



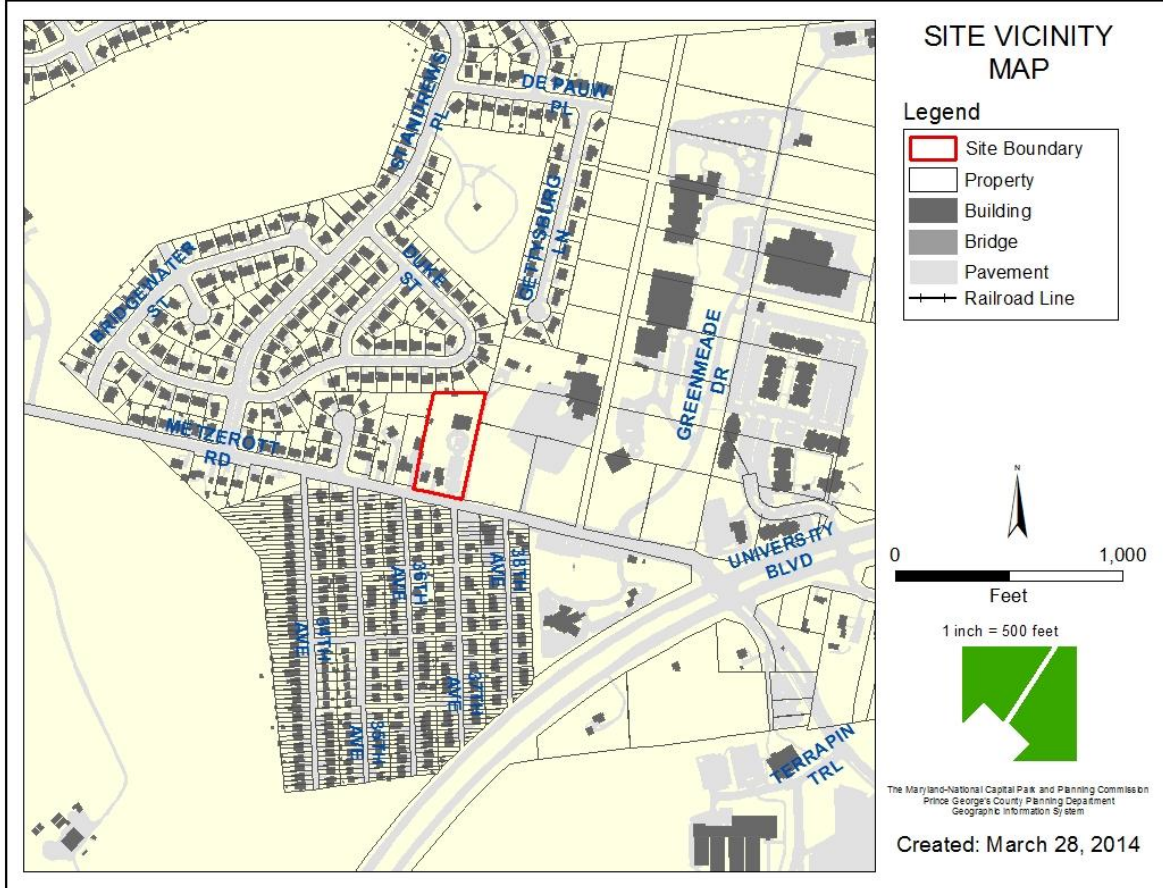
Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Preliminary Plan 4-13020

Application	General Data	
Project Name: University Bible Fellowship Church Location: On the north side of Metzerott Road, approximately 1,200 feet west of its intersection with University Boulevard (MD 193). Applicant/Address: University Bible Fellowship Church 3600, 3602 & 3604 Metzerott Road College Park, MD 20740 Agent: Landplan Associates, Inc. 966 Hungerford Drive, Suite 6A Rockville, MD 20850	Planning Board Hearing Date:	05/15/14
	Staff Report Date:	05/07/14
	Date Accepted:	03/28/14
	Planning Board Action Limit:	06/06/14
	Mandatory Action Timeframe:	70 days
	Plan Acreage:	2.34
	Zone:	R-R
	Gross Floor Area:	12,618 sq. ft.
	Lot:	0
	Parcels:	1
	Planning Area:	66
	Tier:	Developed
	Council District:	03
	Election District	21
	Municipality:	N/A
	200-Scale Base Map:	211NE03

