



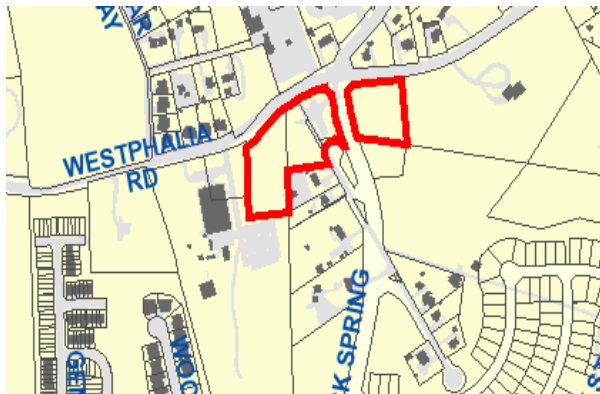
*Note: Staff reports can be accessed at <https://www.mncppc.org/883/Watch-Meetings>*

## Preliminary Plan of Subdivision Spirit of God Deliverance Church

## 4-23027

REQUEST	STAFF RECOMMENDATION
Two parcels and one outparcel for 18,112 square feet of institutional development.	With the conditions recommended herein: <ul style="list-style-type: none"><li>• Approval of Preliminary Plan of Subdivision 4-23027</li><li>• Approval of Type 1 Tree Conservation Plan TCP1-019-2020-01</li><li>• Approval of a Variance to Section 25-122(b)(1)(G)</li></ul>

<b>Location:</b> On the south side of Westphalia Road at its intersection with Rock Spring Drive, east and west of Rock Spring Drive.	
Gross Acreage:	5.27
Zone:	CGO/RR/LCD/MIO
Prior Zone:	C-S-C/R-R/R-M/M-I-O
Reviewed per prior Subdivision Regulations:	Section 24-1900
Gross Floor Area:	18,112 sq. ft.
Dwelling Units:	N/A
Lots:	0
Parcels:	2
Outparcels:	1
Planning Area:	78
Council District:	06
Municipality:	N/A
<b>Applicant/Address:</b> Annette Dreher 601 Kawa Court Fort Washington, MD 20774	
<b>Staff Reviewer:</b> Eddie Diaz-Campbell <b>Phone Number:</b> 301-952-3665 <b>Email:</b> Eddie.Diaz-Campbell@ppd.mncppc.org	



Planning Board Date:	04/04/2024
Planning Board Action Limit:	04/11/2024
Mandatory Action Timeframe:	70 days
Staff Report Date:	03/20/2024
Date Accepted:	02/01/2024
Informational Mailing:	11/10/2023
Acceptance Mailing:	01/20/2024
Sign Posting Deadline:	03/05/2024

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/](http://www.mncppcapps.org/planning/Person_of_Record/). Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Plan of Subdivision 4-23027  
Type 1 Tree Conservation Plan TCP1-019-2020-01  
Variance to Section 25-122(b)(1)(G)

**OVERVIEW**

The subject site is located at 9201 and 9207 Westphalia Road, at the intersection of Westphalia Road and Rock Spring Drive, on both the east and west sides of Rock Spring Drive. The property totals 5.27 acres and consists of four existing parcels, and one outparcel. These include two parcels, both known as Parcel 211, which are separated by Rock Spring Drive (recorded in Book 21814 page 1 of the Prince George's County Land Records); a parcel composed of two tax parcels, known as Parcel 67 (Book 21814 page 1); Parcel 236 (Book 45146 page 181); Parcel A of the Pile Drivers Union 2311 Property (recorded in Plat Book NLP 94 Plat 65); and Outparcel 91 of Smith Home Farm (Plat Book ME 215 Plat 65). The property is subject to the 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment* (sector plan).

The property is in the Commercial, General, and Office (CGO), Rural Residential (RR), and Legacy Comprehensive Design (LCD) Zones, and it is subject to the Military Installation Overlay (MIO) Zone. However, this application has been submitted for and reviewed under the applicable provisions of the prior Prince George's County Zoning Ordinance and prior Prince George's County Subdivision Regulations, pursuant to Section 24-1900 of the Subdivision Regulations. Under the prior Zoning Ordinance, the site was in the Commercial Shopping Center (C-S-C) Zone, the prior version of the Rural Residential (R-R) Zone, the Residential Medium Development (R-M) Zone, and the prior version of the Military Installation Overlay (M-I-O) Zone, which were effective prior to April 1, 2022. Specifically, Outparcel 91 was in the R-M Zone, Parcel A was in the R-R Zone, and the remainder of the property was in the C-S-C Zone, while the entire property was subject to the M-I-O Zone.

The property has been vacant since at least 2017. Melwood Road, which previously passed through the property, was vacated and stubbed to a cul-de-sac in 2019 via the plat recorded in Plat Book ME 251 Plat 65. That same plat dedicated Rock Spring Drive through the subject property. The property later became the subject of preliminary plan of subdivision (PPS) 4-17022, which was approved in March 2021, for development of two parcels and one outparcel to support an 18,112-square-foot church. This prior PPS has expired, and the development proposed under the current PPS is identical to that proposed under the prior PPS. A PPS and final plat are required to allow construction of more than 5,000 square feet of nonresidential development, prior to approval of building permits.

