



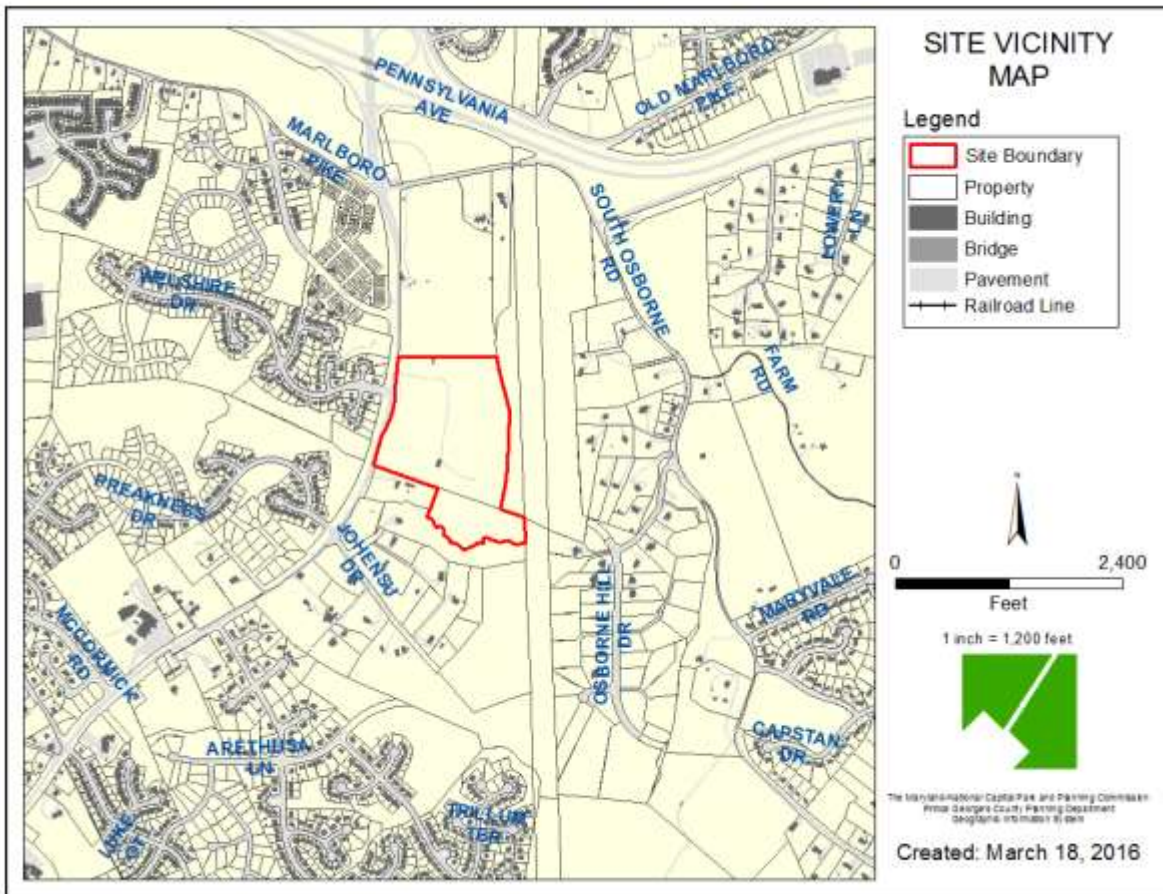
Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Preliminary Plan 4-16008

Application	General Data	
Project Name: Galilee Baptist Church Location: Along the east side of Woodyard Road (MD 223) at its intersection with Welshire Drive. Applicant/Address: Galilee Baptist Church 2101 Shadyside Avenue, Suitland, MD 20746 Property Owner: Galilee Baptist Church 2101 Shadyside Avenue, Suitland, MD 20746	Planning Board Hearing Date:	09/29/16
	Memorandum Date:	09/21/16
	Date Accepted:	06/13/16
	Planning Board Action Limit:	12/01/16
	Mandatory Action Timeframe:	140 days
	Plan Acreage:	49.97
	Zone:	R-A
	Gross Floor Area:	73,673 sq. ft.
	Lots:	N/A
	Parcels:	2
	Planning Area:	82A
	Council District:	09
	Election District	15
	Municipality:	N/A
	200-Scale Base Map:	208SE09