Purpose of Application	Notice Dates	
To expand the existing 7,722-square-foot church use with a 4,896-square-foot addition, and consolidate two existing lots into one 2.34-acre development parcel.	Informational Mailing	10/17/13
	Acceptance Mailing:	03/26/14
	Sign Posting Deadline:	05/06/14

Staff Recommendation		Staff Reviewer: William Mayah Phone Number: 301-952-3554 E-mail: william.mayah@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 4-13020
University Bible Fellowship Church, Parcel 1

OVERVIEW

The subject property is located on Tax Map 25 in Grid B-4 and consists of two-acreage parcels, which originally composed Lot 3, Block 1, Acredale, recorded in Plat Book BDS 1-4 in the County Land Records. Lot 3 was legally divided by deed (Liber 1433 Folio 231) in 1951, resulting in the creation of these two-acreage parcels. The property consists of 2.34 acres within the Rural-Residential (R-R) Zone and is currently developed with a 4,307-square-foot church, a 2,331-square-foot parsonage, and a 1,084-square-foot chancery. The applicant is proposing to expand the existing 7,722-square-foot church use with a 4,896-square-foot addition (12,618 total square feet), and consolidate the two existing acreage parcels into one 2.34-acre development parcel. Section 24-107 of the Subdivision Regulations states that the development of more than five thousand (5,000) square feet of gross floor area (GFA), which constitutes at least ten percent (10%) of the total area of the site, must be constructed pursuant to a building permit issued on or before December 31, 1991, to be exempt from the Preliminary Plan of Subdivision (PPS) requirement. The building permit for the existing church was issued on February 10, 1992. The cumulative development of the existing 4,307-square-foot church and the proposed 4,896-square-foot addition, therefore, requires a new PPS.

The October 1989 *Langley Park-College Park-Greenbelt Approved Master Plan and Adopted Sectional Map Amendment* retained this property in the R-R Zone. The property is located in the Hollywood-College Park Woods Subcommunity as identified in the master plan. The property contains no regulated environmental features such as streams, wetlands, or associated 100-year floodplain, and is exempt from the Woodland Conservation Ordinance (WCO). The subject site is within one mile of the City of College Park. This preliminary plan was referred to the City of College Park for review, however, at the writing of this staff report, a referral from the City of College Park had not been received.

SETTING

The property is located on the north side of Metzerott Road, approximately 1,200 feet west of University Boulevard (MD 193), and abuts the municipal boundary of the City of College Park. The neighboring properties to the east and west are zoned R-R and are developed with single-family dwellings. The neighboring properties to the north, and to the south (across Metzerott Road), are zoned R-55 and are also developed with single-family dwellings.

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)	Church/Parsonage (7,722 of/163 seats)	Church/Parsonage/Chancery (12,618/163 seats)
Acreage	1.6	2.34
Lots	0	0
Outlots	0	0
Parcels	1	1
Dwelling Units	(1-Parsonage)	(1-Parsonage)
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) meeting on April 11, 2014.

2. **Community Planning**—The 2002 *Prince George's County Approved General Plan* (General Plan) designates the property within the Developed Tier. The General Plan states on page 31 that “The vision for the Developed Tier is a network of sustainable, transit-supporting, mixed-use pedestrian-oriented, medium- to high-density neighborhoods.” The PPS is consistent with the 2002 General Plan Development Pattern policies for Corridor Nodes in the Developed Tier. Approval of this application does not violate the General Plan’s growth goals for the year 2025, upon review of Prince George’s County’s current General Plan Growth Policy Update.

The 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt* and Vicinity recommends low suburban land uses on the subject property and retained the property in the R-R Zone. The institutional use is permitted within the R-R Zone; therefore, there the PPS is not inconsistent with the master plan and general plan.

3. **Urban Design**—A church is a permitted use in the R-R Zone pursuant to Section 27-441(b)(2), Uses Permitted, of the Zoning Ordinance. Churches on land of over two acres are permitted within the R-R Zone without requirement for a detailed site plan approval. A grading permit (Permit number 17444-2013-G) is currently pending for the proposed building expansion. At time of the building permit, the subject site will be reviewed for conformance with the requirements of the Zoning Ordinance including lot coverage, setbacks, building height, and parking and loading requirements.