The PPS proposes to consolidate Parcel A, Parcels 67 and 236, and the western Parcel 211 into one new parcel to be known as Parcel 1. Outparcel 91 will not be consolidated and will remain in its current configuration, though it will be renamed pursuant to the current PPS and will be designated as Outparcel 1. Eastern Parcel 211 is proposed to become Parcel 2. The applicant further proposes to construct an 18,112-square-foot church with 500 seats on Parcel 1. No development is proposed on Parcel 2 at this time; Parcel 2 is instead proposed for woodland preservation and future expansion of religious worship activities. Depending on what is ultimately proposed for Parcel 2, future development approvals may be required.

The subject PPS qualifies for review under the prior Zoning Ordinance and prior Subdivision Regulations because it meets the requirements of Section 24-1904 of the current Subdivision Regulations. In accordance with Section 24-1904(a), a pre-application conference was held on August 14, 2023. In accordance with Section 24-1904(b), the applicant provided a statement of justification (SOJ) dated September 26, 2023, explaining why they were requesting to use the prior regulations. In accordance with Section 24-1904(c) of the Subdivision Regulations, this PPS is supported by and subject to approved Certificate of Adequacy ADQ-2023-048.

The applicant filed a request for a variance to Section 25-122(b)(1)(G) of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO), to allow the removal of four specimen trees. This request is discussed further in the Environmental finding of this technical staff report.

Staff recommend **APPROVAL** of the PPS, with conditions, and **APPROVAL** of the Subtitle 25 variance, based on the findings contained in this technical staff report.

## **SETTING**

The site is located on Tax Map 82, Grids D-4 and E-4, and on Tax Map 90, Grids D-1 and E-1. The site is within Planning Area 78. Westphalia Road abuts the subject property to the north. D'Arcy Road extends to the north from its intersection with Westphalia Road and Rock Spring Drive. Beyond Westphalia Road are residential uses and a church in the RR Zone, as well as an industrial use in the Industrial Employment Zone (formerly in the Light Industrial Zone). Abutting the property to the east is a single-family dwelling on a large parcel in the RR Zone. To the south of the property is the Parkside development (formerly known as Smith Home Farms), in the LCD Zone (formerly in the R-M Zone). Abutting the property to the west is the campus of the Prince George's Community College Westphalia Training Center, in the RR and CGO Zones (formerly in the R-R and Commercial Office Zones). The subject property and its surroundings are also located in the MIO Zone for height. A portion of Parcel A, and properties located to the south and southwest of the site, are in the MIO Zone for noise. The subject property was evaluated according to the standards of the prior M-I-O Zone.

## **FINDINGS AND REASONS FOR STAFF RECOMMENDATION**

- 1. Development Data Summary**—The following information relates to the subject PPS application and the proposed development.

	EXISTING	EVALUATED
Zones	CGO/RR/LCD/MIO	C-S-C/R-R/R-M/M-I-O
Use(s)	Vacant	Institutional (church)
Acreage	5.27	5.27
Parcels	4	2
Outparcels	1	1
Dwelling Units	0	0
Subtitle 25 Variance	No	Yes (Section 25-122(b)(1)(G))
Variation	No	No

The subject PPS 4-23027 was accepted for review on February 1, 2024. Pursuant to Section 24-119(d)(2) of the prior Prince George's County Subdivision Regulations, the PPS was reviewed by the Subdivision and Development Review Committee, which held a meeting on February 16, 2024, at which comments were provided to the applicant. Revised plans were received on February 28, 2024, which were used for the analysis contained herein.

2. **Previous Approvals**—Parcel A is subject to a previous PPS, 4-76007. There are no longer any records available related to this PPS. The property was subsequently platted as Parcel A of the Pile Drivers Union 2311 Property, in Plat Book NLP 94 page 65, in May 1976. The plat contains no additional requirements for the property.

Outparcel 91 was originally created as part of the Smith Home Farms development, later known as Parkside. The Parkside development required a series of approvals due to its use of comprehensive design zones. These approvals include the 2006 Zoning Map Amendments A-9965 and A-9966, which placed the development in the R-M and Local Activity Center Zones; the 2006 PPS 4-05080 (reconsidered in 2012); the 2006 Comprehensive Design Plan CDP-0501 (reconsidered in 2016), as well as its two revisions in 2012 and 2020; and a series of specific design plans (SDPs). Outparcel 91 appears only on SDP-0506 and its three revisions (from 2006, 2007, 2012, and 2014, respectively), which were for road infrastructure only. The outparcel was ultimately platted in Plat Book ME 251 page 65 in March 2019. Outparcel 91 has no development entitlement stemming from the Parkside series of approvals.

The two parcels known as Parcel 211, and the parcel composed of tax parcels, Parcel 67 and Parcel 236, are not subject to any previous development approvals, but they appear as abutting properties on the plat recorded in Plat Book ME 251 page 65. With this plat, Rock Spring Drive was dedicated through the original Parcel 211, separating it into two parcels with the same designation. In addition, the prescriptive right-of-way (ROW) which previously separated Parcel 67 and Parcel 211, was vacated, and its land returned to the abutting property owners. Most of this land was divided between Parcel 67 and the western Parcel 211; however, this process also resulted in the creation of Parcel 236. The vacation of a prescriptive ROW does not result in additional parcels, which may have their own development entitlement; therefore, for the purposes of conformance to the Subdivision Regulations, Parcel 67 and Parcel 236 are considered one parcel.

The overall property was previously subject to PPS 4-17022 (PGCPB Resolution No. 2021-40), which was approved by the Planning Board on March 11, 2021. This PPS

approved development of two parcels and one outparcel, to support an 18,112-square-foot church. The PPS expired on April 1, 2023, resulting in the applicant needing to seek reapproval of the development through the subject PPS. A valid PPS is required for the applicant to obtain a final plat for the property, and the plat must be recorded prior to the approval of building permits. PPS 4-17022 was approved, subject to 15 conditions; the conditions recommended for the subject PPS are similar to those previously approved.