Purpose of Application	Notice Dates	
This case was continued from the Planning Board hearing date of September 8, 2016 to September 29, 2016.	Informational Mailing	03/29/16
	Acceptance Mailing:	06/03/16
	Sign Posting Deadline:	08/09/16

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		



September 21, 2016

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Whitney Chellis, Supervisor, Subdivision Review Section, Development Review Division

FROM: John Ferrante, Senior Planner, Subdivision Review Section, Development Review Division

SUBJECT: **4-16008, Galilee Baptist Church**

This case was originally heard by the Planning Board on September 8, 2016, and was continued to September 29, 2016, at the request of the applicant. The continuance allowed the applicant additional time to prepare an addendum to the traffic study originally filed with the preliminary plan of subdivision and to further address transportation concerns raised at the September 6, 2016 community meeting held by the applicant with the nearby homeowners associations. Upon review of the staff report issued for the September 8, 2016 hearing, the applicant realized that the size of the proposed church as indicated on the report's cover sheet and on the preliminary plan which they filed was not correct. The plans that were submitted for the application state that the proposed building will be 50,000 square feet in size. However, the applicant's architect has determined that the correct size of the proposed structure is 73,673 square feet, which had implications to the traffic analysis.

The additional square footage (23,673 square feet) is the result of administrative offices, Sunday school classroom, and choir rehearsal space that was not included in the original gross floor area calculation by the applicant. However, the proposed seat count for the church has remained unchanged (1,400). This discrepancy does not affect the footprint of the building that is shown on the submitted plans, as the applicant's civil engineer has verified that the footprint of the building is shown correctly on the tree conservation plan. The Transportation Planning Section's prior finding of adequacy was predicated on a 50,000-square-foot church, or similar place of worship. As a result of the additional square footage, an addendum to the traffic study was submitted by the applicant dated September 8, 2016.

The Transportation Planning Section has reviewed the addendum dated September 8, 2016, and the analysis has resulted in a revised trip cap (Condition 5), which is reflective of the actual gross floor area of the proposed building and recommended below. The TPS memorandum dated September 17, 2016 (Burton to Ferrante), will be incorporated into Transportation Finding 7 prior to the adoption of the resolution of approval of this PPS if approved by the Planning Board.

Staff is also recommending a minor modification to Condition 10 to clarify that the 40-foot-wide scenic/historic landscape buffer that is required along MD 223 is pursuant to the requirements of the *Landscape Manual*. Therefore, the applicant may file for alternative compliance (AC) from this requirement at the time of permit. However, staff is recommending that if the applicant were to file AC that they submit a viewshed study to inform the decision. Currently the *Landscape Manual* only requires a viewshed analysis in the area formerly known as the Rural Tier, and the subject property is located in the area formerly known as the Developing Tier.

The applicant has indicated their agreement with the revised staff recommendations.

RECOMMENDATION

Approval, subject to the original findings and conditions of the technical staff report (TSR) dated September 1, 2016, the revised Transportation Finding pursuant to the Transportation Memorandum dated September 17, 2016 (Burton to Ferrante), and the following Revised Conditions:

Technical Staff Report **Condition 5** dated September 1, 2016

5. ~~Total development within the subject property shall be limited to uses which generate no more than 602 peak hour trips on Sundays, and 23 AM and PM weekday peak hour trips. Any development generating an impact greater than that identified herein shall require a new determination of adequacy of transportation facilities.~~

Revised Condition 5

5. Total development within the subject property shall be limited to uses which generate no more than 887 peak-hour trips on Sundays, and 31 AM and PM weekday peak-hour trips. Any development generating an impact greater than that identified herein shall require a new determination of adequacy of transportation facilities.

Technical Staff Report **Condition 10** dated September 1, 2016

10. ~~Prior to issuance of any permits, the landscape plan shall show the 40 foot wide landscape buffer. Mature trees within the buffer shall be retained to the extent possible.~~

Revised Condition 10

10. Prior to issuance of any permits, if the applicant and the applicant's heirs, successors and or assignees file a request for alternative compliance from the 40-foot-wide scenic/historic road landscape buffer along MD 223, (Section 4.6 of the 2010 *Prince George's County Landscape Manual*) a viewshed study shall be submitted. Alternative Compliance, if approved, shall ensure that the alternative landscape design will conserve and enhance the special roadway with regard to the natural and/or cultural features of the surrounding area.