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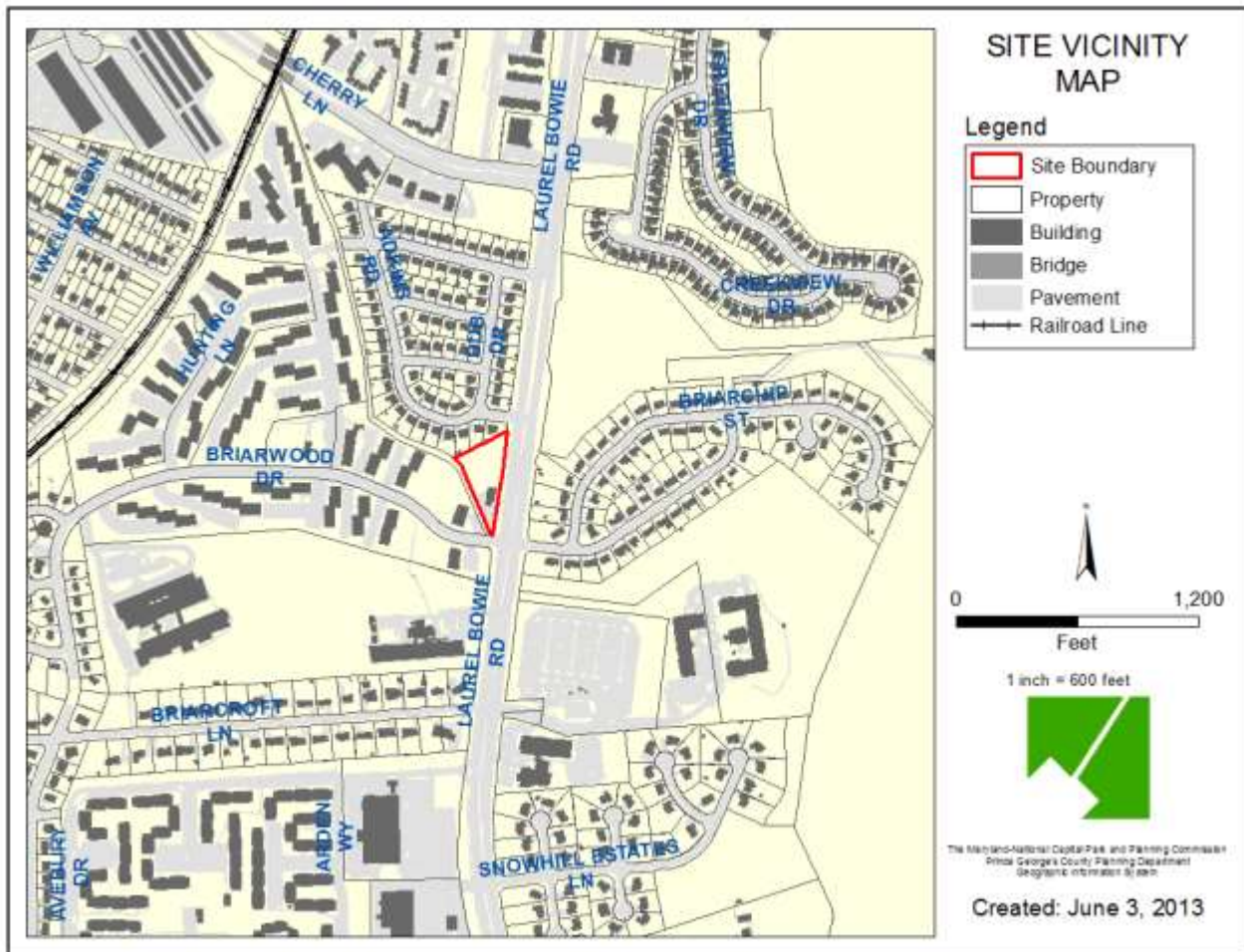
Detailed Site Plan Alternative Compliance

**DSP-03063-01
AC-13009**

Application	General Data	
Project Name: Worship World Church, Parcel A Location: Northwest quadrant of the intersection of Laurel-Bowie Road (MD 197) and Briarwood Drive. Applicant/Address: Worship World Church 13910 Laurel-Bowie Road Laurel, MD 20708	Planning Board Hearing Date:	06/25/15
	Staff Report Date:	06/03/15
	Date Accepted:	05/22/13
	Planning Board Action Limit:	07/31/13
	Plan Acreage:	1.40
	Zone:	R-55
	Dwelling Units:	N/A
	Gross Floor Area:	3,067 sq. ft.
	Planning Area:	62
	Council District:	01
	Election District	10
	Municipality:	N/A
	200-Scale Base Map:	218NE08