Following approval of 4-17022, the applicant sought and received approval of a Detailed Site Plan, DSP-21012 (PGCPB Resolution No. 2022-31). The DSP was approved by the Planning Board on March 3, 2022. This DSP was required pursuant to Condition 15 of PPS 4-17022, which in turn was imposed due to findings on page 95 of the sector plan stating that site plan review by the Planning Board should be required, prior to issuance of a building permit for any new construction on the subject site. The DSP was approved subject to two conditions, neither of which are relevant to the review of the subject PPS. The DSP is valid until March 24, 2025, and may still be used to develop the site. At this time, the DSP has yet to be certified; minor changes to the DSP may be needed to ensure it is consistent with the information on the PPS.

3. **Community Planning**—The 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) and conformance with the sector plan are evaluated, as follows:

#### **Plan 2035**

The subject property is located in the Established Communities Growth Policy Area of Plan 2035. Established Communities are most appropriate for context-sensitive infill and low- to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met (page 20).

#### **Sector Plan**

The sector plan recommends Low-Density Residential land use on the subject property. However, the proposed institutional use is permitted by right in the C-S-C Zone and, further, the subject property is specifically discussed in the sector plan, which finds that the property “should be classified in a commercial zoning category to allow institutional and limited commercial land uses, provided that site plan review by the Prince George’s County Planning Board is obtained prior to issuance of a building permit for any new construction on the site” (page 95). The finding requires that site plan review by the Planning Board shall be obtained prior to issuance of a building permit for any new construction on the subject site. This requirement was met through the approval of DSP-21012.

According to Plan 2035, all planning documents which were duly adopted and approved prior to the date of adoption of Plan 2035, remain in full force and effect, except for the designation of tiers, corridors, and centers, until those plans are revised or superseded. Pursuant to Section 24-121(a)(5) of the prior Subdivision Regulations, a PPS must conform to the area master plan, unless events have occurred to render the relevant recommendations no longer appropriate, or the Prince George’s County District Council has not imposed the recommended zoning. Staff find that, pursuant to Section 24-121(a)(5), this application conforms to the land use recommendations of the sector plan, based on the finding on page 95 of the sector plan given above, which specifically allows institutional land uses on the subject property.

The site is also located in the Town Center Edge area described by the sector plan (page 19). The sector plan's vision is to create attractive and safe residential neighborhoods with a range of housing types and densities, access to schools, recreation, green spaces, and shopping, designed to minimize the usage and visual impact of cars. The following Town Center Edge design principles apply:

### **Design Principles (page 26)**

#### **Design attractive commercial, retail, and office use areas:**

- **Front the façade of all buildings to public roads or internal streets, unless they face a plaza, green, courtyard, or public park.**
- **Encourage building designs that are sensitive to the scale, form, rhythm, and materials proximate to commercial areas and residential neighborhoods that have a well-established, distinctive character.**
- **Provide architectural variation in buildings to discourage the appearance of a uniform structure.**
- **Provide public plazas, squares, or other public gathering spaces.**
- **Screen any free-standing parking structure from public walks and streets by locating it off street, or behind the primary structure or a liner building.**
- **Design clear and safe pedestrian pathways with signs that link parking to destinations.**
- **Promote on-street parking and construct it in a manner that is practical and does not impair aesthetics or safety.**
- **Discourage large areas of off-street surface parking and design surface lots appropriately.**
- **Promote a town center edge development pattern that promotes walking and transit use and provides high levels of pedestrian accommodation, safety and amenity.**

The design of buildings, public spaces, and parking is not evaluated with a PPS, however, based on the information provided with the PPS application, the PPS will be able to conform to the above design principles. A detailed design for the development was provided and approved with DSP-21012, and that design generally adheres to the design principles. Accommodations for pedestrians are further discussed in the Transportation finding of this technical staff report.

### **Sectional Map Amendment/Zoning**

The 2007 Westphalia sectional map amendment rezoned Parcel 67 and Parcel 211 from the Ancillary Commercial and Residential Agricultural (R-A) Zones to the C-S-C Zone (page 95).

It also rezoned Parcel A from the R-A Zone to the R-R Zone (page 94). This rezoning occurred before Parcel 211 was divided by Rock Spring Drive. Outparcel 91 was placed in the R-M Zone by A-9965 in 2006.

On November 29, 2021, the District Council approved CR-136-2021, the Countywide Map Amendment (CMA), which reclassified the subject property from the C-S-C, R-R, and R-M Zones to the CGO, RR, and LCD Zones, effective April 1, 2022. However, this PPS was reviewed pursuant to the prior zoning.

#### **Aviation/Military Installation Overlay Zone**

This application is located within the M-I-O Zone. Pursuant to Section 27-548.54(e)(2)(D), Maximum Height Requirement, of the prior Prince George's County Zoning Ordinance, the application must comply with the requirements for height properties located in Conical Surface (20:1) E - Right Runway. A portion of the property is also located in the Noise Intensity Zone, 60 db – 74 db. The height and noise requirement of the M-I-O Zone were evaluated, and the project was found to conform with the applicable requirements as approved with DSP-21012.

4. **Stormwater Management**—An application for a major subdivision must include an approved stormwater management (SWM) concept plan or indication that an application for such approval has been filed with the appropriate agency or the municipality having approval authority. A SWM Concept Approval Letter (2314-2017-00) and associated plan were submitted with this PPS application. The Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) issued the approval on December 4, 2022, and it is valid until December 4, 2025. The plan shows nine micro-bioretenion facilities and one micro-pool to provide stormwater retention and attenuation on-site before discharging into tributaries of the Western Branch.

