



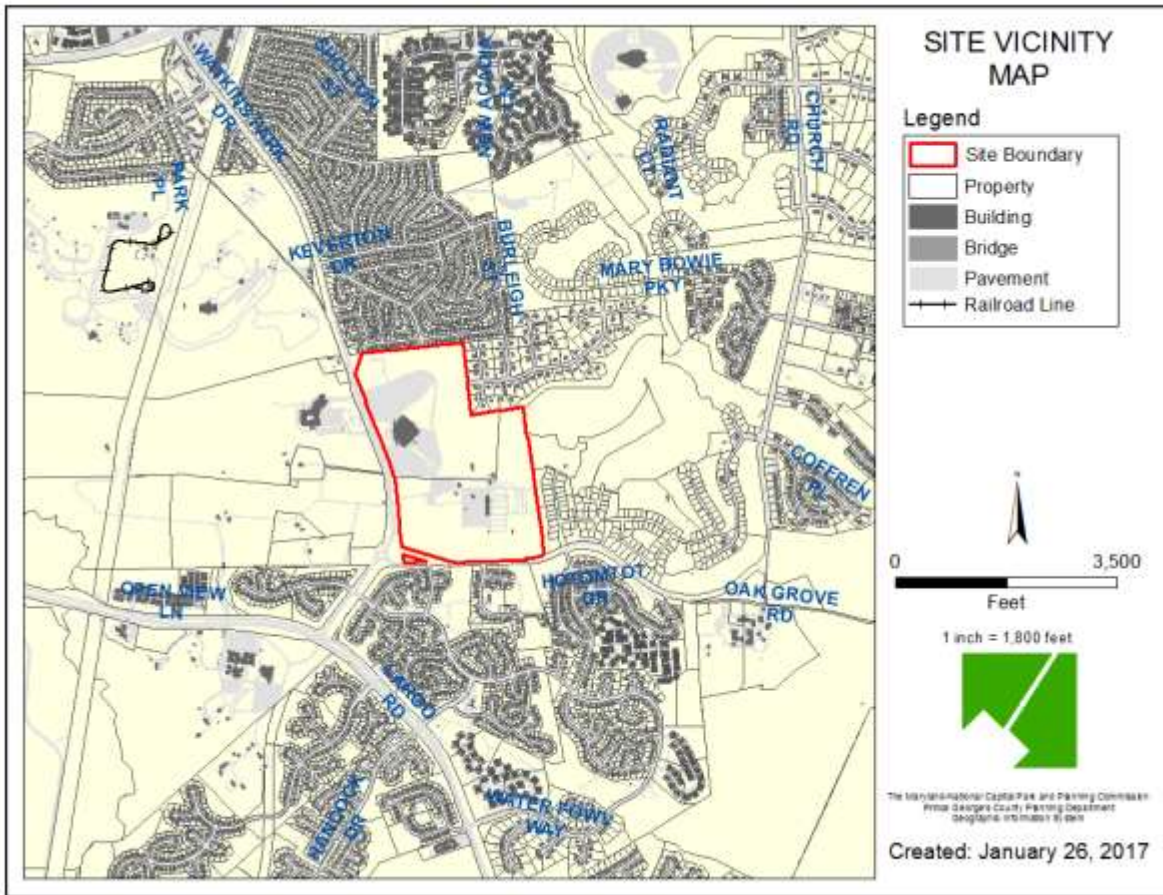
Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>.

Preliminary Plan 4-13010

Application	General Data	
Project Name: First Baptist Church of Glenarden Location: Located at the northeast quadrant of the intersection of Watkins Park Drive (MD 193) and Oak Grove Road. Applicant/Address: First Baptist Church of Glenarden 3600 Brightseat Road Upper Marlboro, MD 20785 Property Owner: First Baptist Church of Glenarden 3600 Brightseat Road Upper Marlboro, MD 20785	Planning Board Hearing Date:	09/14/17
	Staff Report Date:	08/31/17
	Date Accepted:	06/12/17
	Planning Board Action Limit:	09/18/17
	Mandatory Action Timeframe:	70 days
	Plan Acreage:	160.06
	Zone:	R-E
	Total Gross Floor Area:	612,890 sq. ft.
	Lots:	0
	Parcels:	2
	Planning Area:	74A
	Council District:	06
	Election District	07
	Municipality:	N/A
	200-Scale Base Map:	201SE11

Purpose of Application	Notice Dates	
Existing religious campus proposing the addition of 298,765 square feet of institutional uses to the prior approved 314,125 square feet. Variation request from Section 24-121(a)(3) For direct access to a roadway of arterial classification.	Informational Mailing	01/27/17
	Acceptance Mailing:	06/06/17
	Sign Posting Deadline:	08/15/17

Staff Recommendation		Staff Reviewer: John Ferrante Phone Number: 301-952-3665 E-mail: John.Ferrante@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 4-13010
First Baptist Church of Glenarden, Parcels A and 4

OVERVIEW

The subject property is located on Tax Map 76, in Grids B1 and B2, and is known as Parcel A (approximately 83.24 acres) and Parcel 4 (approximately 77.37 acres). The property is located in the Residential-Estate (R-E) Zone and has a gross tract area of 160.06 acres, of which 3.84 acres is located in the 100-year floodplain.

Parcel A

Parcel A contains the existing main church sanctuary and the Family Life Center Gymnasium that is currently under construction. This parcel was the subject of prior Preliminary Plan of Subdivision (PPS) 4-02047, approved by the Prince George's County Planning Board on July 25, 2002 (PGCPB Resolution No. 02-182) for 314,125 square feet of church facilities or equivalent development. On April 10, 2003, Final Plat of Subdivision REP 196-54 was recorded among the Prince George's County Land Records for Parcel A. On December 10, 2003, the Board of Zoning Appeals granted a Variance (V-173-03) of 20.5 feet of additional building height to allow the main portion of the church sanctuary to be constructed at a height of 55.5 feet and, on July 16, 2009, the Planning Board approved Departure from Sign Design Standards DSDS-657 (PGCPB Resolution No. 09-116) to increase the size and number of permitted freestanding signs.

Parcel 4

On June 8, 1983, Special Exception SE-3412 was approved by the Zoning Hearing Examiner for a nursery and garden center use to be located on a portion (30.17 acres) of Parcel 4. The Behnke Nurseries Company operated the nursery and garden center use on this portion of Parcel 4 for many years. Tax records indicate that the church purchased the property on March 11, 2004. The Planning Board approved two development applications for Parcel 4 in 2007 and 2008. Preliminary Plan of Subdivision 4-06080 (PGCPB Resolution No. 07-34) was approved on February 4, 2007, and Detailed Site Plan DSP-07027 (PGCPB Resolution No. 08-21) was approved on January 31, 2008. Both of those applications proposed the development of 54 detached single-family dwellings, 2 parcels, and 3 outparcels in the R-E Zone. As a part of these applications, the First Baptist Church of Glenarden proposed to retain 25.80 acres of the 77.37-acre Parcel 4 for future expansion of the church's religious campus. Regardless, both PPS 4-06080 and DSP-07027 were subsequently withdrawn by the applicant. As a result, Parcel 4 is still considered to be an acreage parcel, as a final plat of subdivision was never recorded for this portion of the subject property.

The applicant is now proposing to combine Parcel A (approximately 83.24 acres) and Parcel 4 (approximately 77.37 acres) into one 160.06-acre parcel and is proposing the development of an additional 298,765 square feet of gross floor area (GFA). Along with the 314,125 square feet that was previously approved with prior PPS 4-02047, the 298,765 square feet of GFA that is proposed with the current PPS application would bring the total GFA of the 160.06-acre site to 612,890 square feet. The church anticipates that the campus will be built-out over a period of ten years.

Also as part of its expansion plans, the church has already constructed an access road to Oak Grove Road along its southern property line, and additional parking lots are proposed on the site that will add another 875 parking spaces, and bring the total number of provided parking spaces on the property to 3,000. The construction of an approximately 5.6-acre solar farm is also proposed along the southeastern portion of the property that is being designed to offset an estimated 30 percent of the daily electric power demands for the church campus.