2010 Prince George’s County Landscape Manual

The subject proposal indicates an increase in gross floor area and an expansion of the existing parking lot; therefore the property will be subject to the requirements of the *2010 Prince George’s County Landscape Manual*. Specifically, the site is subject to Section 4.2 Landscaped Strips along Streets Requirement; Section 4.3, Parking Lot Requirements; Section 4.4 Screening Requirements;

Section 4.7 Buffering Incompatible Uses; and Section 4.9 Sustainable Landscape Requirements. Compliance with these regulations will be evaluated at time of permit review.

An Alternative Compliance application AC-91093-02 from Section 4.7, Buffering Incompatible Uses, has been submitted in connection with the pending grading permit. The church is a medium-impact use. A Type 'C' buffer inclusive of a 40-foot-wide building setback and a 30-foot-wide landscape yard is required between the church and the adjacent residences. In the western portion of the site, approximately 40 feet north of the property frontage, an existing drive aisle and parking lot encroach into the required 30-foot-wide planting strip. The applicant indicates that on-site access can be consolidated and the existing drive aisle in the western portion of the site could be removed, as it is currently unused. With the removal of this unused driveway and the provision of additional plantings in this area, the Alternative Compliance Committee believes that the Alternative Compliance request will be acceptable. Approval of the alternative compliance request will be required prior to the approval for the building permit by M-NCPPC.

Tree Canopy Ordinance

The Tree Canopy Coverage Ordinance requires 15 percent tree canopy coverage for properties in the R-R Zone. Therefore, the subject 2.34- acre property must provide 15,421 square feet of site area covered by tree canopy. This requirement can be met either through the preservation of the existing trees, the proposed on-site landscaping, or a combination of both, and will be evaluated at the time of permit review.

4. **Environmental**—This PPS has been reviewed for conformance to the environmental regulations within Division 5 of the Subdivision Regulations and the appropriate area master plan. This property is exempt from the provisions of the WCO because, although the gross tract area of the subject property is greater than 40,000 square feet, there are less than 10,000 square feet of existing woodland and it has no previously approved tree conservation plan. A Standard Letter of Exemption (S-185-12) was issued for the site on October 2, 2012 and expires on October 2, 2014. A Type 1 Tree Conservation Plan (TCP1) is not required. A Natural Resource Inventory Equivalence Letter (NRI-116-12) was reviewed and approved on September 26, 2012. No other previous environmental reviews or tree conservation plan approvals have occurred on this site.

Conformance to the Master Plan

The master plan for this area is the 1989 *Langley Park-College Park-Greenbelt Approved Master Plan and Adopted Sectional Map Amendment*. In the approved *Langley Park-College Park-Greenbelt* master plan and sectional map amendment, the Environmental Infrastructure Section contains goals, policies, recommendations, and strategies. The following guidelines are applicable to the subject site. The text in **BOLD** is from the master plan and the plain text provides comments on plan conformance.

Guideline 5: Developers shall be encouraged to capitalize on natural assets through the retention and protection of trees, streams, and other ecological features.

The site contains no ecological features. Some existing vegetation is being preserved in the northwestern corner of the property.

Guideline 10: Developers shall be encouraged to include careful site planning and construction techniques which are designed to reduce the adverse impact of point and nonpoint source noise that exceeds the State's current maximum allowable levels for receiving land uses.

The developer is encouraged to mitigate source point noise levels such that they do not exceed the State's current maximum allowable levels for adjoining and affronting properties.

Conformance with the Green Infrastructure Plan

According to the 2005 *Approved Countywide Green Infrastructure Plan*, the site contains no Regulated, Evaluation and Network Gap Areas within the designated network of the plan.

Conformance with the 2010 Water Resources Functional Master Plan

The 2010 Approved Water Resources Functional Master Plan contains policies and strategies related to the sustainability, protection and preservation of drinking water, stormwater, and wastewater systems within the county, on a county wide level. These policies are not intended to be implemented on individual properties or projects and instead will be reviewed periodically on a countywide level. As such, each property reviewed and found to be consistent with the various countywide and area master plans, county ordinances for stormwater management, 100-year floodplain and woodland conservation, and programs implemented by the Prince George's County Department of Permitting, Inspections & Enforcement (DPIE), Prince George's County Department of Health, Prince George's County Department of Environmental Resources (DER), Prince George's Soil Conservation District, Maryland-National Park and Planning Commission (M-NCPPC) and Washington Suburban and Sanitary Commission (WSSC) are also deemed to be consistent with this master plan.