Staff find that development of the site, in conformance with the SWM concept plan and any subsequent revisions, to ensure that no on-site or downstream flooding occurs, satisfies the requirements of Section 24-130 of the prior Subdivision Regulations.

5. **Parks and Recreation**—In accordance with Section 24-134(a) of the prior Subdivision Regulations, the subject subdivision is exempt from mandatory dedication of parkland requirements because it consists of nonresidential development.
6. **Transportation**—This PPS was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), the sector plan, and the prior Subdivision Regulations to provide the appropriate transportation recommendations.

#### **MPOT AND SECTOR PLAN CONFORMANCE**

##### **Master Plan Right-of-Way**

The subject property has frontage on both Westphalia Road (C-626) and Rock Spring Drive (C-627). Both roads have been designated as master-planned collector roads and have an 80-foot ROW and the applicant has dedicated the appropriate ROWs along both Westphalia Road and Rock Spring Drive. The current application proposes an additional 350 square feet of dedication along Westphalia Road to fulfill the intent of the MPOT and sector plan and is found to be acceptable by staff.

## **Master Plan Pedestrian and Bike Facilities**

Three master-planned facilities impact the subject site, which include:

- Shared roadway: Rock Spring Drive (C-627)
- Side path: Westphalia Road (C-626)
- Hard surface trail: Melwood Legacy Trail

The MPOT provides policy guidance regarding multimodal transportation, and the Complete Streets element of the MPOT recommends how to accommodate infrastructure for people walking and bicycling.

**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.**

**Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO *Guide for the Development of Bicycle Facilities*.**

The Melwood Legacy Trail is planned along the western portion of the site, on a vacated portion of Melwood Road. During the review of prior development proposals for the site, it was determined that the sidewalks and side paths provided along the site's frontage would fulfill the intent of the master-planned trail. Staff agree with prior evaluations, and the frontage improvements will satisfy the intent of the master-planned facilities.

Sidewalk and shared road pavement markings are recommended along the frontage of Rock Spring Drive, to fulfill the intent of the master-planned facilities. Furthermore, crosswalks and associated Americans with Disabilities Act (ADA) curb ramps are recommended for crossing all entrances proposed along Westphalia Road and the intersection of Rock Spring Drive and Westphalia Road.

As previously mentioned, DSP-21012 was approved for the subject site. DSP-21012 evaluated and conditioned the above recommendations. The conditions of approval associated with the current PPS are consistent with the approved DSP and fulfill the intent of the master-planned facilities. Currently, Rock Spring Drive is constructed with 5-foot-wide sidewalks and a bicycle lane along both sides, as well as a marked crosswalk and ADA ramps crossing Rock Spring Drive at Westphalia Road. There is an existing sidewalk along Westphalia Road that will be required to be widened to 8 feet, to meet the requirement for the master-planned side path. Staff recommend the proposed development include a minimum 8-foot-wide side path along the property's frontage of Westphalia Road.

The sector plan also recommends:

1. Sidewalks should be provided throughout the Westphalia community except along designated scenic rural roads, highways, bikeways, trails, and lanes.

The recommended pedestrian facilities along Westphalia Road and Rock Spring Drive are consistent with the strategies included in the sector plan.

### **Access and Circulation**

The applicant proposes one vehicle access driveway along Westphalia Road. There are pedestrian improvements in place along Rock Spring Drive including a sidewalk, marked bicycle lane, and crosswalk at the intersection of Rock Spring Drive and Westphalia Road. A side path along Westphalia Road will be required, as well as a crosswalk and associated ADA ramps, at the site access. Staff find that the existing, proposed, and recommended facilities are appropriate.

Based on the findings presented above, staff conclude that multimodal transportation facilities will exist to serve the proposed subdivision, as required under prior Subtitle 24 of the Prince George's County Code, and will conform to the MPOT and sector plan, with the recommended conditions provided in this technical staff report.

7. **Public Facilities**—This PPS was reviewed for conformance to the sector plan, in accordance with Section 24-121(a)(5). The sector plan contains a chapter on Infrastructure which includes establishing goals for environmental infrastructure, transportation, public facilities and parks and recreation. The goal of the public facilities section is to:

**Provide needed public facilities and infrastructure to create a quality community and support the planned land use program consistent with county standards.**

The proposed development will not impede achievement of the above-referenced goal. The analysis provided with approved Certificate of Adequacy ADQ-2023-048 illustrates that, pursuant to adopted tests and standards, public safety facilities are adequate to serve the proposed development. As discussed below, water and sewer service are also adequate to serve the proposed development. There are no police, fire and emergency medical service facilities, public schools, parks, or libraries proposed on the subject property.

The 2008 *Approved Public Safety Facilities Master Plan* also provides guidance on the location and timing of upgrades, renovations to existing facilities, and construction of new facilities; however, none of its recommendations affect the subject site.

Section 24-122.01(b)(1) of the prior 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 PPS or final plat approval. The 2018 *Water and Sewer Plan* placed this property in Water and Sewer Category 3, Community System. Category 3 comprises all developed land (platted or built) on public water and sewer, and undeveloped land with a valid PPS approved for public water and sewer. In addition, the property is partly within Tier 1 of the Sustainable Growth Act, which includes those properties served by public

sewerage systems; and partly within Tier 2, which includes those properties currently planned for public sewer.