The proposed additions to the religious campus are as follows:

Family Life Center – Phase II – **45,000 square feet**
Family Life Ministries Center – Phase II – **20,975 square feet**
Administration – **50,000 square feet**
Chapel – **32,790 square feet**
Fellowship Hall – **90,000 square feet**
Service Building – **60,000 square feet**

Total Proposed Gross Floor Area – **298,765 square feet**

The overall site contains streams, wetlands, and 100-year floodplain. While clearing was approved on previous tree conservation plans (TCPs) for the site, no clearing of woodland is proposed with the subject application. Ninety-three percent of the woodland conservation requirement is proposed to be met on-site with a combination of preservation, reforestation, and regeneration.

A letter of justification for one proposed impact was received on June 12, 2017. The plans show a single on-site impact to the primary management area (PMA) totaling 15,664 square feet (0.36 acre) for proposed road grading and improvements along a portion of an existing private access road located centrally on the site. The existing road is proposed to be widened to accommodate traffic demands generated by the anticipated uses and is needed to provide efficient internal circulation. The plan shows the preservation of the remaining areas of PMA. More information pertaining to the proposed impact is contained in Finding 2 of this report.

The site's primary street frontage is along Watkins Park Drive (MD 193), which abuts the property along the western property line, and Oak Grove Road, which abuts the property along the southern property line. The site also has frontage on Hillrod Lane, which stubs into the northeastern property line, and Ridgley Street and Pemberton Street which stub into the site along the northern property line.

Access to the site is currently provided by three direct access points along Watkins Park Drive (MD 193), a master plan arterial facility, and one access point along Oak Grove Road, a master plan major collector facility. Variations from Section 24-121(a)(3) of the Subdivision Regulations were approved for the two existing access points to MD 193 that are located on Parcel A with prior PPS 4-02047. The third existing access point that is shown on the PPS is located on Parcel 4 and previously provided the Behnke Nursery and Garden Center with direct access to MD 193. The church acquired Parcel 4 from Behnke Nurseries Company on March 11, 2004, and the existing access point that previously served the nursery and garden center is no longer needed and is proposed to be removed. In addition to the two existing/prior

approved access points, one new access point will be added along MD 193, for which a new variation request has been submitted for the Planning Board's consideration. The Transportation Planning Section has provided an analysis of the required findings for approval of the variation request in Finding 6 of this report and found the applicant's request for a third direct access point along MD 193 to be supportable.

SETTING

The property is located along the east side of Watkins Park Drive (MD 193) and the north side of Oak Grove Road. The site is bounded to the north by detached single-family dwellings in the One-Family Detached Residential (R-80) Zone; to the south by Oak Grove Road, a master plan major collector facility, and beyond by detached single-family dwellings in the Residential Suburban Development (R-S) and Rural Residential (R-R) Zones; to the east by detached single-family dwellings in the Residential Low Development (R-L) and R-E Zones; and to the west by MD 193, a master plan arterial facility, and beyond by M-NCPPC's Chelsea Historic Site (73-018) and Watkins Park in the Reserved Open Space (R-O-S) Zone, and one detached single-family dwelling in the R-E Zone.

The property is surrounded by single-family detached residential developments in the R-R, R-E, and R-80 Zones, as well as vacant land in the R-O-S and R-L Zones, and an elementary 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-E	R-E
Use(s)	Church w/Accessory Institutional Uses	Church w/Accessory Institutional Uses
Acreage	160.06	160.06
Gross Floor Area	314,125 sq. ft.	612,890 sq. ft.
Parcels	2	1
Outlots	0	0
Variance	N/A	N/A
Variation	Yes	Yes
	24-121(a)(3)	24-121(a)(3)

Pursuant to Section 24-113 of the Subdivision Regulations, this case was heard before the Subdivision and Development Review Committee (SDRC) on June 20, 2017.

The requested variation to Section 24-121(a)(3) of the Subdivision Regulations for direct access to a roadway of arterial classification for the proposed driveway entrances on MD 193 was heard at the SDRC meeting on August 11, 2017, as required by Section 24-113(b).

2. **Environmental**—The Environmental Planning Section previously reviewed the following applications and plans for the subject property:

Review Case #	Associated Tree Conservation Plan #	Authority	Status	Action Date	Resolution Number
4-02006 (Parcel A)	TCP1-006-02	Planning Board	Withdrawn	6/06/2002	N/A
4-02047 (Parcel A)	TCP1-006-02	Planning Board	Approved	7/25/2002	02-182
4-06080 (Parcel 4)	TCP1-045-06	Planning Board	Withdrawn	2/05/2013	N/A
DSP-07027 (Parcel 4)	TCP2-085-07	Planning Board	Withdrawn	11/16/2009	N/A
TCP2-085-07 (Parcel 4)	N/A	Staff	Approved	5/28/2013	N/A
TCP2-085-07-01 (Parcel 4)	N/A	Staff	Approved	4/03/2017	N/A
TCP2-094-02 (Parcel A)	N/A	Staff	Approved	9/11/2002	N/A
TCP2-094-02 -01 (Parcel A)	N/A	Staff	Approved	4/28/2003	N/A
TCP2-094-02-02 (Parcel A)	N/A	Staff	Approved	9/08/2003	N/A
TCP2-094-02-03 (Parcel A)	N/A	Staff	Approved	9/18/2014	N/A
NRI-074-06 (Parcel 4)	N/A	Staff	Approved	8/03/2006	N/A
NRI-074-06-04 (Parcels A and 4)	N/A	Staff	Approved	6/15/2015	N/A
4-13010 (Parcels A and 4)	TCP1-006-02-01	Planning Board	Pending		

Grandfathering

This project is not grandfathered with respect to the 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 PPS. This project is subject to the 2010 Woodland and Wildlife Habitat Conservation Ordinance (WCO) and the 2010 *Environmental Technical Manual*.

Site Description

The 160.06-acre site is located on the northeastern quadrant of the intersection of Watkins Park Drive (MD 193) and Oak Grove Road. Based on available information, the overall site contains streams, wetlands, and 100-year floodplain. The northern portion of the site is within the Northeast Branch drainage area and the southern portion of the site is within the Collington Branch drainage area; both are within the Western Branch watershed of the Patuxent River basin. The predominant soils found to occur according to the U.S. Department of Agriculture (USDA), Natural Resource Conservation Service (NRCS), Web Soil Survey (WSS), include the Adelphia-Holmdel, Adelphia-Holmdel-Urban, Annapolis, Collington-Wist, Collington-Wist-Urban, Shrewsbury, Urban-land, Water, and Widewater and Issue Soils complexes. Based on available information, Marlboro clay is not found to occur within the boundary of the subject site; however, it is mapped within the vicinity. Christiana complexes are not found to occur on the site. The site fronts on MD 193 and Oak Grove Road, which are master plan designated historic and scenic and historic roadways, respectively. According to available information from the Maryland Department of Natural Resources (MDNR), Natural Heritage Program, rare, threatened, and endangered species are found to occur in the vicinity of the site. The site contains regulated and evaluation areas within the designated network of the Green Infrastructure Plan. The site is located within the Established Communities of the Growth Policy Map and Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map, as designated by the *Plan Prince George's 2035 Approved General Plan* (Plan Prince George's 2035).

Conformance with the 2017 Countywide Green Infrastructure Plan

The Green Infrastructure Plan was approved on March 7, 2017 with the adoption of the *Resource Conservation Plan: A Countywide Functional Master Plan* (County Council Resolution CR-11-2017). According to the approved Green Infrastructure Plan, the site contains regulated and evaluation areas within the designated network of the plan.

The following policies and strategies in bold are applicable to the subject application. The text in **bold** is the text from the master plan and the plain text provides comments on plan conformance.

POLICY 1: Preserve, enhance and restore the green infrastructure network and its ecological functions while supporting the desired development pattern of Plan Prince George's 2035.

