appropriate area master plan in order to implement planned trails, bikeways, and pedestrian improvements.

There are no master plan trail recommendations that are contained in the MPOT on or adjacent to the subject site. The 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, 74B* has designated Church Road to the west as a master plan bike/trail corridor. This is the nearest master-planned trail and does not impact the subject site.

The subject plan shows an existing concrete sidewalk along the property's frontage of Old Stage Road. This sidewalk appears to be adequate for the proposed use. The site plan also shows an internal sidewalk that will connect to Old Stage Road that appears to be adequate and accessible.

Based on the preceding analysis, adequate bicycle and pedestrian transportation facilities would exist to serve the proposed subdivision as required under Section 24-123 of the Subdivision Regulations.

8. **Transportation**—The findings and recommendations contained herein are based on the review of a traffic study submitted with the application. The traffic study was found acceptable and was referred to the Department of Public Works and Transportation (DPW&T) and the Maryland State Highway Administration (SHA) for their review and comments.

The property was previously approved for the Trinity Community Church, Preliminary Plan 4-04037, and was for a 17,500-square-foot church with 333 seats. Aerial photos show that only a foundation was built. This preliminary plan of subdivision is for a church facility of 29,805 square feet with a day care center that will accommodate 75 children. The subject property is located within the Developing Tier, as defined in the 2002 *Prince George's County Approved General Plan*. As such, the subject property is evaluated according to following standards:

- **Links and signalized intersections:** Level-of-service (LOS) D, with signalized intersections operating at a critical lane volume (CLV) of 1,450 or better. Mitigation, as defined by Section 24-124(a)(6) of the Subdivision Regulations, is permitted at signalized intersections subject to meeting the geographical criteria in the “Guidelines for the Analysis of the Traffic Impact of Development Proposals.”
- **Unsignalized intersections:** *The Highway Capacity Manual* (Transportation Research Board) 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 less costly warranted traffic controls) if deemed warranted by the appropriate operating agency.

The findings and recommendations outlined below are based upon a review of materials and analyses consistent with the “Guidelines for the Analysis of the Traffic Impact of Development Proposals.”

The traffic generated by the proposed preliminary plan would impact the following intersections, interchanges, and links in the transportation system:

- Old Stage Road and Church Road (unsignalized).

A traffic impact study was submitted for one critical intersection, and traffic counts were taken in June and July 2011. The proposed church plans to hold worship services on Saturdays. However, the applicant’s traffic consultant completed both Saturday and Sunday traffic counts to account for possible Sunday services. In addition, weekday counts were completed to account for the proposed day care center.

Under existing conditions, the critical intersection of Old Stage Road and Church Road is operating at acceptable levels-of-service and/or intersection delay as defined by the “Guidelines for the Analysis of the Traffic Impact of Development Proposals.” Under existing conditions, AM weekday, PM weekday, Saturday, and Sunday peak hour delay is 11.2, 11.5, 10.3, and 10.0 seconds respectively. According to the “Guidelines for the Analysis of the Traffic Impact of Development Proposals,” average vehicle delay exceeding 50.0 seconds indicates inadequate traffic operations.

For background traffic conditions, the previously approved developments were included: Preliminary Plan of Subdivision 4-04037 (Trinity Community Church), Goodard School (day care center), Fairwood (480 single-family residential units), and the Dixon Property (52 single family residential units). Under background conditions, AM weekday, PM weekday, Saturday, and Sunday, the peak hour delay is 12.8, 12.6, 10.7, and 12.3 seconds respectively at the intersection of Old Stage Road and Church Road.