8. **Public Utility Easement**—In accordance with Section 24-122(a) of the prior Subdivision Regulations, when utility easements are required by a public company, the subdivider shall 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 standard requirement for public utility easements (PUEs) is a minimum of 10 feet wide along both sides of all public ROWs. The site abuts Westphalia Road, Rock Spring Drive, and the remainder of Melwood Road, which is now stubbed to a cul-de-sac and called Melwood Road North. The required PUEs are provided along all the public ROWs.

The PUE along the east side of Rock Spring Drive, on proposed Parcel 2, is proposed to be 15 feet wide. This is wider than the PUE proposed for this location with 4-17022 and reflected on DSP-21012. The DSP should be updated to reflect the PUE width shown on the current PPS.

9. **Historic**—The sector plan contains goals and policies related to Historic Preservation (pages 66–67). However, these are not specific to 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. A Phase I archaeology survey is not recommended. The subject property does not contain, and is not adjacent to, any designated Prince George’s County historic sites or resources. From the standpoint of historic preservation, the PPS may be approved.
10. **Environmental**—The following applications and associated plans were previously reviewed for the subject site:

Development Review Case	Associated Tree Conservation Plan or Natural Resource Inventory	Authority	Status	Action Date	Resolution Number
N/A	NRI-197-2016	Staff	Approved	12/1/2016	N/A
N/A	NRI-197-2016-01	Staff	Approved	9/1/2020	N/A
N/A	NRI-123-2019	Staff	Approved	12/26/2019	N/A
4-17022	TCP1-019-2020	Planning Board	Approved	3/11/2021	2021-40
DSP-21012	TCP2-043-2021	Planning Board	Approved	3/3/2022	2022-31
4-23027	TCP1-019-2020-01	Planning Board	Pending	Pending	Pending

### **Grandfathering**

The project is subject to the environmental regulations contained in prior Subtitles 24 and 27, and Subtitle 25 that came into effect on September 1, 2010, because the application is for a new PPS.

### **Site Description**

The site is mostly wooded. The property has frontage on Westphalia Road, a historic roadway. A review of the approved Natural Resources Inventory Plan (NRI-197-2016-01) indicates that streams and steep slopes occur on the property. There is potential forest interior dwelling species (FIDS) habitat mapped on-site. According to the sensitive species layer on PGAtlas as provided by the Maryland Department of Natural Resources Natural Heritage Program, there are no rare, threatened, or endangered species on or in the vicinity of this property. A small stream segment is located on proposed Parcel 2, which makes up the primary management area (PMA). According to the *Green Infrastructure Plan* of the 2017 *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* (Green Infrastructure Plan), the site contains regulated and evaluation areas.

### **Plan 2035**

The site is also located within Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map of Plan 2035.

### **Prior Conditions of Approval**

This site is subject to DSP-21012 which was approved by the Planning Board on March 3, 2022. PGCPB Resolution No. 2022-31 identifies two conditions, of which one condition was determined to be environmental in nature. The condition is provided below in **bold** text, with the staff response in plain text:

2. **Prior to signature approval of the detailed site plan, the Type 2 tree conservation plan (TCP2) shall be revised as follows:**
  - a. **Update the TCP2 approval block to identify the correct TCP2 number, TCP2-043-2021.**
  - b. **Demonstrate due diligence in obtaining permission from the adjacent property owner for the potential removal of Specimen Tree 8. Written denial or permission for removal of the tree shall be provided. Should permission be granted, Specimen Tree 8 shall be shown on the plans as removed. Should permission be denied, the TCP2 shall show preservation measures along the limits of disturbance for root pruning and fertilization.**
  - c. **Identify the associated Preliminary Plan of Subdivision, 4-17022, in the note on the removal of Specimen Trees 4–7.**
  - d. **Resolve the conflict in the woodland clearing acreages in the worksheet and the woodland conservation summary table. Update the worksheet accordingly.**

The above revisions will be required to be accomplished prior to the certification of TCP2-043-2021. However, the certified TCP2 should identify 4-23027 as the associated PPS, rather than 4-17022.

## **ENVIRONMENTAL CONFORMANCE WITH APPLICABLE PLANS**

### **Sector Plan Conformance**

The sector plan includes applicable goals, policies, and strategies. The following policies are applicable to the current project with regards to natural resources preservation, protection, and restoration. The text in **bold** is the text from the sector plan, and the plain text provides comments on plan conformance:

#### **Environmental Infrastructure Section Recommendations:**

##### **Policy 1: Green Infrastructure**

- **Protect, preserve, and enhance the identified green infrastructure network within the Westphalia sector planning area.**

The green infrastructure network from the Green Infrastructure Plan supersedes the green infrastructure map in the sector plan. The mapped regulated and evaluation areas are the focus of preservation as shown on the Type 1 tree conservation plan (TCP1). The site is not identified as being in any of the primary or secondary corridors mapped within this plan. No impacts to the PMA are proposed. The green elements of the site are proposed to be protected through woodland preservation.

##### **Policy 2: Water Quality and Quantity**

- **Restore and enhance water quality of receiving streams that have been degraded and preserve water quality and quantity in areas not degraded.**

Implementing conservation landscaping techniques that reduce water consumption and the need for fertilizers or chemical applications is encouraged. The capture and reuse of stormwater for grey water should be considered with the site's final design to the fullest extent possible.

SWM Concept Plan 2314-2017-00 will use a combination of nine micro-bioretenion facilities, one micro-pool, and an underground storage facility to improve the water quality of runoff.