- 1.1 **Ensure that areas of connectivity and ecological functions are maintained, restored and/or established by:**
 - a. **Using the designated green infrastructure network as a guide to decision-making and using it as an amenity in the site design and development review processes.**
 - b. **Protecting plant, fish, and wildlife habitats and maximizing the retention and/or restoration of the ecological potential of the landscape by prioritizing healthy, connected ecosystems for conservation.**
 - c. **Protecting existing resources when constructing stormwater management features and when providing mitigation for impacts.**
 - d. **Recognizing the ecosystem services provided by diverse land uses, such as woodlands, wetlands, meadows, urban forests, farms and grasslands within the green infrastructure network and work toward maintaining or restoring connections between these landscapes.**
 - e. **Coordinating implementation between County agencies, with adjoining jurisdictions and municipalities, and other regional green infrastructure efforts.**
 - f. **Targeting land acquisition and ecological restoration activities within state-designated priority waterways such as stronghold watersheds and Tier II waters.**
- 1.2 **Ensure that Sensitive Species Project Review Areas and Special Conservation Areas (SCAs), and the critical ecological systems supporting them, are preserved, enhanced, connected, restored and protected.**
 - a. **Identify critical ecological systems and ensure they are preserved and/or protected during the site design and development review processes.**
 - b. **Prioritize use of public funds to preserve, enhance, connect, restore and protect critical ecological systems.**

The site contains regulated and evaluation areas following the streams that drain northeast and southeast. The northern portion of the site is within the Northeast Branch drainage area and the southern portion of the site is within the Collington Branch drainage area; both are within the Western Branch watershed of the Patuxent River basin.

A small portion of the regulated area is shown to be impacted for proposed road grading and improvements along a portion of an existing private access road located centrally on the site. This

impact has been evaluated as a PMA impact and is discussed further in the Regulated Environmental Features/Primary Management Area Section.

Two letters from MDNR regarding the evaluation of rare, threatened, and endangered species were received. The letter for Parcel A, on the northern portion of the site, references several threatened and endangered species that have been documented in the vicinity of the site. The letter for Parcel 4, on the southern portion of the site, states that the site is located within the Collington East Branch, which is known to support records for the state listed endangered Stripeback Darter. The letter lists standard guidelines for protection of aquatic habitat supporting rare, threatened, and endangered species including environmentally-sensitive stormwater design and minimization of sedimentation.

POLICY 2: Support implementation of the 2017 GI Plan throughout the planning process.

- 2.4 Identify Network Gaps when reviewing land development applications and determine the best method to bridge the gap: preservation of existing forests, vegetation, and/or landscape features, and/ or planting of a new corridor with reforestation, landscaping and/or street trees.**
- 2.5 Continue to require mitigation during the development review process for impacts to regulated environmental features, with preference given to locations on-site, within the same watershed as the development creating the impact, and within the green infrastructure network.**
- 2.6 Strategically locate off-site mitigation to restore, enhance and/or protect the green infrastructure network and protect existing resources while providing mitigation.**

No network gaps have been identified on the subject site and no mitigation for impacts to regulated environmental features have been identified.

POLICY 3: Ensure public expenditures for staffing, programs, and infrastructure to support the implementation of the 2017 GI Plan.

- 3.3 Design transportation systems to minimize fragmentation and maintain the ecological functioning of the green infrastructure network.**
 - a. Provide wildlife and water-based fauna with safe passage under or across roads, sidewalks, and trails as appropriate. Consider the use of arched or bottomless culverts or bridges when existing structures are replaced or new roads are constructed.**
 - b. Locate trail systems outside the regulated environmental features and their buffers to the fullest extent possible. Where trails must be located within a regulated buffer they must be designed to minimize clearing and grading and to use low impact surfaces.**

A small area of regulated area/PMA impact has been proposed under the current application in order to widen an existing internal access road to provide adequate circulation internal to the site. No road crossings or trails are proposed within the stream valley.

POLICY 4: Provide the necessary tools for implementation of the 2017 GI Plan.

- 4.2 Continue to require the placement of conservation easements over areas of regulated environmental features, preserved or planted forests, appropriate portions of land contributing to Special Conservation Areas, and other lands containing sensitive features.**

Conditions of approval are recommended that would require the PMA to be placed in a conservation easement on the plat, and a separate woodland conservation easement is required for the protection of the on-site woodland conservation.

POLICY 5: Improve water quality through stream restoration, stormwater management, water resource protection, and strategic conservation of natural lands.

- 5.8 Limit the placement of stormwater structures within the boundaries of regulated environmental features and their buffers to outfall pipes or other features that cannot be located elsewhere.**
- 5.9 Prioritize the preservation and replanting of vegetation along streams and wetlands to create and expand forested stream buffers to improve water quality.**

All proposed stormwater management structures have been designed to avoid impacts to regulated environmental features, with the exception of a drain under the proposed road widening which has been evaluated and discussed further in the Regulated Environmental Features/Primary Management Area Section. Preservation of woodland within the PMA and reforestation/regeneration adjacent to it has been shown on the Type 1 tree conservation plan (TCP1).

POLICY 7: Preserve, enhance, connect, restore and preserve forest and tree canopy coverage. *General Strategies for Increasing Forest and Tree Canopy Coverage.*

- 7.1 Continue to maximize on-site woodland conservation and limit the use of off-site banking and the use of fee-in-lieu.**
- 7.2 Protect, restore and require the use of native plants. Prioritize the use of species with higher ecological values and plant species that are adaptable to climate change.**
- 7.4 Ensure that trees that are preserved or planted are provided appropriate soils and adequate canopy and root space to continue growth and reach maturity. Where appropriate, ensure that soil treatments and/ or amendments are used.**

Ninety-three percent of the woodland conservation requirement is proposed to be met on-site with a combination of preservation, reforestation, and regeneration.

Forest Canopy Strategies

- 7.12 Discourage the creation of new forest edges by requiring edge treatments such as the planting of shade trees in areas where new forest edges are proposed to reduce the growth of invasive plants.**

- 7.13 **Continue to prioritize the protection and maintenance of connected, closed canopy forests during the development review process, especially in areas where FIDS habitat is present or within Sensitive Species Project Review Areas.**
- 7.18 **Ensure that new, more compact developments contain an appropriate percentage of green and open spaces that serve multiple functions such as reducing urban temperatures, providing open space, and stormwater management.**

While clearing was approved on previous TCPs for the site, no clearing of woodland is proposed with the subject application. Green space within the interior of the proposed developed should be encouraged.

POLICY 12: Provide adequate protection and screening from noise and vibration.

- 12.2 **Ensure new development is designed so that dwellings or other places where people sleep are located outside designated noise corridors. Alternatively, mitigation in the form of earthen berms, plant materials, fencing, or building construction methods and materials may be used.**

There are no potential noise and vibration concerns associated with the application, as no residential uses are being proposed.

Conformance with the Master Plan

The master plan for this area is the 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, 74B* (Bowie and Vicinity Master Plan and SMA). In the master plan, the Environmental Infrastructure section contains goals, policies, and strategies. The following guidelines have been determined to be applicable to the current project. The text in **BOLD** is the text from the master plan and the plain text provides comments on plan conformance.

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

Strategies:

- 1. **Use designated green infrastructure network to identify opportunities for environmental preservation and restoration during the review of land development proposals.**

The application has been reviewed for conformance with these requirements, as discussed in the Green Infrastructure section.

- 2. **Protect primary corridors (Patuxent River and Collington Branch) during the review of development review process to ensure the highest level of preservation and restoration possible, with limited impacts for essential development elements. Protect secondary corridors to restore and enhance environmental features and habitat. Protect secondary corridors (Horsepen Branch, Northeast Branch, Black Branch, Mill Branch, and District Branch). To restore and enhance environmental features and habitat.**

The site contains a stream and adjacent sensitive areas, which connect eastward to Collington Branch, a plan-designated primary corridor. Protection of sensitive environmental areas related to this primary corridor is a priority.

3. **Evaluate carefully land development proposals in the vicinity of identified Special Conservation Areas (SCA) to ensure that the SCAs are not impacted and that connections are either maintained or restored.**

This site is not located in the vicinity of any identified special conservation area.

4. **Target public land acquisition programs within the designated green infrastructure network in order to preserve, enhance or restore essential features and special habitat areas.**

No public ownership is proposed for this site.

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 sites from the WRAS to the countywide database of mitigation sites.**
3. **Encourage the location of necessary off-site mitigation for wetlands, streams and woodland within sites identified in the WRAS and within sensitive areas that are not currently wooded.**

Conditions are recommended to require that the off-site woodland conservation requirement be met within the Western Branch Watershed.