Purpose of Application	Notice Dates	
Conversion of a single-family house to a 36-seat church.	Informational Mailing:	08/17/12
	Acceptance Mailing:	05/20/13
	Sign Posting Deadline:	05/26/15

Staff Recommendation		Staff Reviewer: Cynthia Fenton Phone Number: 301-952-3412 E-mail: Cynthia.Fenton@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: Detailed Site Plan DSP-03063-01
Alternative Compliance AC-13009
Worship World Church, Parcel A

Urban Design staff has completed its review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this report.

EVALUATION

This detailed site plan was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of the Prince George's County Zoning Ordinance for the One-Family Detached Residential (R-55) Zone and additional requirements for churches;
- b. The requirements of the 2010 *Prince George's County Landscape Manual*;
- c. The requirements of the 1992 Prince George's County Woodland Conservation and Tree Preservation Ordinance;
- d. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- e. Referrals.

FINDINGS

Based upon the evaluation and analysis of the subject application, the Urban Design staff recommends the following findings:

1. **Request:** The subject proposal is to convert a single-family home within the One-Family Detached Residential (R-55) Zone to a 36-seat church with associated parking.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	R-55	R-55
Use(s)	Single-Family Residential	Church
Acreage	1.40	1.40
Net Tract Area (acres)	0.52	0.52
Parcels	1	1
Total Gross Floor Area	3,067 sq. ft.	3,067 sq. ft.
Lot coverage	Permitted (Percent) 50.0	Proposed (Percent) 42.74
Parking required (1space per 4 seats/36 seats)	9 spaces	
Parking provided	9 spaces (including one handicap space)	

3. **Location:** The address of the subject site is 13910 Laurel-Bowie Road in Laurel, Maryland. The 1.40-acre parcel is located in the northwest quadrant of the Laurel-Bowie Road/Briarwood Drive intersection.
4. **Surrounding Uses:** The subject property is bounded to the north by single-family detached dwellings in the R-55 Zone; to the south by Briarwood Drive; to the east by Laurel-Bowie Road (MD 197); and to the west by Mistletoe Springs Road, an unimproved street of unknown ownership. Across Mistletoe Springs Road are multifamily apartments in the Multifamily Medium Density Residential (R-18) Zone.
5. **Previous Approvals:** There are no previous Planning Board approvals of relevance to the subject review. A previous application for a church (Detailed Site Plan DSP-03063) was withdrawn in 2004. The subject property is known as Parcel A, recorded on Plat Book WWW32-19 in 1958 in the Prince George's County Land Records. The property is located on Tax Map 101 in Grid D-1, and is improved with a 3,067-square-foot- single-family dwelling. The single-family dwelling was constructed in 2006. The existing structure is currently being used as a church.
6. **Design Features:** The subject property is a rectangular-shaped lot with frontage on Laurel-Bowie Road (MD 197). The property is currently improved with a split-level dwelling and attached garage. A large sign that says "Worship World Church" is located above the double garage door advertising Sunday services. The sign is 36 square feet according to a detail provided on the plan, which appears to be within the approximately 40 square feet permitted by the Prince George's County Zoning Ordinance, based on the length of the building which is approximately 80 linear feet. The applicant should clarify the linear length of the church to ensure the sign does not exceed the allowable square footage; otherwise, the sign will either need to be reduced or a departure must be obtained. A paved driveway connects to a gravel area used for parking, and a vinyl split-rail fence runs parallel to MD 197.

With the subject DSP, the applicant proposes to validate the existing church operating within a former single-family residence.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the R-55 Zone and the site design guidelines of the Zoning Ordinance as follows:
- a. The subject application is in conformance with the requirements of Section 27-441(b), which governs permitted uses in residential zones. The proposed church, which is located on a lot between one and two acres in size, is a permitted use subject to Footnote 52, which governs the development of churches on the above-referenced lots, with DSP approval.
 - b. The DSP is in general compliance with the requirements of Section 27-442, Regulations, for development in the R-55 Zone.
8. **2010 Prince George's County Landscape Manual:** The site, as a conversion to a church use, is subject to the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). The following standards apply:
- a. **Section 4.2, Landscape Strips Along Streets**—The site is subject to Section 4.2, which requires that for all nonresidential uses, a landscape strip shall be provided on the property abutting all private and public streets. A landscape schedule has been provided for the bufferyard required along Mistletoe Springs Road that indicates compliance with the Landscape Manual requirements. The applicant has requested Alternative Compliance from the requirements of the Landscape Manual for the required bufferyard adjacent to Laurel-Bowie Road (MD 197). On May 7, 2015, the Planning Director recommended approval of the following application.

