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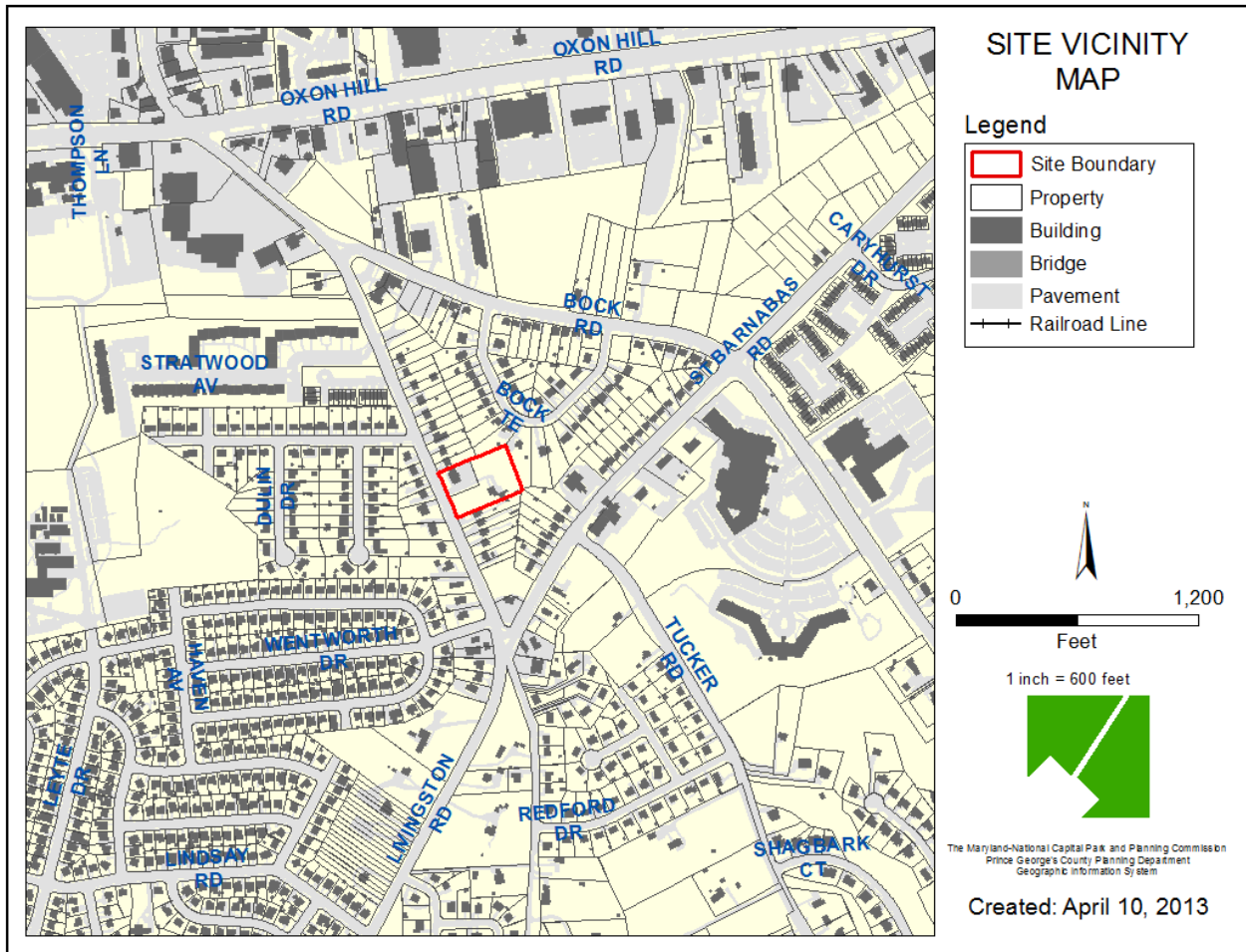
Detailed Site Plan Alternative Compliance

**DSP-13021
AC-13012**

Application	General Data	
Project Name: Bible Life Christian Center Location: Located on the east side of Livingston Road, approximately 650 feet north of its intersection with St. Barnabas Road (MD 414). Applicant/Address: Bible Life Christian Center 6608 Livingston Road Oxon Hill, MD 20745	Planning Board Hearing Date:	10/31/13
	Staff Report Date:	10/17/13
	Date Accepted:	08/08/13
	Planning Board Action Limit:	11/09/13
	Plan Acreage:	1.94
	Zone:	R-55
	Dwelling Units:	N/A
	Gross Floor Area:	6,000 sq. ft.
	Planning Area:	76B
	Tier:	Developed
	Council District:	08
	Election District	12
	Municipality:	N/A
	200-Scale Base Map:	209SE02

Purpose of Application	Notice Dates	
A 1,702-square-foot addition to an existing church building and associated site improvements. A variance from the requirement of Section 27-441(b), Footnote 52(A)	Informational Mailing:	05/07/13
	Acceptance Mailing:	08/07/13
	Sign Posting Deadline:	10/01/13

Staff Recommendation		Staff Reviewer: Jill Kosack Phone Number: 301-952-4689 E-mail: Jill.Kosack@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-13021
Alternative Compliance AC-13012
Bible Life Christian Center

The Urban Design staff has reviewed the detailed site plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this report.