Environmental Review

According to mapping research and as documented with the approved NRI, no regulated environmental features or woodland are found on the property. This site is within the Piscataway watershed which flows into the Potomac River basin. The predominant soils found to occur on-site, according to the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS) include Downer-Hammonton-Urban land complex (5-15% slopes). According to available information Marlboro clay and Christiana complexes are absent from this property. The minimization of light intrusion from this site, located in the Developed Tier, is a concern. The use of alternative lighting technologies and the limiting of total light output should be demonstrated. Full cut-off optic light fixtures should be used, and is recommended.

5. **Stormwater Management**—The Department of Permitting, Inspections and Enforcement (DPIE) has determined that on-site stormwater management is required. A Stormwater Management Concept Plan, 32724-2012-01, for the site was approved with conditions on June 13, 2013, and is valid until June 13, 2016. The approval letter states that project will pay a fee-in-lieu of providing on-site attenuation/quality control measures. An approved Stormwater Management Concept plan dated February 6, 2012, was submitted with the application for this site without an accompanied letter; however, this plan has been superseded by a subsequent '-01' revision. Prior to signature approval of the PPS, the applicant should submit a copy of the most recent revision to the approved Stormwater Management Concept Plan and Letter of Approval to the Environmental Planning Section for review. Development must be in accordance with the approved plan or any subsequent revisions, as well as the approved PPS.

The approved stormwater management plan is required to be designed in conformance with any approved watershed management plan pursuant to Subtitle 32, Water Resources and Protection; Division 3, Stormwater Management Plan; and Section 172, Watershed Management Planning, of

the Prince George's County Code. As such, the requirement of Section 24-130(b)(4) of the Subdivision Regulations, which requires that a subdivision be in conformance with any watershed management plan, has been addressed with the approval of the stormwater management concept plan by DPIE.

6. **Parks and Recreation**—In accordance with Section 24-134(a) of the Subdivision Regulations, mandatory dedication of parkland is not required for the subject site because it consists of nonresidential development.
7. **Trails**—This PPS has been reviewed for conformance with Section 24-123 of the Subdivision Regulations and the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) in order to implement planned trails, bikeways, and pedestrian improvements. The subject property is located in a General Plan Corridor or Center. However, because the total square footage of gross floor area for the proposed addition is less than 5,000 square feet, it is therefore not subject to Section 24-124.01 of the Subdivision Regulations (CB-2-2012).

The subject property is in the Developed Tier. The Complete Streets Policy of the MPOT recommends that all road frontage improvements and road capital improvement projects within the Developed and Developing Tiers should be designed to accommodate all modes of transportation; and that continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practicable.

The subject property has frontage on Metzerott Road, an 80-foot-wide collector roadway which is maintained by Prince George's County. Sections of the roadway are improved with sidewalks, mostly where curb and gutter, or drainage improvements have been made. There is an existing curb along a portion of the sites frontage and in the northwest corner of the property is an unsignalized mid-block crosswalk over Metzerott Road. The MPOT recommends that Metzerott Road should contain two travel lanes with continuous sidewalks and bicycle lanes. Sidewalk improvements will also allow a safe connection to the nearby crosswalk at the northwest corner of the property. Bicycle lanes may be constructed by the county in the future within the two-lane road configuration. The PPS shows public right-of-way dedication along the subject property frontage. The proposed right-of-way dedication is sufficient for sidewalks and bicycle facilities to be constructed in accordance with the county's road standards, and is recommended.

Vehicles also park on the shoulder of the road where bicyclists may be present. The on-street parking requires bicyclists to maneuver towards the vehicle travel lane. The road may be reconfigured and it is recommended that bicycle lanes be constructed by the applicant along the subject property frontage in conjunction with the installation of a "BIKE LANE" sign (MUTCD R3-17) at the beginning of the bicycle lane, unless modified by DPW&T.