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

Proposed Environmental Site Design (ESD) features include submerged gravel wetlands, micro-bioretenion, and biotrench facilities. Landscape planters have also been proposed to collect rooftop runoff.

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.**

An approved Stormwater Management Concept Plan (44801-2013-00) and approval letter were submitted with the subject application. Two existing ponds are located on-site and will be utilized to treat some of the proposed area drainage, as they both contain additional stormwater capacity. Proposed ESD features include submerged gravel wetlands, micro-bioretenion, and biotrench facilities. Landscape planters have also been proposed to collect rooftop runoff. The project

requires no fee-in-lieu of providing on-site attenuation/quality control measures. No on-site stream evaluation is needed because the approved stormwater management concept meets the intent of this strategy.

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

Ninety-three percent of the woodland conservation requirement is proposed to be met on-site with a combination of preservation, reforestation, and regeneration. The proposed landscaping should be planted with native species, to the extent practicable.

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.**

A majority of the woodland conservation requirement is proposed to be met on-site with preservation, reforestation, and regeneration focused along the stream valley and areas adjacent to the stream valley.

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 encouraged, as appropriate.

Policy 5: Reduce light pollution and intrusion into 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 should be used for all proposed uses.**
- 3. Discourage the use of streetlights and entrance lighting except where warranted by safety concerns.**

The minimization of light intrusion from this site into the stream valley and onto adjacent residential properties is a concern. The use of alternative lighting technologies and the limiting of total light output should be considered. A condition has been recommended to require the use of full cut-off optic lighting fixtures in order to minimize light intrusion from this site into the stream valley and onto adjacent residential properties.

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

Strategies:

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

There are no potential noise and vibration concerns associated with the application, as no residential uses are being proposed.

Policy 7: Protect wellhead areas of public wells.

Strategies:

- 1. Retain land uses that currently exist within the wellhead areas of existing public wells.**
- 2. Continue monitoring water quality.**
- 3. Consider the development of alternative public water provision strategies such as public water connections, to eventually eliminate public wells.**

This site is not located within a wellhead protection area.

Natural Resources Inventory/Existing Conditions

An approved Natural Resources Inventory, NRI-074-06-04, which was approved June 16, 2015, was submitted. No revisions are required for conformance to the NRI.

Woodland Conservation

This property is subject to the provisions of the applicable WCO because it has previously approved Type I and Type II tree conservation plans associated with it. Type I Tree Conservation Plan TCPI-045-06 and Type II Tree Conservation Plan TCPII-085-07 were previously approved for Parcel 4 only. Type I Tree Conservation Plan TCPI-006-02 and Type II Tree Conservation Plan TCPII-094-02 were previously approved for Parcel A only. A Type I TCP was submitted with the subject application, combining Parcel A and Parcel 4.

The previously approved TCPs each had clearing associated with the activities shown on the plans. The current application shows no additional woodland clearing, but because the properties are being combined into one plan, the woodland conservation requirement for the overall site is different than the woodland requirements previously approved for the individual parcels. This is because Parcel 4 had little existing woodland and, therefore, had an afforestation requirement to meet the threshold. Parcel A had existing woodland above the threshold, and even with clearing on the site, the woodland conservation threshold (WCT) (and the entire woodland conservation requirement) was met on-site with woodland preservation and a little reforestation. By combining the parcels into a single TCP, the amount of existing woodland relative to the net tract area increased the WCT. The amount of clearing relative to the threshold generated a ¼:1 replacement requirement for all clearing up to the threshold and a 2:1 replacement requirement for all clearing above the WCT. Each of the previously approved TCPs had only a ¼:1 replacement requirement and the current application has both a ¼:1 and a 2:1 replacement requirement. Therefore, the woodland conservation requirement for the combined parcels included in this application is larger than the sum of the requirements for the individual parcels.

Prior to the previous TCP approvals, the combined 160.06-acre site contained 49.78 acres of existing woodland on the net tract and 3.72 acres of woodland within the 100-year floodplain. The site has a WCT of 39.06 acres, or 25 percent of the net tract. Based on the amount of clearing that was previously approved, the woodland conservation requirement for the overall site is 50.62 acres. The TCP1, as submitted, shows the woodland conservation requirement to be met with a combination of preservation, reforestation, regeneration, and off-site woodland conservation credits.

The TCP has been reviewed and requires technical revisions to be in conformance with the applicable Woodland Conservation Ordinance (2010 WCO). The worksheet shown on the plan must be updated to the current standard worksheet that automatically calculates the bond amount associated with reforestation and regeneration. The worksheet must show reforestation and regeneration as separate lines. The worksheet must show the 0.63 acre of off-site clearing as previously approved. All areas to be counted as woodland conservation must meet the minimum dimensional and area requirements to be counted toward the requirement. Specifically, Preservation Area 6 and Regeneration Area 4 do not meet the minimum requirements and must be removed from the plan and the calculations. The clearing and storm drain structures associated with the Oak Grove Road improvements as permitted under 4561-2013-00 and 6461-2013 must be shown on the plan, as shown on the previously approved TCP2. The woodland preservation (WPA-9) currently shows woodland preservation in the public utility easement associated with Watkins Park Drive. Woodland conservation cannot be counted within easements. All stormwater management and storm drain structures must be shown on the plan. The TCP approval block must be updated to include the assigned plan number (TCP1-006-02) and type-in the previous approval information (Robert Metzger, 9/19/02, 4-02047, PGCPB No. 02-182). The TCP1 notes must be revised as follows: Note 1 must include the standard second sentence, and Note 10 must be revised to reference the correct section of code regarding grandfathering (Section 25-119(g)).

Regulated Environmental Features/Primary Management Area

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 on-site regulated environmental features include streams, wetlands, and 100-year floodplain.

Impacts to the regulated environmental features should be limited to those that are necessary for the 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 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 can 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 received by the Environmental Planning Section on June 12, 2017. The plans show a single on-site impact to the PMA totaling 15,664 square feet (0.36 acre) for proposed road grading and improvements along a portion of an existing private access road located centrally on the site. The existing road crosses the upper reaches of a stream buffer. The road is proposed to be widened to accommodate traffic demands generated by the anticipated uses, and is needed to provide efficient internal circulation which is needed for the orderly development of the subject property. The plan shows the preservation of the remaining areas of PMA.

Based on the level of design information available at the present time, the regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible based on the limits of disturbance shown on the impact exhibits. The impact approved, in concept, is for proposed road grading and improvements along a portion of an existing private access road located centrally on the site.

Specimen Trees

There are 28 specimen trees shown on the plans, as submitted. The removal of specimen trees requires a variance to Section 25-122(b)(1)(G) of the County Code as part of the development review process; however, Specimen Tree 15 was approved for removal with the approval of TCPII-094-02-03. No variance was required for the removal of the tree at the time of approval because it was reviewed and approved under the 1993 Woodland Conservation Ordinance. No additional specimen trees are shown on the plans as to be removed.

The Environmental Planning Section recommends approval of 4-13010 and TCP1-006-02-01, subject to conditions.

3. **Community Planning**—The subject application is located in Planning Area 74A within the Mitchellville Community, and is located within the 2006 Bowie and Vicinity Master Plan and SMA. The master plan retained the subject property within the R-E Zone and recommended a residential-low land use on the subject property. The master plan defines residential-low land use as areas intended for suburban neighborhoods with single-family houses on lots ranging from

6,500 square feet to one acre in size and retirement or planned residential development.

Section 24-121(a)(5) of the Subdivision Regulations states that a PPS and final plat shall conform to the area master plan, including maps and text, unless the Planning Board finds that events have occurred to render the relevant plan recommendations no longer appropriate or the District Council has not imposed the recommended zoning. In this case, through their approval of the Bowie and Vicinity Master Plan and SMA, which retained the property in the R-E Zone, and through their approval of the residential use tables provided in Section 27-441(b)(3) of the Zoning Ordinance, the District Council has determined that a church on a lot over two acres in size is a use that is permitted by-right in the R-E Zone.

This application is located within the Growth Boundary and the Established Communities policy area designated in Plan Prince George's 2035. Established communities are most appropriate for context-sensitive infill and low- to medium-density development. Plan Prince George's 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries and schools), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met.