##### **Policy 3: Energy Consumption**

- **Reduce overall energy consumption and implement environmentally-sensitive building techniques.**

The use of green building techniques and energy conservation techniques should be used as appropriate. The use of alternative energy sources such as solar, wind, and hydrogen power are encouraged.

### **Conformance with the Green Infrastructure Plan**

According to the Green Infrastructure Plan the site contains regulated and evaluation areas. The following policies and strategies are applicable to the subject application. The text in bold is the text from the Green Infrastructure 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.**

#### *Strategies*

- 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.**
- 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.**

Approximately 60 percent of the subject property is within designated evaluation areas, with a regulated area located along the southern boundary of proposed

Parcel 2. The property is within the Western Branch of the Patuxent River watershed and is not within a Tier II catchment area. The site contains a stream system, which is within the regulated area of the green infrastructure network. The current plan proposes to leave the stream system undisturbed, and to provide woodland preservation within the stream buffer and PMA. The application proposes woodland preservation around the on-site stream systems, to further buffer the sensitive areas and protect downstream habitats. Sensitive species habitat was not identified on this site, and it is not in a special conservation area (SCA). SWM was reviewed by DPIE, and sediment and erosion control measures will be reviewed by the Prince George's County's Soil Conservation District (SCD). No impacts to the PMA are proposed with this application.

**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.**

The PPS proposes to minimize the impacts on the green infrastructure network on-site by limiting impacts to only woodland clearing in the evaluation areas, with all of the regulated areas proposed to be protected by woodland conservation. A Type I Tree Conservation Plan (TCP1-019-2020-01) was provided with this application, and it shows that the required woodland conservation requirement will be met through on-site woodland preservation and off-site credits.

**POLICY 3: Ensure public expenditures for staffing, programs, and infrastructure 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.**

No fragmentation of regulated environmental features (REF) by transportation systems is proposed with this PPS.

- 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.**

No trail systems are proposed with this application.

**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.**

On-site woodland conservation shall be placed in Woodland and Wildlife Habitat conservation easements prior to the certification of the DSP and associated Type 2 tree conservation plan (TCP2).

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

***Strategies***

- 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.**

The proposal has received stormwater concept approval from DPIE. The approved SWM concept plan submitted with this application (2314-2017-00) shows use of micro-bioretenention and a micro-pool to meet the current requirements of the environmental site design to the maximum extent practicable.

**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.**

Woodland exists on-site along the stream system and throughout the site. This application proposes to provide on-site preservation and off-site credits. Retention of existing woodlands and planting of native species on-site is required by both the Environmental Technical Manual (ETM), and the 2010 *Prince George's County Landscape Manual*, which can count toward the tree canopy coverage (TCC) requirement for the development. TCC requirements were evaluated at the time of the associated DSP review and approval.

#### ***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.**

#### ***Tree Canopy Strategies***

- 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.**

Clearing of woodland is proposed with the subject application; however, the woodland conservation threshold of 16.85 percent is proposed to be met with on-site woodland preservation and off-site credits. Woodland conservation is to be designed to minimize fragmentation and reinforce new forest edges. Proposed woodland conservation is located on Parcel 2, and adequately buffers the PMA. This site does contain potential FIDS. Green space is encouraged to serve multiple eco-services.

## **ENVIRONMENTAL REVIEW**

### **Natural Resources Inventory/Existing Conditions**

The site has an approved NRI-197-2016-01, which shows the existing conditions of the property. A total of eight specimen trees have been identified on-site or within the immediate vicinity of the site's boundary.

The site does contain REF, which includes a stream buffer for an off-site stream comprising the PMA. The forest stand delineation (FSD) indicates that there are three forest stands; two of which have a high rating for preservation. The site has a total of 3.33 acres of net tract woodland. Areas of steep slopes are scattered across the site.

No revisions are required for conformance to the NRI.

### **Woodland Conservation**

This property is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size and it contains more than 10,000 square feet of existing woodland. A Type 1 Tree Conservation Plan (TCP1-019-2020-01) was submitted with the PPS application.

The site is 5.27 acres split zoned between the C-S-C (3.33 acres), R-R (1.90 acres), and R-M (0.05 acre) Zones. A total of 3.33 acres of existing woodlands are on the net tract. The site has a total woodland conservation threshold (WCT) of 0.89 acre, or 16.85 percent of the net tract for the portions in the C-S-C Zone, R-R Zone, and R-M Zone, as tabulated. The TCP1 shows a total woodland conservation requirement of 1.40 acres based on the proposed clearing shown. The TCP1 proposes this requirement will be met by providing 0.79 acre of on-site woodland preservation and 0.61 acre of off-site woodland conservation credits.

The statement of justification for sector plan conformance identifies the woodland retained-not credited area on proposed Parcel 2 as 0.53 acre while the justification for Subtitle 25-122(c) priorities identifies 0.58 acre. The correct proposed area is indicated on the TCP1 as 0.50 acre.

The applicant is proposing 0.61 acre of off-site credits, however there are 0.50 acre of woodland available on-site with no development currently proposed, in the area of Parcel 2 marked on the TCP1 as "area for future expansion of religious worship activities". This area can be used to meet most of the conservation requirements on-site and, if so utilized, would provide a connected woodland area further buffering the PMA. Subtitle 25-122(c) lists the priorities for preservation, with the first being high quality on-site woodlands. This woodland area of high quality is connected to an existing retained area on the adjacent Smith Homes Farm site. Furthermore, this would establish a connected green corridor with the adjacent site. In addition to establishing a green corridor, the on-site preservation would further buffer the PMA area, which extends off-site to the south, and would further protect the sensitive stream corridor. For these reasons, staff find that the applicant should utilize the remaining 0.50 acre of high-quality woodland on proposed Parcel 2 to meet the woodland conservation requirements on-site to the fullest extent practicable as established by the priorities of Subtitle-25-122(c). The TCP1 should be revised, prior to certification, to show the 0.5 acre as woodland preservation. The TCP2 of the associated DSP, TCP2-043-2021, should also be revised to show the 0.5 acre as woodland preservation.