REQUIRED: 4.2 Landscape Strips along Streets, along Laurel-Bowie Road, south of the existing driveway entrance (Option 1)

Length of Landscaped Strip	164 feet
Width of Landscaped Strip	10 feet
Shade Trees (1 per 35 linear feet)	5
Shrubs (10 per 35 linear feet)	47

PROVIDED: 4.2 Landscape Strips along Streets, along Laurel-Bowie Road, south of the existing driveway entrance (Option 1)

Length of Landscaped Strip	164 feet
Width of Landscaped Strip	4–10 feet
Shade Trees	5
Shrubs	30

Justification of Recommendation

The applicant has filed this request for Alternative Compliance (AC) from Section 4.2, Requirements for Landscape Strips along Streets of the 2010 *Prince George's County Landscape Manual*, for a reduction in the required width of a portion of the landscape strip along MD 197 to four feet. The existing paving for the small surface lot encroaches

into the required ten-foot-wide landscape strip by six feet for 64 of the 164 feet of frontage.

The site's frontage is currently improved with a white, three-rail fence that extends along the MD 197 right-of-way. While the fence is not fully opaque, when supplemented with additional shrubs and trees, the provided treatment will provide mitigated views of the parking area from the street. The same fence type continues south along a portion of MD 197 and west along a portion of Briarwood Drive, and creates a sense of visual continuity within the largely residential area. When combined with the required plant material, the Alternative Compliance Committee believes that an attractive landscape treatment will be provided along the street that is consistent with requirements of the Landscape Manual, the character of MD 197, and the adjacent residential areas. While a portion of the required landscape strip will be four feet in width on the subject site, adequate soil volume will be provided, as this planting strip is connected to a wider green area located within the right-of-way of MD 197. Alternative Compliance Committee finds the applicant's proposal to be equally effective as normal compliance with Section 4.2 of the Landscape Manual.

Recommendation

The Planning Director recommends APPROVAL of Alternative Compliance for Section 4.2 of the 2010 *Prince George's County Landscape Manual*, for Worship World Church, Parcel A, subject to the following conditions:

- (1) Delineate the location of the existing white, three-rail fence along the property frontage.
- (2) Remove the details and notations for a proposed three-foot-tall masonry wall.
- (3) Revise plan and the Section 4.2 schedule to indicate the use of Option 1 only for the area south of the driveway entrance.
- (4) Provide a note under the provided Section 4.2 schedule that references the Alternative Compliance approval from this section.
- (5) Provide 17 additional shrubs in the area of the four-foot-wide landscape strip to meet the total number of shrubs required.

Comment: The conditions have been included in the Recommendation section of this report.

- b. **Section 4.3 Parking Lot Requirements**—The site is subject to Section 4.3, which requires that for proposed parking lots greater than 7,000 square feet, interior planting islands be located throughout the parking area to provide shade and visual relief. Because the parking lot is less than 7,000 square feet, the site is exempt from this requirement. The site plan should be revised to indicate the square footage of the parking area.
- c. **Section 4.4 Screening Requirements**—Section 4.4 requires that all dumpsters, loading spaces, and mechanical areas be screened from adjoining residential uses, land in any residential zone, and constructed public streets. The site plan does not show any dumpsters, loading spaces, or mechanical equipment that would trigger compliance with this requirement.