The applicant's traffic consultant added the new trips expected to be generated by the proposed church (855 seats) and day care center (75 children). Future or total traffic conditions included the net difference between the previously approved Preliminary Plan of Subdivision (4-04037) and the subject Preliminary Plan of Subdivision (4-11016). A 20 percent pass-by rate was assumed for the day care center. This rate is lower than usually allowed, but is in consideration for this site because Old Stage Road leads to a dead end and not to any other road network. During the AM peak hour, 65 net new trips (36 in/29 out) and during the PM peak hour 58 net new trips (27 in/31 out) are expected, primarily from the proposed day care center. During the Saturday peak hour, 518 new trips (264 in/254 out), and during the Sunday peak hour 303 new trips (152 in/151 out) are expected. As noted above, the applicant's traffic consultant accounted for both Saturday and Sunday services. The trip cap for the previously approved Preliminary Plan of Subdivision (4-04037) is 10 AM peak hour trips, 11 PM peak hour trips, and 215 Sunday peak hour trips). These were added to the net new trips from the proposed church to determine the recommended trip cap.

Under future conditions, the critical intersection of Old Stage Road and Church Road operates at acceptable levels-of-service (LOS) and/or intersection delay as defined by the "Guidelines for the Analysis of the Traffic Impact of Development Proposals." The AM weekday, PM weekday, Saturday, and Sunday peak-hour delay is 13.0, 13.5, 18.1, and 17.7 seconds respectively at the critical intersection.

It is found that the critical intersection operates acceptably under existing, background, and total traffic during the weekday and weekend peak hour. A trip cap consistent with the current adequacy finding is recommended as a means of regulating the overall off-site transportation impact of this site. Considering the church with a day care proposed, the site should be capped at 74 AM, 68 PM, 518 Saturday, and 518 Sunday peak-hour vehicle trips.

State Highway Administration (SHA) and DPW&T Comments

SHA deferred comments to the City of Bowie since no state-controlled intersections were included in the traffic study. DPW&T reviewed the traffic study and found no significant impacts on existing roadways. SHA and DPW&T comments are included herein. Although the study was referred to the City of Bowie, no written comments regarding the study were received at the time of the writing of this technical staff report.

Site Access and Circulation/Master Plan Roadways

The proposed site is located on Old Stage Road, approximately 2,000 feet east of Church Road. Site access will be provided by a full movement intersection on Old Stage Road opposite the entrance to the Patuxent Montessori School. Old Stage Road is a 60-foot-wide primary residential street. No further dedication is required for Old Stage Road. Any further frontage improvements along Old Stage Road will be determined by DPW&T at the time of permit. There are no master plan roadways in the immediate vicinity of the site.

On-site circulation is adequate. The site will be served by a paved driveway 24 feet wide. All driveway widths meet the standard width of 22 feet for two-way traffic. As noted, a single access point is proposed to Old Stage Road.

Transportation Conclusion

Based on the preceding findings, it is determined that adequate access roads will exist as required by Section 24-124 of the Subdivision Regulations if the application is approved with conditions.

9. **Schools**—The proposed preliminary plan is for a church facility and will have no impact on existing schools.
10. **Fire and Rescue**—The proposed preliminary plan has been reviewed for adequacy of fire and rescue services in accordance with Section 24-122.01(d) and Section 24-122.01(e)(1)(B)–(E) of the Subdivision Regulations.

Fire/EMS Company #	Fire/EMS Station Name	Service	Address	Actual Travel Time (minutes)	Travel Time Guidelines (minutes)	Within/ Beyond
41	Beltsville	Engine	3939 Powder Mill Road	1.56	3.25	Within
31	Beltsville	Ladder Truck	4911 Prince George's Ave.	2.70	4.25	Within
49	Laurel Rescue Squad	Paramedic	14910 Bowie Road	8.01	7.25	Beyond
41	Beltsville	Ambulance	3939 Powder Mill Road	1.56	4.25	Within

In order to alleviate the negative impact on fire and rescue services due to the inadequate service discussed, an automatic fire suppression system should be provided in all buildings proposed unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.

Capital Improvement Program (CIP)

There are no Prince George's County Capital Improvement Program (CIP) projects for public safety facilities proposed in the vicinity of the subject site.

The above findings are in conformance with the 2008 *Approved Public Safety Facilities Master Plan* and the "Guidelines for the Analysis of Development Impact on Fire and Rescue Facilities."

