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Preliminary Plan of Subdivision

Spirit and Truth Tabernacle Church

4-22013

REQUEST	STAFF RECOMMENDATION
Extension of the preliminary plan of subdivision validity period.	APPROVAL of a one-year extension

Location: On the east side of Riggs Road, approximately 255 feet south of its intersection with Powder Mill Road.

Gross Acreage: 1.82

Zone: RR

Prior Zone: R-R

Reviewed per prior Subdivision Regulations: Section 24-1704(a)

Gross Floor Area: 11,289 sq. ft.

Dwelling Units: 0

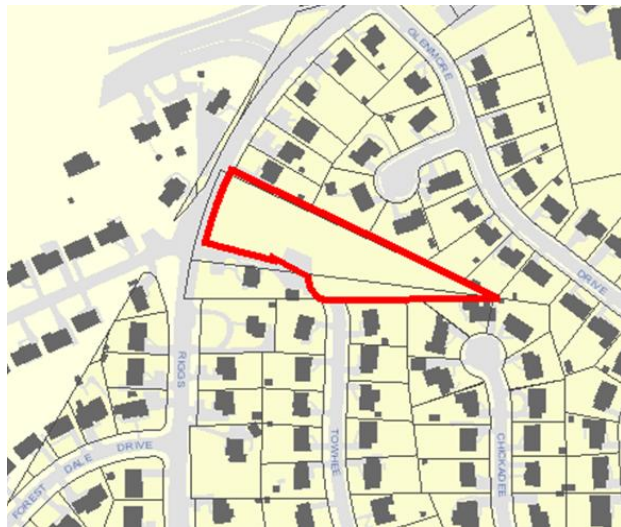
Lots: 0

Parcels: 1

Planning Area: 65

Council District: 01

Municipality: N/A

Applicant/Address:Spirit & Truth Message Tabernacle Inc.
2228 Brightseat Road, Apt. 302
Landover, MD 20785**Staff Reviewer:** Jason Bartlett**Phone Number:** 301-780-2465**Email:** Jason.Bartlett@ppd.mncppc.org

Planning Board Date: 04/17/2025

Planning Board Action Limit: N/A

Mandatory Action Timeframe: N/A

Memorandum Date: 04/01/2025

Date Filed: 02/28/2025

Informational Mailing: N/A

Acceptance Mailing: N/A

Sign Posting Deadline: N/A

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at

http://www.mncppcapps.org/planning/Person_of_Record/.

Please call 301-952-3530 for additional information.



April 1, 2025

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Mridula Gupta, Acting Planning Supervisor, Subdivision Section *MG*
Development Review Division

FROM: Jason Bartlett, Planner II, Subdivision Section *JB*
Development Review Division

SUBJECT: **Preliminary Plan of Subdivision 4-22013
Spirit and Truth Tabernacle Church
Extension Request**

This preliminary plan of subdivision (PPS) was approved by the Prince George's County Planning Director on March 8, 2023. This PPS approved one parcel for development of 11,289 square feet of institutional use, and is valid until March 8, 2025. By letter dated February 8, 2025, Mike Razavi of Raztec Associates Inc., representing the property owners and applicant, Spirit and Truth Message Tabernacle, Inc., requested a one-year extension until March 8, 2026. This is the applicant's first extension request.

PPS 4-22013 was approved in accordance with both the Prince George's County Zoning Ordinance and Prince George's County Subdivision Regulations which were in existence prior to April 1, 2022 (hereby referred to as prior Zoning Ordinance and prior Subdivision Regulations). In accordance with Section 24-1704(a) of the Prince George's County Subdivision Regulations, subdivision approvals of any type remain valid for the period of time specified in the Subdivision Regulations under which the subdivision was approved. In addition, extensions of time which were available under those Subdivision Regulations shall remain available.

Section 24-119(d)(5)(A) of the prior Subdivision Regulations authorizes the Prince George's County Planning Board to grant an extension to the normal expiration of a PPS. The criteria that must be considered are shown in **BOLD** text, and staff analysis of conformance to each criterion is provided in plain text.