### **Specimen Trees**

Tree conservation plans are required to meet all the requirements of Subtitle 25, Division 2, Section 25-122(b)(1)(G), which includes the preservation of specimen trees. Every effort should be made to preserve the trees in place, considering the different species' ability to withstand construction disturbance (refer to the Construction Tolerance Chart in the

Environmental Technical Manual for guidance on each species' ability to tolerate root zone disturbances).

If, after careful consideration has been given to the preservation of the specimen trees, there remains a need to remove any of the specimen trees, a variance from Section 25-122(b)(1)(G) is required. Applicants can request a variance from the provisions of Division 2 of Subtitle 25 (the WCO), provided all of the required findings in Section 25-119(d) can be met. An application for a variance must be accompanied by a letter of justification stating the reasons for the request and how the request meets each of the required findings.

The site contains eight specimen trees, with the ratings of good (Specimen Trees 2, 4, 6, and 7), fair (Specimen Tree 1), and poor (Specimen Trees 3, 5, and 8). The current design proposes to remove Specimen Trees 4–7 for the development of the church and infrastructure.

#### **Review of Subtitle 25 Variance Request**

Section 25-119(d)(1) contains six required findings to be made before a variance can be granted. The letter of justification submitted seeks to address the required findings for the specimen trees. Details specific to individual trees have also been provided in the following chart.

#### **SPECIMEN TREE SCHEDULE SUMMARY FOR 4 TREES PROPOSED FOR REMOVAL ON TCP1-019-2020-01**

<b>ST #</b>	<b>COMMON NAME</b>	<b>DBH (in inches)</b>	<b>CONDITION</b>	<b>APPLICANTS PROPOSED DISPOSITION</b>
4	Pin oak	48	Good	Remove
5	Post oak	38	Poor	Remove
6	White oak	36	Good	Remove
7	White oak	33	Good	Remove

#### **Statement of Justification Request**

A variance from Section 25-122(b)(1)(G) is requested for the clearing of the four specimen trees on-site. This variance is requested to the WCO which requires, under Section 25-122 of the Zoning Ordinance, that “woodland conservation shall be designed as stated in this Division unless a variance is approved by the approving authority for the associated case.” The Subtitle Variance Application form requires a statement of justification of how the findings are being met.

The text in **bold**, labeled A–F, are the six criteria listed in Section 25-119(d)(1). The plain text provides staff's responses to the criteria.

#### **(A) Special conditions peculiar to the property have caused the unwarranted hardship;**

The property was divided into two separate land areas to allow for the construction of Rock Spring Drive, which limits the amount of land available for development of the proposed church. Specimen Tree ST-4 is centrally located to the site and exists

in the flattest portion of the site, where the proposed building will go. Specimen Trees ST-5 through ST-6 are located in close proximity to Westphalia Road, which runs along the site to the north. This area is proposed for site access and contains a 10-foot public utility easement in addition utility connections from the roadway. The topography for the site also gently slopes to the south, establishing a substantial portion of the property needed to meet the 100-year SWM quantity requirement.

The proposed use for institutional development is a significant and reasonable use for the subject site, and it cannot be accomplished elsewhere on-site without additional variances or disturbance to REF. Requiring the applicant to retain the four specimen trees on the site would further limit the area of the site available for development, to the extent that it would cause the applicant an unwarranted hardship.

**(B) Enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas.**

Approval of a variance for removal of the specimen trees is necessary to ensure that the applicant is afforded the same considerations provided to owners of other properties that encounter similar conditions and in similar locations on a site. The trees that are proposed for removal are located close to the road frontage. The specimen trees within the PMA will be preserved.

**(C) Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants.**

Not granting the variance would prevent the project from being developed in a functional and efficient manner. This is not a special privilege that would be denied to other applicants. If other properties encounter trees in similar locations on a site, the same considerations would be provided during the review of the required variance application.

**(D) The request is not based on conditions or circumstances which are the result of actions by the applicant.**

The removal of the trees, as a result of their location on the property and the limitations on site design, are not the result of actions by the applicant. The removal of the four specimen trees is requested, to achieve optimal development for the institutional use with associated infrastructure.

**(E) The request does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property; and**

The request to remove the specimen trees does not arise from a condition relating to land or building use, either permitted or nonconforming on a neighboring property.

**(F) Granting of the variance will not adversely affect water quality.**

Granting the variance will not adversely affect water quality because the applicant is required to meet current SWM requirements on-site. Stormwater requirements will be evaluated by DPIE and additional information regarding the proposed stormwater facilities can be located in the Stormwater finding of this technical staff report. Sediment and erosion control measures for this site will be subject to the requirements of the SCD. The removal of the four specimen trees will not result in a marked degradation of water quality.

Staff find that the required findings of Section 25-119(d) have been adequately addressed for the removal of the specimen trees identified as ST-4 through ST-7, and, therefore, recommend approval of the variance request.

**Preservation of Regulated Environmental Features/Primary Management Area**

The site contains a stream buffer for a stream that is located south of proposed Parcel 2. This buffer comprises the PMA on-site. The PMA is located in the proposed woodland preservation area, and no impacts to the PMA are proposed with this PPS.