- d. **Section 4.7, Buffering Incompatible Uses**—The applicant has provided the required schedule indicating conformance with the Landscape Manual requirements.
 - e. **Section 4.9, Sustainable Landscaping Requirements**—The site is subject to Section 4.9, which requires that a percentage of the proposed plant materials be native plants. The schedule provided shows that the native plant requirements are being met.
9. **1992 Prince George’s County Woodland Conservation and Tree Preservation Ordinance:** This site is subject to the provisions of the 1992 Prince George’s County Woodland Conservation and Tree Preservation Ordinance because a Type II Tree Conservation Plan (TCP II-146-00-01) was previously approved, which allowed for the issuance of a grading permit on the subject site.
- a. The woodland conservation threshold (WCT) for this 1.40-acre property in the R-55 Zone is 20 percent of the net tract area (0.52 acre), or 0.10 acre. The woodland conservation requirement for the proposed development activity, based on the clearing of 0.38 acre, has been calculated as 0.20 acre. The requirement is proposed to be satisfied with 0.12 acre of on-site preservation and fee-in-lieu for 0.08 acre (\$836.35).
- The plan requires technical changes to be in conformance with the Woodland Conservation Ordinance. The required revisions have been included in the Recommendation section of this report.
- All tree conservation plans submitted for review are required to be signed by the qualified professional who prepared it. The owner’s certification has been shown on the plan and will be required to be signed by the property owner prior to certification of the TCP II.
10. **Prince George’s County Tree Canopy Coverage Ordinance:** The project is not subject to the requirements of Subtitle 25, Division 3: Tree Canopy Coverage Ordinance, because the disturbance on the site is less than 5,000 square feet.
11. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
- a. **Community Planning Division**—In a memorandum dated June 19, 2013, the Community Planning Division provided comments with regard to the alternative compliance application, encouraging consideration of the rural character of the area in the review of landscaping and fencing. The alternative compliance plan was revised and conditions are recommended to address the concerns.
- In addition, the Community Planning Division suggested that the applicant reconsider the design, the placement and size of the existing sign above the garage door to enhance the character of the surrounding neighborhood, and more effectively complement the architecture and materials of the existing structure. Other issues raised by the Community Planning Division have been addressed in plan revisions.
- b. **Subdivision Review Section**—In a memorandum dated August 1, 2013, the Subdivision Review Section provided comment on the subject application.
- The property is known as Parcel A, located on Tax Map 101 in Grid D-1, in the R-55 Zone, and is 1.40 acres. Parcel A was recorded in Plat Book WWW 32-19 in 1958.

The site plan shows the boundary, bearings, and distances of Parcel A as reflected on the record plat. The property is improved with a 3,067-square-foot single-family dwelling. The applicant has submitted a DSP to operate a church (36 seats) within the existing dwelling. The application is not proposing any additional buildings or gross floor area (GFA).

Pursuant to Section 24-111(c)(2) of the Subdivision Regulations, the site is exempt from the requirement of filing a preliminary plan of subdivision because the final plat was approved prior to October 27, 1970, and the total GFA of development does not exceed 5,000 square feet. The site plan should note the date the original building was constructed on-site and the cumulative total of GFA of development after 1991. If the total GFA of development on-site is more than 5,000 square feet after 1991, then a preliminary plan will be required at that time.

Comment: The recommended conditions by the Subdivision Section have either been addressed in plan revisions or have been included in the Recommendation section of this report.

- c. **Historic Preservation Section**—On May 24, 2013, the Historic Preservation Section indicated that the application would have no effect on identified historic sites, resources, or districts.
- d. **Environmental Planning Section**—In a memorandum dated May 28, 2015, the Environmental Planning Section had the following summarized comments:
 - (1) The application is not subject to the Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance, Subtitle 25, Division 2, of the Prince George’s County Code, which became effective September 1, 2010 and February 1, 2012, because there is a previously approved Type II Tree Conservation Plan (TCP/II/146/00-01) which allowed for the issuance of a grading permit on the subject site. The site is therefore subject to the Woodland Conservation Ordinance, which is discussed in Finding 9 of this report. The current application is also not subject to the environmental regulations of Subtitles 24 and 27, which came into effect on September 1, 2010 and February 1, 2012, because no new development is proposed.
 - (2) An approved natural resources inventory (NRI) equivalency letter was submitted with the review package, NRI-077-13, which was approved on May 6, 2013. No additional information is needed with respect to the approved NRI equivalency letter.
 - (3) The subject project has an approved Stormwater Management Concept Plan (37112-2014-00) which was issued on January 20, 2015. No stormwater management facilities are shown on the approved concept plan, but a fee of \$1,275.00 is required in lieu of providing on-site attenuation/quality control measures, which was paid on January 23, 2015. No additional information is required with regard to stormwater management.
- e. **Transportation Planning Section**—In a memorandum dated June 3, 2013, the Transportation Planning Section provided the following summarized comments:

The site is subject to the general requirements of site plan review, which include attention to parking, loading, and on-site circulation. No traffic-related findings are required.