Pursuant to Section 24-121(a)(5), the subject application conforms to the master plan and the General Plan.

4. **Parks and Recreation**—In accordance with Section 24-134(a) of the Subdivision Regulations, the PPS application is exempt from mandatory dedication of parkland requirements because it consists of nonresidential development.
5. **Trails**—The PPS was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2006 Bowie and Vicinity Master Plan and SMA (area master plan). Because the site is not located in either a designated center or corridor, it is not subject to the requirements of Section 24-124.01 of the Subdivision Regulations and the "Transportation Review Guidelines, Part 2, 2013" at the time of PPS.

Two master plan trail recommendations impact the subject application. Master plan trails (or sidepaths) are recommended along both Watkins Park Drive (MD 193) and Oak Grove Road. The sidepath along MD 193 has been constructed in the vicinity of the subject site along the west side of the road (opposite from the subject site). The trail along Oak Grove Road should be provided at the time the frontage improvements are made.

The Complete Streets element of the MPOT reinforces the need for these recommendations and includes the following policies regarding sidewalk construction and the accommodation of pedestrians.

POLICY 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.

POLICY 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

In light of these policies, the provision of several additional sidewalk connections on the subject site is recommended. These sidewalks are intended to complete the sidewalk network on the site

and better connect the proposed buildings with the existing trail along MD 193. Lastly, a small amount of bicycle parking is recommended at the proposed family life center.

6. **Transportation**—The subject property is currently developed as a church campus. The applicant is proposing to expand the existing facility. Upon completion, the total development will have a GFA of 612,890 square feet

Traffic Impacts

The findings and recommendations outlined below are based upon a review of the materials and analyses conducted by the Transportation Planning Section, consistent with the “Transportation Review Guidelines (Guidelines).

The subject property is located within Transportation Service Area 2 (TSA 2), as defined in Plan Prince George’s 2035. As such, the subject property is evaluated according to the following standards:

- a. **Links and signalized intersections:** Level-of-service (LOS) D, with signalized intersections operating at a critical lane volume (CLV) of 1,450 or better;
- b. **Unsignalized intersections:** The procedure for unsignalized intersections is not a true test of adequacy, but rather an indicator that further operational studies need to be conducted. A three-part process is employed for two-way stop-controlled intersections: (a) vehicle delay is computed in all movements using *The Highway Capacity Manual* (Transportation Research Board) procedure; (b) the maximum approach volume on the minor streets is computed if delay exceeds 50 seconds, (c) if delay exceeds 50 seconds and at least one approach volume exceeds 100, the CLV is computed. Once the CLV exceeds 1,150, this 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.
- c. **Roundabouts:** Where the analysis using *The Highway Capacity Manual* (Transportation Research Board) indicates a volume-to-capacity (v/c) ratio greater than 0.850 for the intersection, geometric improvements or trip reduction measures should be considered that will reduce the v/c ratio to an acceptable level. The operating agency can deem a v/c between 0.850 and 0.900 to be acceptable, and that agency must do this in writing in order for the Planning Board to make a similar finding.

Since the trip generation is projected to exceed 50 trips in either peak hour, the applicant has provided a traffic impact study (TIS) dated June 2017. Using data from this TIS, the following results were determined:

EXISTING CONDITIONS		
Intersection	AM	PM
	(LOS/CLV)	(LOS/CLV)
MD 214 and MD 193	C/1,215	B/1,136
MD 214 and Church Road	C/1,233	B/1144
MD 202 and White House Road	B/1027	C/1195
MD 202 and MD 193	C/1292	C/1160
MD 202 and Black Swan Drive	A/807	A/725
MD 193 and Cambleton Drive	14.9 seconds	14.4 seconds
MD 193 and Keverton Drive	55.4 seconds	131.8 seconds
MD 193 and Oak Grove Road (roundabout)	v/c=0.55	v/c=0.40
MD 193 and Water Fowl Way	109.6 seconds	34.6 seconds
Oak Grove Road and Whistling Duck Drive	14.1 seconds	11.6 seconds
Oak Grove Road and Church Road	31.9 seconds	18.2 seconds
MD 193 and north entrance	52.3 seconds	22.0 seconds
MD 193 and main entrance	17.0 seconds	13.8 seconds
<p>* Unsignalized intersections are analyzed using the Highway Capacity Software. The results show the intersection delay measured in seconds/vehicle. A maximum delay of 50 seconds/car is deemed acceptable. If delay exceeds 50 seconds and at least one approach volume exceeds 100, the CLV is computed. A two-part process is employed for all-way stop-controlled intersections: (a) vehicle delay is computed in all movements using The Highway Capacity Manual (Transportation Research Board) procedure; (b) if delay exceeds 50 seconds, the CLV is computed. If the CLV falls below 1,150 for either type of intersection, this is deemed to be an acceptable operating condition.</p>		

In evaluating the effect of background traffic, an average growth to the existing traffic data of one percent for the next five years, and one-half percent were applied for the period of 2023–2027. In addition to the growth of traffic, four background developments were identified in the TIS. Those developments could potentially add as many as 1,125 AM and 1,628 PM peak hour trips to all or most of the critical intersections. A background scenario based on growth in traffic and future developments yielded the following results:

BACKGROUND CONDITIONS			
Intersection	AM		PM
	(LOS/CLV)	CLV>1150?	(LOS/CLV)
MD 214 and MD 193	D/1,364		C/1,274
MD 214 and Church Road	D/1,374		D/1,319
MD 202 and White House Road	C/1,168		D/1,401
MD 202 and MD 193	D/1,418		D/1,419
MD 202 and Black Swan Drive	A/857		A/772
MD 193 and Cambleton Drive	17.0 seconds		17.2 seconds
MD 193 and Keverton Drive	90.7 seconds	No	483.2 seconds
MD 193 and Oak Grove Road (roundabout)	v/c=0.79		v/c=0.56
MD 193 and Water Fowl Way	461.8 seconds	No	95.9 seconds
Oak Grove Road and Whistling Duck Drive	24.7 seconds		17.4 seconds
Oak Grove Road and Church Road	133.0 seconds	No	78.4 seconds
MD 193 and north entrance	137.6 seconds	No	33.7 seconds
MD 193 and main entrance	22.0 seconds		16.6 seconds
* Unsignalized intersections are analyzed using the Highway Capacity Software. The results show the intersection delay measured in seconds/vehicle. A maximum delay of 50 seconds/car is deemed acceptable. If delay exceeds 50 seconds and at least one approach volume exceeds 100, the CLV is computed. A two-part process is employed for all-way stop-controlled intersections: (a) vehicle delay is computed in all movements using The Highway Capacity Manual (Transportation Research Board) procedure; (b) if delay exceeds 50 seconds, the CLV is computed. If the CLV falls below 1,150 for either type of intersection, this is deemed to be an acceptable operating condition.			

Regarding the total traffic scenario, the TIS applied trip generation rates from the Guidelines based on an expansion of 298,765 square feet. The following represents the projected trip generation:

Trip Generation Summary, 4-13010, First Baptist Church of Glenarden						
	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
298,765 square feet church	65	40	105	40	65	105

The study assumed a trip distribution of approximately 35 percent to/from the north on Watkins Park Drive (MD 193), 40 percent to/from the south and 25 percent from the east. A third analysis (total traffic) revealed the following results:

TOTAL CONDITIONS			
Intersection	AM		PM
	(LOS/CLV)	CLV>1150?	(LOS/CLV)
MD 214 and MD 193	D/1,371		C/1,288
MD 214 and Church Road	D/1,381		D/1,334
MD 202 and White House Road	C/1,177		D/1,413
MD 202 and MD 193	D/1,436		D/1,436
MD 202 and Black Swan Drive	A/865		A/781
MD 193 and Cambleton Drive	25.6 seconds		26.5 seconds
MD 193 and Keverton Drive	105.7 seconds	No	575.3 seconds
MD 193 and Oak Grove Road (roundabout)	v/c=0.82		v/c=0.59
MD 193 and Water Fowl Way	538.8 seconds	No	111.1 seconds
Oak Grove Road and Whistling Duck Drive	25.6 seconds		18.1 seconds
Oak Grove Road and Church Road	167.2 seconds	No	93.6 seconds
MD 193 and north entrance	192.0 seconds	No	38.8 seconds
MD 193 and main entrance	30.8 seconds		18.5 seconds
Oak Grove Road and South Entrance	28.4 seconds		20.0 seconds
<p>* Unsignalized intersections are analyzed using the Highway Capacity Software. The results show the intersection delay measured in seconds/vehicle. A maximum delay of 50 seconds/car is deemed acceptable. If delay exceeds 50 seconds and at least one approach volume exceeds 100, the CLV is computed. A two-part process is employed for all-way stop-controlled intersections: (a) vehicle delay is computed in all movements using The Highway Capacity Manual (Transportation Research Board) procedure; (b) if delay exceeds 50 seconds, the CLV is computed. If the CLV falls below 1,150 for either type of intersection, this is deemed to be an acceptable operating condition. ** Roundabouts with v/c ratio less than 0.85 are considered to be acceptable.</p>			

The results of the traffic analyses show that, under total traffic, all of the critical intersections are deemed to be operating adequately.