**Soils**

The predominant soils found to occur on-site, according to the U.S. Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey, include Beltsville-Urban land complex (0–5 percent slopes) and Grosstown-gravelly silt loam (5–10 percent slopes). According to available information, no unsafe soils containing Christiana complexes or Marlboro clay exist on-site.

Based on the preceding findings, staff find that the PPS conforms to the relevant environmental policies of the sector plan and the Green Infrastructure Plan, and the relevant environmental requirements of prior Subtitle 24 and Subtitle 25, with the recommended conditions of approval.

- 11. Urban Design**—The proposed development is subject to approved DSP-21012, at which time the following requirements were evaluated and found to have been met:

- **Conformance with the Requirements of the prior Prince George’s County Zoning Ordinance**
- **Conformance with the 2010 Prince George’s County Landscape Manual**
- **Conformance with the Tree Canopy Coverage Ordinance**

Staff find that approval of this PPS will not pose an impediment to achieving conformance with the prior Zoning Ordinance, Landscape Manual and TCC requirements, as approved with the DSP.

- 12. Westphalia Sector Development Review District**—At the time of the writing of this technical staff report, the Prince George’s County Planning Department has not received any comments from the Westphalia Sector Development Review Advisory Council regarding the subject application.

- 13. Community Feedback**—At the time of the writing of this technical staff report, the Prince George’s County Planning Department has not received any correspondence from the community for this 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. Correct the narrative in the upper left-hand corner of the coversheet, and the general notes on the coversheet, to indicate that the gross property area is 5.27 acres.
  - b. In General Note 2, show the plat recording reference for Parcel A as Plat Book NLP 94 Plat 65. Show the plat recording reference for Outparcel 91 as Plat Book ME 215 Plat 65.
  - c. Update General Note 22 to give the date of approval on the most recent stormwater management concept plan approval letter.
  - d. Update General Note 28 to indicate that the applicable Type 1 Tree Conservation Plan is TCP1-019-2020-01.
  - e. Ensure the stormwater management facilities shown on the Type 1 tree conservation plan are consistent with the approved Stormwater Management Concept Plan 2314-2017-00 or its latest revision.
  - f. On Sheet 3, label the 20-foot-wide easement in the northeast corner of Parcel 2 to indicate the type of easement and to whom it will be conveyed.
2. Prior to signature approval of the preliminary plan of subdivision, the Type 1 tree conservation plan (TCP1) shall be revised to meet all the requirements of Subtitle 25. Required revisions include, but are not limited to:
  - a. Add the standard Subtitle 25 variance note under the Specimen Tree Table or Woodland Conservation Worksheet, identifying with specificity the variance decision consistent with the decision of the Planning Board:

“NOTE: This plan is in accordance with the following variance(s) from the strict requirements of Subtitle 25 approved by the Planning Board on [ADD DATE] for the removal of the following specified specimen trees (Section 25-122(b)(1)(G): [Identify the specific trees to be removed].”
  - b. Correct line 6 of the woodland conservation worksheet to indicate this is revision 1 of the TCP.

- c. Correct the Environmental Planning Section approval block, to show the prior approval information for this TCP1 along an -00 line. This approval will be the -01 approval.
  - d. Utilize the remaining 0.50 acre of high-quality woodland on Parcel 2 to meet the woodland conservation requirements on-site to the fullest extent practicable as established by the priorities of Subtile-25-122(c).
  - e. Ensure the stormwater management facilities shown on the TCP1 are consistent with the approved Stormwater Management Concept Plan 2314-2017-00 or its latest revision.
3. Development of this site shall be in conformance with Stormwater Management Concept Plan 2314-2017-00 and any subsequent revisions.
  4. Prior to approval, the final plat of subdivision shall include the following:
    - a. The granting of public utility easements along the abutting public rights-of-way, in accordance with the preliminary plan of subdivision.
    - b. The dedication of right-of-way along Westphalia Road, in accordance with the preliminary plan of subdivision.
  5. In conformance with the *2009 Approved Countywide Master Plan of Transportation* and the *2007 Approved Westphalia Sector Plan*, the applicant and the applicant's heirs, successors, and/or assignees shall construct the following facilities, and shall show these facilities on the detailed site plan:
    - a. Minimum 8-foot-wide shared use path along the frontage of Westphalia Road.
    - b. Continental style crosswalks and associated perpendicular Americans with Disabilities Act (ADA) curb ramps crossing all entrances proposed along Westphalia Road and the intersection of Rock Spring Drive and Westphalia Road, unless modified by the operating agency.
    - c. A minimum of two inverted U-style, or similar style, bicycle parking racks near the building entrance.
  6. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-019-2020-01). The following note shall be placed on the final plat of subdivision:

"This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-019-2020-01), 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 and Wildlife Habitat Conservation Ordinance (WCO). 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, Prince George's County Planning Department."

7. At the 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 of the Development Review Division of the Prince George's County Planning Department, 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."
8. 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."
9. In accordance with the 2007 *Approved Westphalia Sector Plan*, development of the site with the proposed church use shall be subject to an approved detailed site plan (DSP) or subsequent amendments thereto. The DSP shall ensure that development on the property has high quality architectural design, landscaping, and construction materials and effective on-site buffering for existing or future residential, or institutional land uses in the area.

STAFF RECOMMEND:

- Approval of Preliminary Plan of Subdivision 4-23027
- Approval of Type 1 Tree Conservation Plan TCP1-019-2020-01
- Approval of a Variance to Section 25-122(b)(1)(G)