11. **Police Facilities**—The proposed development is within the service area of Police District II, Bowie. There is 267,660 square feet of space in all of the facilities used by the Prince George's County Police Department, and the July 1, 2009 (U.S. Census Bureau) county population estimate is 834,560. Using 141 square feet per 1,000 residents, it calculates to 117,672 square feet of space for police. The current amount of space, 267,660 square feet, is within the guideline.
12. **Water and Sewer**—Section 24-122.01(b)(1) of the Subdivision Regulations states that "the location of the property within the appropriate service area of the Ten-Year Water and Sewerage Plan is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for preliminary or final plat approval."

The 2008 *Water and Sewer Plan* placed this property in water and sewer Category 3, Community System, and will therefore be served by public systems.

Water and sewer lines in Old Stage Road abut the property. A sewer line extension may be required to service the proposed subdivision and must be approved by the Washington Suburban Sanitary Commission (WSSC).

13. **Health Department**—The Prince George’s County Health Department has evaluated the proposed preliminary plan of subdivision and has no comments.
14. **Public Utility Easement (PUE)**—In accordance with Section 24-122(a) of the Subdivision Regulations, when utility easements are required by a public utility company, the subdivider should include the following statement in the dedication documents recorded on the final plat:

“Utility easements are granted pursuant to the declaration recorded among the County Land Records in Liber 3703 at Folio 748.”

The preliminary plan of subdivision correctly delineates a ten-foot-wide public utility easement (PUE) along the public right-of-way as requested by the utility companies.

15. **Historic**—A Phase I archeological survey was completed on the subject property in May 2005. No archeological sites were identified and no further work was recommended on the subject property. The Historic Preservation Section concurs with the report’s conclusions and recommendations that no further work is necessary on the subject property. Four copies of the final Phase I archeology report, A Phase I Intensive Archaeological Survey of the Trinity Community Church of Bowie Tract, Bowie, Prince George’s County, Maryland, was included with previously approved Preliminary Plan of Subdivision 4-04037. No further archeological investigations are recommended on the subject property.
16. **Residential Conversion**—The subject application is not proposing any residential development; however, if a residential land use were proposed, a new preliminary plan should be required. There exists different adequate public facility tests comparatively between residential and nonresidential uses, and there are considerations for recreational components for a residential subdivision. A new preliminary plan will be required if residential development is to be considered.
17. **City of Bowie**—The property is located adjacent to, but not within, the corporate boundaries of the City of Bowie. The preliminary plan of subdivision was referred to the City of Bowie for review and comment. On October 17, 2011, the Bowie City Council conducted a public hearing for the proposed preliminary plan, which staff attended. Based on a letter dated October 21, 2011 (Robinson to Hewlett), the Bowie City Council recommends approval of this application with the following conditions:
 - a. Old Stage Road, including the portion between the subject property and the Church Road, is improved to accommodate the additional traffic from this use; and
 - b. The applicant contributes financially, to the extent required by the Prince George’s County Department of Public Works and Transportation (DPW&T), to realign Old Stage Road at Church Road.

Based on the traffic study that was submitted for the site, it is found that the intersection of Old Stage Road and Church Road will operate at acceptable levels-of-service. DPW&T reviewed the traffic study and found no significant impacts on existing roadways and no further dedication is required for Old Stage Road. Any further frontage improvements along Old Stage Road will be determined by DPW&T at the time of permit. Therefore, staff does not recommend that the Planning Board add any additional transportation conditions beyond the adequate transportation facilities requirement of Section 24-124 of the Subdivision Regulations, and as recommended in this report.