Agency review

The TIS was referred to and reviewed by representatives from the Prince George's County Department of Public Works and Transportation (DPW&T) and the Maryland State Highway Administration (SHA). Both agencies expressed concerns with particular technical aspects of the TIS. The applicant was made aware of these issues and was directed by staff to provide responses to the agencies' concerns. The applicant responded in writing and provided a corrected TIS for the record. This corrected TIS was the basis for the review by staff. The Transportation Planning Section is satisfied that the revised TIS did address all of the concerns expressed by the review agencies.

Master Plan, Right-of-Way Dedication

The property is located in an area where the development policies are governed by the 2006 Bowie and Vicinity Master Plan and SMA, as well as the MPOT. The plans recommend that Watkins Park Drive (MD 193) be upgraded to an arterial road (A-27) within a variable-width right-of-way of 120 to 200 feet. The section of MD 193 along the property's frontage is dedicated to the master plan requirement, and no additional dedication will be required of the applicant. The property's southern boundary fronts on Oak Grove Road, a master plan major collector facility (MC-600), within a 100-foot right-of-way. For much of the property's southern border, Oak Grove Road is currently improved as a two-lane undivided road. The applicant will therefore be required to upgrade the north side of Oak Grove Road, from its eastern property corner to Rosey Bill Drive, as a major collector road within the right-of-way as designated on the Planning

Department's PGAtlas system, as determined by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE).

Along Oak Grove Road between Rosey Bill Drive and MD 193, the master plan alignment veers slightly to the north to a point on MD 193 that is approximately 200 feet north of the center of the roundabout. This shifted master plan alignment has previously been either deeded or purchased, and does not appear to have been dedicated because Transportation staff found no record plat as the vehicle for dedication. If this section of MC-600 were to be built pursuant to the master plan recommendation, it would necessitate a relocation of the existing roundabout to approximately 200 feet to the north of its current location. The applicant has noted this dedication as "proposed area of vacation 0.77 acres." The following are determined at this time:

- a. Because MD 193 is a State highway, any decision to relocate the current roundabout or change its configuration would require coordination between SHA and the County transportation agencies, and would require the ultimate approval of SHA.
- b. There is no evidence that the relocation of the roundabout is imminent. Frontage improvements on the section of Oak Grove Road between Rosey Bill Drive and MD 193, along with needed improvements to the roundabout, will be determined by DPIE.
- c. The submitted plan shall be revised to remove the note "proposed area of vacation 0.77 acres." This is a multi-agency decision that will be made in the context of future plans for the roundabout, and it has no relationship to the proposal at hand to expand the church facilities. Furthermore, it needs to be determined how the right-of-way came to be in public ownership. As such, it is a decision that will be made at a later time with a separate application.

A variation request for driveway access onto MD 193 at the southernmost frontage of existing Parking Lot A, opposite the southern entrance to the Perrywood Elementary School, has been received and reviewed. Section 24-121(a)(3) of the Subdivision Regulations requires that lots proposed on land adjacent to an existing or proposed planned roadway of arterial or higher classification be designed to front on either an interior street or service roadway. It is noted that two variations have already been granted for existing Parcel A, and so it is recognized that the third access point does not meet this requirement (a fourth access which serves existing Parcel 4 is intended to be closed). Therefore, the applicant requests a variation pursuant to Section 24-113 of the Subdivision Regulations. There are four criteria that must be met for this variation to be approved (a fifth criterion does not apply to this site). The criteria, with discussion, are noted below:

1. The granting of the variation will not be detrimental to the public safety, health, welfare, or injurious to other property.

The additional access point to the arterial is opposite the southern entrance to the Perrywood Elementary School. This access will be reviewed by the State and designed and constructed to maintain a safe flow of traffic onto both properties.

2. The conditions on which the variation is based are unique to the property for which the variation is sought and are not applicable generally to other properties.

It is acknowledged that this single consolidated property is quite unique within the County. There are other properties fronting MD 193 that have religious or institutional uses. However, none of

these other properties are of such a large size or have such extensive roadway frontage, nearly 0.65 miles. The proposed access point is over 500 feet from any other intersection or access point.

3. The variation does not constitute a violation of any law, ordinance, or regulation.

It does not appear that the access would violate any law, ordinance, or regulation. Access to MD 193 is regulated by SHA. As such, SHA will further evaluate any access permit-related issue that may arise through the process.

4. 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.

The applicant asserts that, because of the shape, depth, and extensive arterial highway frontage of the property, the denial of access to this arterial would result in the property not being able to be developed and would be a particular hardship to the landowner. The size of the use, as proposed, requires some flexibility in the use of, and access to, on-site parking to limit the potential for excessive queuing on-site. Also, the particular physical surrounding for this site includes the existing developed neighborhoods of Kettering and Sierra Meadows, which have stub streets abutting this property. The use of these stub streets could provide suitable vehicular access points under a development scenario whereby this tract of land was to be developed with single-family dwelling units. However, these neighborhood streets are unacceptable for providing access to a large single parcel for the construction and expansion of this institutional use.

By virtue of the positive findings for each of the criteria for variation approval, the Transportation Planning Section determines that a variation from Section 24-124(a)(3) is supportable.

Transportation Staff Findings

The application analyzed is a PPS for the expansion of a church campus. The applicant is proposing to expand the existing church campus by approximately 298,765 square feet. Using trip generation rates from the 2012 Transportation Review Guidelines, the expansion would represent the projected trip generation of 105 AM (65 in, 40 out) and 105 PM (40 in, 65 out) vehicle trips.

- MD 214 and MD 193
- MD 214 and Church Road
- MD 202 and White House Road
- MD 202 and MD 193
- MD 202 and Black Swan Drive
- MD 193 and Cambleton Drive
- MD 193 and Keverton Drive
- MD 193 and Oak Grove Road (roundabout)
- MD 193 and Water Fowl Way
- Oak Grove Road and Whistling Duck Drive
- Oak Grove Road and Church Road
- MD 193 and North Entrance
- MD 193 and Main Entrance
- Oak Grove Road and South Entrance

All of the intersections deemed critical are projected to operate within the transportation adequacy thresholds.

Conclusion

Based on the preceding findings, the Transportation Planning Section determines that, pursuant to Section 24-124(a) of the Subdivision Regulations, the plan conforms to the required findings for approval of the PPS from the standpoint of transportation if the application is approved with conditions.

7. **Schools**—The subdivision has been reviewed for impact on 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 a review for schools because it is a nonresidential use.
8. **Fire and Rescue**—The PPS has been reviewed for adequacy of fire and rescue services in accordance with Section 24-122.01(e)(1)(E) of the Subdivision Regulations.

Section 24-122.01(e)(1)(E) states that “A statement by the Fire Chief that the response time for the first due station near the property proposed for subdivision is a maximum of seven (7) minutes travel time. The Fire Chief shall submit monthly reports chronicling actual response times for call for service during the preceding month.”

The proposed project is served by Kentland Fire/EMS, Company 846, a first due response station (a maximum of seven minutes travel time), is located at 10400 Campus Way South.