The subject property is in approximately 1,440 feet north of the University of Maryland, abuts the City of College Park, and is approximately 3,000 feet west of the Paint Branch Trail System. The applicant should provide bicycle parking on the subject property due to the numerous bicyclists in the area. The applicant should provide u-shaped bicycle parking racks that are located close to the main entrance of the church. Bicycle parking racks should be anchored into a concrete base. The applicant, in discussions with the City of College Park, has proffered this improvement. The number of bike parking spaces will be determined by agreement between the City of College Park and the applicant, and has not been made a condition of this approval.

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, with conditions.

8. **Transportation**—This PPS is for an addition to an existing church and additional parking. The existing building consists of 7,722 square feet, and an addition of 4,896 square feet is proposed. The existing church has 163 seats. The church addition is for ancillary purposes and will not change the capacity of the sanctuary or add worship facilities.

The findings and recommendations outlined below are based upon a review of materials and analyses conducted by the staff of the Transportation Planning Section, consistent with the “Transportation Review Guidelines, Part 1.”

According to the applicant no additional church seating will be provided by the expansion. The expansion is intended for kitchen and dining areas for the existing congregation only. It is estimated that the church expansion will generate three additional trips during the AM and PM peak hours. Any development that generates five or fewer peak-hour trips may be considered to be *de minimus* by the Planning Board. Based on the fact that the subject application is considered to be *de minimus*, the Transportation Planning Sections concludes that adequate transportation facilities would exist to serve the proposed subdivision as required under Section 24-124 of the Subdivision Regulations if the application is approved.

Metzerott Road is listed in the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) as a collector roadway with a master plan right-of-way of 80 feet. Right-of-way dedication of 40 feet from the centerline of the roadway is required, and is reflected on the plan. However, deed research has revealed apparent minor discrepancies between the deed descriptions of the frontage boundary and what is represented on the plan. Prior to signature approval of the plan, the applicant should resolve these discrepancies and revise the plan drawing as necessary.

There is an existing primary driveway apron onto Metzerott Road which serves the church, along with two other points of driveway access that serve the parsonage and chancery. Although Metzerott Road is a master plan collector and is not regulated for access in the Subdivision Regulations, the applicant has indicated that they will evaluate their ability to consolidate the three points of vehicular access, to the extent practicable. On-street parking exists along Metzerott Road. The access and on-site circulation is acceptable.

Based on the preceding findings, adequate transportation facilities would exist to serve the proposed subdivision as required under Section 24-124 of the Prince George's County Code, with conditions.

9. **Schools**—The PPS is exempt from review for impact on school facilities in accordance with Section 24-122.02 of the Subdivision Regulations and the “Adequate Public Facilities Regulations for Schools” (County Council Resolutions CR-23-2001 and CR-38-2002) because it is a nonresidential use.
10. **Fire and Rescue**—The Special Projects Section has reviewed this preliminary plan for adequacy of fire and rescue services in accordance with Section 24-122.01(e)(1)(E) of the Subdivision Regulation.

Section 24-122.01(e)(1)(E) states that “A statement by the Fire Chief that the response time for the first due station in the vicinity of 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 Branchville Fire/EMS Co. 11. This first due response station, located at 4905 Branchville Road, is within the maximum of seven (7) minutes travel time.

Capital Improvement Program (CIP)

There are no 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 I, Hyattsville. 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, 2012 (U.S. Census Bureau) county population estimate is 881,138. Using the 141 square feet per 1,000 residents, it calculates to 124,240 square feet of space for police. The current amount of space (267,660 square feet) is within the guideline.
12. **Water and Sewer Categories**—Section 24-122.01(b)(1) 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 Categories 3, Community System and the site will therefore, be served by public systems. Water and sewer lines abut the site along Metzerott Road.

13. **Health Department**—The PPS was referred to the Prince George’s County Health Department for review. Review comments had not been received at the time of the writing of the technical staff report.
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 PPS correctly delineates a ten-foot-wide public utility easement along the public right-of-way as required, which will be reflected on the final plat prior to approval.

15. **Historic**—A Phase 1 archaeological survey is not recommended on the subject site. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. This proposal will not impact any historic sites, historic resources, documented properties, or known archeological sites.