The Bowie City Council also revisited the previous Preliminary Plan of Subdivision, 4-04037, for the site where they had previously recommended a limited detailed site plan for the building architecture, parking lot layout, and design. A limited Detailed Site Plan, DSP-05101, was approved for the site on June 1, 2006. However, the church was never constructed pursuant to those previous approvals. At the October 17, 2011 public hearing, the Bowie City Council voiced concerns with the partially developed and vacant state of the site and urged the applicant to develop the site as soon as possible. A limited detailed site plan was not recommended by the Bowie City Council with this application, and staff concurs. Pursuant to Section 27-441 of the Zoning Ordinance, a church on a lot over two acres in size in the R-R Zone is a permitted use and a detailed site plan (DSP) is not required. However, the proposed day care will require a DSP pursuant to Section 27-441(b)(2), Table of Uses, Footnote 34, if the applicant moves forward with the future development of that use.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Prior to signature approval of the subject preliminary plan of subdivision, the following technical corrections shall be made:
 - a. Revise General Note 5 to state “Church (29,805 square feet/850 seats) and day care (75 children).”
 - b. Revise General Note 17 to state “Water and Sewer Category 3.”
 - c. Re-label Lot 1 as Parcel 1.
 - d. Add a note to state “Full cut-off optic light fixtures shall be used on this site to reduce light intrusion onto adjacent properties.”
2. Prior to certification of the preliminary plan, the Type 1 tree conservation plan (TCP1) shall be revised as follows:
 - a. Revise the worksheet as follows:
 - (1) Revise the site area to reflect 7.49 acres.
 - (2) Remove reference to previously dedicated land.
 - (3) Revise the woodland conservation threshold to reflect 20 percent of the net tract area.

- (4) Revise the clearing shown under phase one to account for all clearing that has been completed to date.
 - (5) Remove the clearing shown under phase two because no additional clearing is proposed.
 - (6) Revise the worksheet to demonstrate that no “existing net tract woodland in later phases” is remaining at the end of phase two.
 - (7) Revise the woodland conservation provided under phase one to reflect the 1.33 acres of off-site mitigation that was previously purchased.
 - (8) Revise the worksheet to address all discrepancies and to reflect plan revisions.
- b. Revise the TCPI notes as follows:
- (1) Revise Note 1 to replace both references to “TCPI/000/00” with “Preliminary Plan 4-11016.”
 - (2) Revise Note 10 to reference the approved Stormwater Management Concept Plan, 35682-2003-01.
- c. Add the following note below the worksheet: “1.33 acres of off-site mitigation has been recorded under L. 28046 F. 549 to meet a portion of the woodland conservation requirements of this site.”
- d. Update the revision block to include a description of the changes made to the plan and have the qualified professional sign and date the plan.
3. Development of this site shall be in conformance with Stormwater Management Concept Plan 35682-2003-01 and any subsequent revisions.
 4. Prior to approval of the final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated primary management area (PMA) except for the area included in the approved impacts and shall be reviewed by the Environmental Planning Section prior to approval of the final plat. The following note shall be placed on the plat:

“Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed.”
 5. Prior to issuance of any permits which impact wetlands, wetland buffers, streams, or Waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and the associated mitigation plans.
 6. Prior to the approval of building permits, the plans shall demonstrate the use of full cut-off optic light fixtures for all outdoor lighting to reduce light intrusion onto adjacent properties.

7. An automatic fire suppressing system shall be provided in all buildings proposed on the property unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.
8. Residential development of the subject property shall require approval of a new preliminary plan of subdivision prior to the approval of permits.
9. Total development within the subject property shall be limited to 29,805 square feet of church facilities with an 850-seat sanctuary, and day care for 75 children or equivalent development that generates no more than 74 AM (42 in, 32 out), 68 PM (32 in, 36 out), 518 Saturday (264 in, 254 out), and 518 Sunday (264 in, 254 out) peak-hour vehicle trips. Any development that generates more trips than identified herein shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation.
10. At the time of final plat, the applicant shall dedicate a ten-foot-wide public utility easement (PUE) along the public right-of-way (ROW) as delineated on the approved preliminary plan of subdivision.
11. Approval of this preliminary plan shall supersede and void Preliminary Plan of Subdivision 4-04037 (PGCPB Resolution No. 04-178) for the development of this property.

STAFF RECOMMENDS APPROVAL OF TYPE 1 TREE CONSERVATION PLAN TCP1/19/04-01.