“In the Fire/EMS Department’s Statement of Adequate Apparatus, as of July 15, 2016, the Department states they have developed an apparatus replacement program to meet all the service delivery needs of the County.”

Capital Improvement Program (CIP)

The Prince George’s County FY 2017–2022 Capital Improvement Plan provides funding for rehabilitating the existing station.

9. **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 the facilities used by the Prince George’s County Police Department, and the July 1, 2016 (U.S. Census Bureau) County population estimate is 908,049. Using 141 square feet per 1,000 residents, it calculates to 128,034 square feet of space for police. The current amount of space, 267,660 square feet, is within the guideline.
10. **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 part of this property in water and sewer Category 3, Community System. The property is within Tier 1 under the Sustainable Growth Act and will, therefore, be served by public systems.

11. **Use Conversion**—The subject application is proposing the development of 612,890 square feet for an institutional use. If a substantial revision to the use on the subject property is proposed that affects Subtitle 24 adequacy and findings as set forth in the resolution of approval, a new PPS shall be required prior to approval of any building permits.

12. **Public Utility Easement (PUE)**—Section 24-122 of the Subdivision Regulations requires a public utility easement (PUE) along both sides of all public rights-of-way. The majority of the property’s street frontage is along Oak Grove Road and Watkins Park Drive (MD 193), and the required PUEs are provided along these streets. However, three streets within the Kettering and Sierra Meadows Subdivisions: Hillrod Lane, Ridgely Street, and Pemberton Street, stub up to the property along the northern and eastern property lines and the required PUEs are not provided along these public streets. A condition has been recommended to provide the required PUEs along these streets prior to certification of the PPS or obtain the Planning Board’s approval of a variation from Section 24-122(a) prior to approval of the final plat.

In accordance with the Subdivision Regulations, when utility easements are required by a public utility company, the subdivider should include the following statement in the owner’s dedication on the final plat:

“Utility easements are granted pursuant to the terms and provisions recorded among the Prince Georges County Land Records of Prince George’s County in Liber 3703 at Folio 748.”

13. **Stormwater Management**—Stormwater Management Concept Plan 44801-2013 was approved for the property by DPIE on October 9, 2015. The plan proposes infiltration trenches and submerged gravel wetlands for water quality measures. Two existing stormwater management ponds will be retrofitted, as they both contain additional stormwater capacity, and additional above-ground or underground stormwater management facilities will be added on-site for 100-year stormwater attenuation.

Proposed Environmental Site Design (ESD) features include submerged gravel wetlands, micro-bioretenion, and biotrench facilities. Landscape planters have also been proposed to collect rooftop runoff. The project requires no fee-in-lieu of providing on-site attenuation/quality control measures, and no on-site stream evaluation is required by the approved stormwater concept plan. DPIE will review for conformance to the stormwater concept plan and technical approval at the time of grading permit to ensure that development does not result in any on-site or downstream flooding. Development must be in conformance with that approved plan and subsequent approvals.

14. **Historic**—The subject property is located adjacent to Chelsea Historic Site, 73-018. As a result, the Prince George’s County Historic Preservation Commission (HPC) reviewed the subject PPS application at its July 18, 2017 meeting and voted 7-0-1 (the Chairman voted “present”) in favor of the staff recommendation.

Background

The subject property comprises 160.06 acres located in the northeastern quadrant of the intersection of Watkins Park Drive (MD 193) and Oak Grove Road in Upper Marlboro, Maryland. The subject application proposes an addition of 298,765 square feet to an existing religious campus for church uses, including a children/youth center, administrative offices, chapel, fellowship hall, service building, and solar farm. The subject property is located in the R-E Zone.

Findings

A Phase I archeology survey was conducted on the subject property in 2007. Much of the subject property was disturbed by modern activities, particularly the construction of a pond, a commercial garden nursery, and the recent deposition of a large quantity of earth. However, four

prehistoric sites were identified through subsurface testing, Sites 18PR862, 18PR863, 18PR864, and 18PR865.

Willow Pond Site 1 (18PR862) is located about 40 meters from a water source and was identified by the presence of prehistoric cultural material in seven shovel test pits (STPs) covering an area measuring 60 by 15 meters. Artifacts recovered include ten pieces of lithic debitage, two lithic tools, and one piece of possible burned wood, suggesting that this was a lithic scatter associated with hunting near the wetlands. Willow Pond Site 2 (18PR863) is in the northeastern part of the property and was identified by the presence of prehistoric cultural material in 11 STPs covering an area measuring 50 by 30 meters. Artifacts recovered consist of 37 lithic items and five ceramic sherds, indicating this was a short-term procurement camp dating to the Late Woodland period (A.D. 900 to A.D. 1600).

Site 18PR864 was delineated in the southeastern part of the subject property. Prehistoric cultural material was found in three STPs and this was designated Willow Pond Site 3, 18PR864. Two retouched flakes and three pieces of debitage were recovered, indicating this is a single occupation lithic scatter. Site 18PR865 was identified in the central portion of the southern half of the property. Two STPs contained prehistoric cultural material consisting of rhyolite debitage and the basal fragment of a side-notched, quartz point in an area measuring 30 by 15 meters.

The subject property is adjacent to the Chelsea Historic Site (73-018). Built in the late eighteenth century and rebuilt circa 1830, Chelsea is a two-story hip-roof frame house with a bracketed cornice and a combination of Federal and Greek Revival interior trim. The small Federal-period house was purchased by the Berry family in the 1790s, and enlarged and renovated a generation later. It remained in the Berry family until 1917. The name derives from the tract known as Chelsea, patented in 1671.

The proposed PPS includes a large surface parking lot near the southern edge of the property at Watkins Park Drive, as well as an improved entry road. This feature and, in particular, any associated lighting and landscaping may impact the adjacent Chelsea Historic Site.

The proposed development embodied in the subject PPS will not require approval of a subsequent DSP. Therefore, any concerns that the HPC may have about the proposed development should be addressed through a proposed condition on the subject application.

At the hearing, Mr. Robert Antonetti, the applicant's representative, suggested some language changes to the proposed condition in order to reflect the appropriate timing mechanism for the review of the proposed lighting and screening recommended by the Historic Preservation Section. Mr. Antonetti suggested that the appropriate permit to be reviewed by the Historic Preservation Section would be the building permit, as the lighting and landscaping details would be approved through that process rather than at the time of grading permit. The applicant's proposed condition also clarified that any lighting associated with the parking lot and the entry drive into the developing property would include full cut-off optics, which will prevent light from spilling over onto adjacent properties. Mr. Antonetti also submitted an exhibit (Exhibit A) that illustrated the applicant's proffer to plant evergreen trees along the length of the proposed parking lot closest to Watkins Park Drive to provide screening of the lighting from the viewshed of the Chelsea Historic Site.

Conclusions

Archeological Sites 18PR862, 18PR864, 18PR865 were small sites with few artifacts or had been extensively disturbed. No further work was recommended on these three sites. Site 18PR863 was

the most extensive site, located on the northern portion of the property, and contained identifiable ceramic sherds. This site is in a conservation area and will not be impacted by construction. Preservation in place was recommended for this site. No archeological sites will be impacted by this proposal.

Because the proposed development associated with PPS 4-13010 will not require DSP approval, the HPC may wish to ensure that any lighting and landscaping for the entry road and parking lot should be designed to minimally impact the adjacent Chelsea Historic Site and to provide year-round vegetative screening of the parking lot as viewed from the historic site. This can most effectively be accomplished through a proposed condition on the subject application for the Planning Board's consideration.

The Historic Preservation Section was in agreement with the applicant's proposed language changes to the recommended condition and acknowledged that the proposed use of full cut-off optics for the lighting and the planting of evergreen trees along the northwestern edge of the proposed parking lot closest to Watkins Park Drive would be sufficient to screen it from the Chelsea Historic Site.

The HPC recommends approval of PPS 4-13010, subject to conditions.

15. **Urban Design**—The application is subject to the requirements of Section 27-441, Uses Permitted, of the Zoning Ordinance. A church and accessory uses are permitted by-right in the R-E Zone on a lot greater than two acres. The specific proposed accessory uses will have to be analyzed at the appropriate stage of review for conformance with the Zoning Ordinance.