The site plan shows a 30-foot driveway with direct access to Laurel-Bowie Road (MD197), an arterial roadway listed in the 2010 *Approved Subregion 1 Master Plan and Sectional Map Amendment* (Subregion 1 Master Plan and SMA) with a 120-foot-wide right-of-way and six travel lanes. No additional dedication is required. The applicant is proposing the required on-site parking spaces where there is an existing gravel parking area. On-site circulation is adequate.

In summary, the Transportation Planning Section determines that the site plan is acceptable.

- f. **Trails**—In a memorandum dated June 20, 2013, the Transportation Planning Section provided the following summarized comments:

The subject property abuts Laurel-Bowie Road (MD 197), which is a State of Maryland road. The 2009 *Approved Countywide Master Plan of Transportation* (MPOT) recommends that MD 197 contain a sidepath in the vicinity of the subject application. The Subregion 1 Master Plan and SMA also contains recommendations for a sidepath on MD 197 (page 61). To date, the location of the sidepath has not been determined, and there are no county or state funded capital improvement projects for a sidepath that would affect the subject application. There are no recommendations for sidewalks along MD 197.

- g. **Permit Review Section**—The Permit Review Section noted that a church located on a lot between one and two acres is permitted, subject to DSP approval.
- h. **Prince George's County Department of Public Works and Transportation (DPW&T)**—In a letter dated June 27, 2013, DPW&T (Office of Engineering) indicated that, prior to approval of the DSP, an approved stormwater management concept is required.

Comment: A Stormwater Management Concept Approval Letter (37112-2014-00) has been issued by the Prince George's County Department of Permitting, Inspections and Enforcement (DPPIE) stating that a fee-in-lieu is to be paid prior to DSP approval. The fee-in-lieu was paid on January 23, 2015.

- i. **Prince George's County Health Department**—No response was received by the Health Department.
- j. **Prince George's County Fire/EMS Department**—No response was received by the Fire/EMS Department.
- k. **Prince George's County Police Department**—In a memorandum dated May 30, 2013, the Police Department stated that, after visiting the site, there are no crime prevention through environmental design (CPTED) issues.
- l. **Maryland State Highway Administration (SHA)**—In a letter dated May 31, 2013, SHA indicated they had no objection to the approval of the DSP.
- m. **Verizon**—No response was received from Verizon.
- n. **City of Laurel**—No response was received from the City of Laurel.

12. Based on the analysis of the proposed application contained in this report, the DSP represents a reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.
13. Section 27-285(b)(4) of the Zoning Ordinance requires that a DSP demonstrate that regulated environmental features have been preserved and/or restored to the fullest extent possible. The regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible since the limits of disturbance shown on the Type II tree conservation plan have no impact upon them.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-13063-01 and Alternative Compliance AC-13009 for Worship World Church, Parcel A, subject to the following conditions:

1. Prior to certification of the detailed site plan (DSP), the following revisions shall be made or information provided:
 - a. Provide a note on the plan to indicate that the gravel parking material is “Dust-Free.”
 - b. Label and clearly dimension the existing 80-foot-wide public use easement as granted on the record plat as “Public Use Easement for Construction, Reconstruction, Operation and Maintenance of Storm and Sanitary Sewers.”
 - c. The acreage for Parcel A should be corrected on the DSP to match that on the record plat (60,206 square feet), or the discrepancy clarified.
 - d. Clearly show the building setback from Laurel-Bowie Road (MD 197).
 - e. Clarify the linear length of the church structure along Laurel-Bowie Road (MD 197), and provide a signage calculation in accordance with Section 27-615 of the Prince George’s County Zoning Ordinance.
 - f. Delineate the location of the existing white three-rail fence along the property frontage.
 - g. Remove the details and notations for a proposed three-foot-tall masonry wall.
 - h. Revise the plan and the Section 4.2 schedule to indicate the use of Option 1, only for the area south of the driveway entrance.
 - i. Provide a note under the provided Section 4.2 schedule that references the Alternative Compliance approval from this section.
 - j. Provide 17 additional shrubs in the area of the four-foot-wide landscape strip to meet the total number of shrubs required.

2. Prior to certification of the detailed site plan, the Type II tree conservation plan (TCPII) shall be revised as follows:
 - a. Show all existing utility connections.
 - b. Revise the TCP notes to be larger and legible on the plan.
 - c. Revise TCP Note 8 to read as “The property is adjacent to Laurel-Bowie Road which is classified as an arterial road.”
 - d. Update the revision box with a summary of the revisions.
 - e. Have the qualified professional who prepared the plan sign and date it.