16. **Use Conversion**—The subject application is not proposing any residential development; however, if a residential land use were proposed, a new PPS is recommended. There exists different adequate public facility tests comparatively between residential and nonresidential uses, and there are other considerations for a residential subdivision not considered in the review of commercial, industrial, and mixed-use development including the recreational components, noise, and access.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision the plan shall be revised to make the following technical corrections:
 - a. Label the proposed parcel as “Parcel 1.”
 - b. Add a written scale to the graphic scale on the bottom-left corner of the plan.
 - c. Provide all bearings and distances for the right-of-way dedication to Metzerott Road.
 - d. Provide the full length of the northern property boundary.
 - e. Remove all proposed development from the plan.
 - f. Delete the Stormwater Management Concept Approval box below the Zoning Requirement table.
 - g. Remove all stormwater management facilities from the plan drawing.
 - h. Remove the M-NCPPC approval space that is at the bottom-right corner of the plan and add the standard Preliminary Plan approval block.
 - i. Remove the “Loading Space Requirements” section from the plan.
 - j. Remove the “Additional Notes” section from the plan.
 - k. Remove the “Lot Coverage Calculation” section from the plan.
 - l. Remove the “Site & Parking Calculations” section from the plan.
 - m. Remove stormwater management, soils, and limit of disturbance references from the legend.
 - n. Revise Note 6 to provide Gross Tract Area and Net Tract Area, instead of Total Acreage.
 - o. Remove General Notes 7, 12, 13, and 17.
 - p. Revise General Note 21 to reflect the most recent Stormwater Management Concept Plan revision and approval date.

- q. The following note shall be added to the plan: “This Preliminary plan of Subdivision is exempt from the requirements of Section 24-124.01 of the Subdivision Regulations (CB-2-2012) because the total square footage of gross floor area (GFA) for the proposed addition is less than 5,000 square feet.”
 - r. Add a note to the plan providing the existing gross floor area (GFA) (including the church, chancery, and parsonage) and the proposed GFA.
 - s. Verify previous right-of-way dedication along Metzerott Road.
 - t. Show all existing or proposed water and sewer lines and service connections on the plan.
 - u. Revise the legal description and property line of abutting land to the east.
 - v. List disposition of all existing structure as “To Remain” or “To Be Removed.”
 - w. Revise the total acreage to 2.34 acres.
2. Development of this site shall be in conformance with the Stormwater Management Concept Plan, 32724-2012-01 and any subsequent revisions.
 3. Prior to signature approval of the PPS, the applicant, the applicant's heirs, successors, and/or assignees shall submit a copy of the most recent revision to the approved Stormwater Management Concept Plan and Letter of Approval to the Environmental Planning Section for review for this project.
 4. Prior to issuance of a building permit, the applicant, the applicant's heirs, successors, and/or assignees shall construct a sidewalk, minimum of five feet wide, with concrete curb and gutter, along the entire property frontage of Metzerott Road, unless modified by DPW&T.
 5. At the time of final plat, the applicant and the applicant’s heirs, successors, and/or assignees, shall dedicate a ten-foot public utility easement (PUE) along the public right-of-way as delineated on the approved PPS.
 6. At the time of final plat approval, the applicant shall dedicate public right-of-way of 40 feet from the centerline of Metzerott Road along the property frontage, as shown on the approved preliminary plan of subdivision.
 7. Total development shall be limited to additional uses which generate no more than three AM peak-hour trips and three PM peak-hour trips. Any development generating an impact greater than that identified herein above shall require a new determination of adequacy of transportation facilities.
 8. Any residential development of the subject property shall require approval of a new preliminary plan of subdivision prior to approval of any building permits.
 9. Prior to the issuance of a building permit, the applicant, the applicant's heirs, successors, and/or assignees shall fulfill the following requirements listed in order of priority, unless modified by Department of Public Works and Transportation (DPW&T):

- a. Construct a bicycle lane, minimum five-foot-wide, in conjunction with a “BIKE LANE” sign (MUTCD R3-17) at the beginning of the bicycle lane, along the entire subject property frontage of Metzerott Road.
 - b. Provide the installation of the “SHARE THE ROAD” sign (MUTCD W16-1P combined with W11-1 sign assembly) along the property frontage.
10. Prior to approval of building permits, the applicant and the applicant’s heirs, successors, and/or assignees shall provide full cut-off optic light fixtures throughout the site to reduce light intrusion.