Conformance with the Zoning Ordinance regulations is required for the proposed development at the time of permit including, but not limited to, the following:

- Section 27-427, R-E Zone (Residential Estate)
- Section 27-441, Uses permitted (Residential Zones)
- Section 27-442, Regulations (Residential Zones)
- Part 11 Parking and Loading
- Part 12 Signs

Conformance with the 2010 Prince George's County Landscape Manual

The proposal is subject to the requirements of the 2010 *Prince George's County Landscape Manual*. Specifically, the proposal is subject to Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements. Conformance to the requirements of those sections will be evaluated at the time of permit review. However, the submitted PPS appears to indicate all of the appropriate buffers.

Tree Canopy Coverage Ordinance

The proposed development is subject to the Prince George's County Tree Canopy Coverage Ordinance because it will require a building and/or grading permit that proposes more than 5,000 square feet of disturbance. This ordinance requires 20 percent tree canopy coverage for properties in the R-E Zone. Therefore, the subject 160.06-acre property must provide 32.01 acres of site area to be covered by tree canopy. This requirement can be met either through woodland conservation, proposed on-site landscaping and street trees, or a combination, and will be evaluated at the time of permit review.

16. **Enterprise Road Corridor Development Review District**—The subject application is located within the boundaries of the Enterprise Road Corridor Development Review District, as defined in Section 24-148(b) of the Subdivision Regulations. The applicant presented this application to the Enterprise Road Corridor Development Review District Committee (ERCDRDC) at their July 20, 2017 meeting at the Glenn Dale Community Center. The Committee elected to take no position on the subject application.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision (PPS), the plan shall be revised as follows:
 - a. Provide the required public utility easements along Hillrod Lane, Ridgely Street, and Pemberton Street or obtain the Planning Board’s approval of a variation from Section 24-122(a) of the Subdivision Regulations prior to approval of the final plat.
 - b. Add the application number (4-13010) to the title box of the “Exhibit For Preliminary Plan of Subdivision.”
 - c. Add the stormwater management concept plan approval date to General Note 20.
 - d. Add the assigned Type 1 tree conservation plan number to General Note 28.
 - e. Provide a general note stating that a variation from Section 24-121(a)(3) of the Subdivision Regulations is requested for the proposed direct access points to Watkins Park Drive (MD 193).
 - f. Label the gross floor area of each building.
 - g. Remove all proposed structures from the PPS and show only existing structures.
 - h. Combine Parcels A and 4 into one new parcel (Parcel 1). Update all plans to include “Proposed Parcel 1” in the title box.
2. At the time of final plat, the applicant and the applicant’s heirs, successors, and/or assignees shall grant a 10-foot-wide public utility easement along all public rights-of-way.
3. A substantial revision to the mix of uses on the subject property that affects Subtitle 24 adequacy findings, as set forth in a resolution of approval, shall require the approval of a new preliminary plan of subdivision prior to approval of any building permits.
4. Prior to signature approval of the preliminary plan of subdivision, the applicant and the applicant’s heirs, successors, and or assignees shall submit two copies of an approved stormwater management concept plan, signed by DPIE, and two copies of the concept approval letter. The stormwater management concept plan approval number and approval date shall be delineated on the preliminary plan of subdivision and the Type 1 tree conservation plan (TCP1). Any required stormwater management facilities shall be shown on the TCP1.

5. Prior to approval of a building permit for the proposed parking lot and/or entry road near Watkins Park Drive (MD 193), the permit(s) shall be referred to the Historic Preservation Commission to ensure that any lighting associated with the parking lot and the entry drive includes full cut-off optics to minimize off-site impacts on the adjacent Chelsea Historic Site (73-018). Further, the proposed parking areas near MD 193 shall be landscaped with evergreen trees in the locations shown on Applicant's Exhibit A to minimize the visual impact of the parking lot and provide year-round screening of the facility, as seen from the adjacent Chelsea Historic Site (73-018).
6. Prior to signature approval of the preliminary plan of subdivision, the Type 1 tree conservation plan (TCP1) shall be revised as follows:
 - a. The worksheet shall be updated as follows:
 - (1) to reflect the current standard worksheet format.
 - (2) to show reforestation and regeneration as separate lines.
 - (3) to reflect the 0.63 acre of off-site clearing as previously approved.
 - b. Revise all woodland conservation areas as needed to ensure they meet the standard size and area requirements required by the Prince George's County Code.
 - c. Show the storm drain structures and clearing associated with previously approved and permitted improvements to Oak Grove Road.
 - d. Remove woodland conservation from all existing and proposed easements.
 - e. Show all proposed storm drain and stormwater management structures as shown on the approved concept plan.
 - f. Update the TCP1 approval block to type-in the assigned plan number (TCP1-006-02) and the previous approval information (Robert Metzger, 9/19/02, 4-02047, PGCPB Resolution No. 02-182).
 - g. Revise the TCP1 notes as follows:
 - (1) Revise Note 1 to include the standard second sentence.
 - (2) Revise Note 10 to refer to Section 25-119(g).
 - h. Have the qualified professional who prepared the plan sign and date it and update the revision box with a summary of the revision.
7. Prior to certification of the Type 2 tree conservation plan (TCP2), information regarding the health and species composition of the proposed regeneration areas must be provided to demonstrate the suitability of the areas as regeneration. If any non-native or invasive species are present, an invasive species management plan shall be included on the TCP2.
8. The following note shall be placed on the final plat of subdivision:

“Development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-006-02-01), or as modified by the Type 2 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 Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission.”

9. Prior to signature approval of the Type 2 tree conservation plan (TCP2), the liber and folio of the recorded woodland conservation easement shall be added to the standard TCP2 notes as follows:

“Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George’s County Land Records at Liber _____ Folio _____. Revisions to this TCP2 may require a revision to the recorded easement.”

10. Prior to issuance of permits for this subdivision, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:

“This plat is subject to the recordation of a Woodland Conservation Easement pursuant to Section 25-122(d)(1)(B) with the liber and folio reflected on the Type 2 Tree Conservation Plan, when approved.”

11. Prior to issuance of permits for this subdivision, recorded woodland conservation easement documents for both the on-site and off-site woodland conservation requirements shall be included in the permits.

12. Prior to certification of the Type 2 tree conservation plan, the on-site woodland conservation easement documents shall be filed among the Prince George’s County Land Records and a receipt provided to the Environmental Planning Section.

13. At time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated primary management area, except for any 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.”

14. In conformance with the 2009 *Approved Countywide Master Plan of Transportation* and the 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, 74B*, the applicant and the applicant’s heirs, successors, and/or assignees shall provide the following:

- a. Construct the master plan trail along the subject site’s entire frontage of Oak Grove Road, unless modified by the Prince George’s County Department of Permitting, Inspections and Enforcement. This trail shall be constructed concurrently with the frontage improvements.
- b. Provide the additional sidewalk connections as shown on the “Additional Sidewalk Recommendations Exhibit” provided by the Transportation Planning Section.

- c. Provide a bicycle rack(s) accommodating a minimum of 20 bicycles at a location convenient to the family life center.
- 15. Full cut-off optic light fixtures shall be used in order to minimize light intrusion from this site into the stream valley and onto adjacent residential properties.
- 16. Total development within the subject property shall be limited to uses which generate no more than 105 AM and 105 PM peak hour trips. Any development generating an impact greater than that identified herein above shall require a new determination of the adequacy of transportation facilities.
- 17. Prior to approval of any final plat for this project, the applicant shall dedicate 50 feet of right-of-way along the property frontage along Oak Grove Road between the eastern property line and the intersection of Rosey Bill Drive and Oak Grove Road.
- 18. Prior to signature approval of the preliminary plan of subdivision (PPS), the applicant and the applicant's heirs, successors, and/or assignees shall revise the PPS and the "Exhibit For Preliminary Plan of Subdivision" to delete the note "proposed area of vacation 0.77 acres" in the area of Oak Grove Road between Rosey Bill Drive and Watkins Park Drive (MD 193).

STAFF RECOMMENDS:

- Approval of Preliminary Plan of Subdivision 4-13010
- Approval of Type 1 Tree Conservation Plan TCP1-006-02-01
- Approval of a Variation from Section 24-121(a)(3)