Section 24-119(d):

- (5) **An approved preliminary plan of subdivision shall remain valid for two (2) years from the date of its approval, unless an extension of the validity period is granted.**

PPS 4-22013 was approved by the Planning Director as a minor subdivision on March 8, 2023, and is valid until March 8, 2025.

(A) Extensions of the validity of an approved preliminary plan may be granted by the Planning Board provided:

(i) The request is filed prior to the expiration of the preliminary plan approval;

This extension request was filed on February 28, 2025, prior to the expiration of the PPS on March 8, 2025. Therefore, this criterion is met.

(ii) The preliminary plan remains in conformance with all the requirements of Subtitle 27 applicable to the subject property;

The property is in the Residential, Rural (RR) Zone, and was previously in the Rural Residential (R-R) Zone. At the time of the PPS approval, the requirements of the prior Zoning Ordinance (prior Subtitle 27) applied.

Pursuant to Section 24-1704(b) of the Subdivision Regulations, so long as a PPS remains valid, the project may proceed to the next steps in the approval process and continue to be reviewed and decided under the prior Zoning Ordinance. Therefore, the requirements of prior Subtitle 27 continue to apply. The PPS remains in conformance with these prior requirements, and staff find this criterion is met.

(iii) Two (2) years is not sufficient time to prepare the final plat(s);

Before final plats can be prepared, the applicant needs to gain approval of a detailed site plan, as is required in the R-R Zone, for a church or similar place of worship that is located on a lot between one and two acres in size, in accordance with Section 27-441(b), Footnote 52 of the prior Zoning Ordinance. PPS 4-22013 was approved by the Planning Director in March 2023. The applicant has elected to pursue the detailed site plan (DET) application under the current Zoning Ordinance. Section 27-5102(d)(2)(C)(iii) of the Zoning Ordinance requires a DET for a place of worship located on a lot between one and two acres in size. Till date, the applicant has participated in a pre-application conference with Prince George's County Planning Department staff in March 2024, and held a pre-acceptance neighborhood meeting in accordance with the requirements of the Zoning Ordinance for DET-2024-002. However, the DET has not yet been submitted for review. As noted in the applicant's request and in their supplemental justification, the primary reason for the delay of the applicant submitting their DET revolves around the pre-acceptance neighborhood meeting they held with the community in June 2024. The applicant states that they

received a considerable amount of feedback and comments from the community during the meeting. The applicant further states that incorporation of the neighborhood's concerns and input into the final design of project has resulted in additional time. The applicant, in an effort to be responsive to the neighborhood's feedback, is engaged in significant redesigning of the architecture and siting of the proposed church. The additional time and effort expended by the applicant has delayed the submission of the DET. Therefore, staff find this criterion is met.

(iv) The applicant is not unduly delaying the filing of the final plat(s);

The applicant is not unduly or purposefully delaying the filing of the final plats. The applicant has proceeded diligently with the development review process. The applicant states that being a church, they are able to acquire funding for the proposed development in stages, which has led to them proceeding with development as and when funding is available. Nevertheless, the applicant filed a DET in February 2025, less than a year after approval of the PPS. The applicant has completed the prerequisite steps for a DET submittal, and also completed their informational mailings, as required. However, the applicant is currently engaged in redesigning the site plan and building architecture in response to the community's concerns. This has caused delays in the submittal of the DET. The applicant also states that they are ready to submit the final plat by March 2025. Therefore, staff find the applicant is not unduly delaying the filing of the final plat and have met this criterion. Furthermore, the applicant is prepared to advance both the DET and final plat for approval, within the additional time, should this extension request be granted by the Planning Board.

(v) The validity of a preliminary plan consisting of less than one hundred (100) residentially-zoned lots or less than one hundred (100) gross acres of commercially or industrially-zoned land or land designated for nonresidential uses in any CDZ or M-X-T Zone shall not be extended more than one (1) year from the normal expiration of the approved preliminary plan;

The PPS consists of one parcel on 1.82 acres of land zoned R-R, for development of 11,289 square feet of institutional use; therefore, this criterion is applicable. Given the request is for a one-year extension, and this is the first extension requested by the applicant, this criterion is met.

Pursuant to the findings presented above, staff recommend that the Planning Board approve a one-year extension. If a one-year extension is approved, the PPS will be valid through March 8, 2026.