EVALUATION

The detailed site plan (DSP) was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the Prince George's County Zoning Ordinance for the One-Family Detached Residential (R-55) Zone.
- b. The requirements of the 2010 *Prince George's County Landscape Manual*.
- c. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance.
- d. The requirements of the Tree Canopy Coverage Ordinance.
- e. Referral comments.

FINDINGS

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

1. **Request:** The subject application is a request for approval of a 1,702-square-foot addition to an existing church building and additional parking area on a 1.94-acre property in the One-Family Detached Residential (R-55) Zone.

2. **Development Data Summary**

	EXISTING	PROPOSED
Zone	R-55	R-55
Use	Church	Church
Acreage	1.94	1.94
Parcels	2	2
Building Gross Floor Area (square feet)	4,298	6,000 (1,702 addition)

OTHER DEVELOPMENT DATA

Parking Spaces Required

120 seats @ 1 space/4 seats	30 spaces
Single-family dwelling	2 spaces*

Total **32 spaces**

Parking Spaces Provided

Standard Spaces	18 spaces
Compact Spaces	12 spaces
ADA Space (Standard)	1 space
ADA Space (Van-Accessible)	1 space

Total **32 spaces**

Loading Spaces Required **0 space**

Loading Spaces Provided **0 space**

*Note: Sufficient driveway space is located adjacent to the existing residential/rectory building to provide these two required parking spaces.

3. **Location:** The subject site is located in Planning Area 76B, Council District 8. More specifically, the property is located on the east side of Livingston Road, approximately 650 feet north of its intersection with St. Barnabas Road (MD 414), in the Developed Tier.
4. **Surrounding Uses:** The subject property is bounded to the west by the public right-of-way of Livingston Road, with single-family detached homes in the R-55 Zone beyond; and to the north, east, and south by single-family detached homes in the R-55 Zone.
5. **Previous Approvals:** Both existing parcels were originally developed with single-family detached residential homes prior to 1965. The existing house on Parcel 255 was expanded and turned into a church use, with 72 seats, under Permit 5737-92-CGU, which was approved on March 23, 1994.

In conjunction with that approval, Alternative Compliance AC-92077 was approved by the Planning Director on December 30, 1992 and Departure from Design Standards DDS-423 was approved by the District Council on September 13, 1993. The specifics of AC-92077 and its

current status are discussed further in Finding 8 below. Regarding DDS-423, the requested departures involved a reduction of the required Section 4.7 *Prince George's County Landscape Manual* bufferyard along the southern property line and a two-foot reduction from the required driveway width. Around 2008, the church purchased the adjacent parcel to the south, existing Parcel 16, which makes the departure for the bufferyard along the southern property line no longer necessary or valid. Also, with the purchase of this additional land and the subject DSP, the driveway width is being widened such that it meets current standards, and no departure is necessary for its width anymore. Therefore, the previous DDS-423 approval is no longer valid or applicable to the subject property.

The 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area* (Henson Creek-South Potomac Master Plan and SMA) retained the R-55 Zone for the property.

6. **Design Features:** The subject site consists of two existing parcels that form one large rectangle, with the short end fronting on the east side of the Livingston Road right-of-way. One existing 25-foot-wide driveway off of Livingston Road into the middle of the site serves both parcels and is to remain unchanged with the subject application. The existing 2,711-square-foot, one-story, 25-foot-high church building is located in the northwestern corner of the site, within ten feet of the northern property line and within 42 feet of the right-of-way of Livingston Road. The proposed 1,702-square-foot, one-story, 25-foot-high addition will extend to the south of this building, creating a long rectangular building parallel to Livingston Road. The existing parking lot, which is located behind and to the east of the existing church building, will be extended to the south and around the southern end of the new addition to accommodate the required parking. A proposed shallow wet swale will be located in the southwestern corner of the site to manage stormwater runoff from the parking lot and building.

The existing 1,084-square-foot, one-and-a-half-story, 23-foot-high residential/rectory building is located within 29 feet of the southern property line to the southeast of the church and parking lot. An existing, 503-square-foot, 15-foot-high shed is located to its southeast, within three feet of the southern property line. An existing 30-foot by 36-foot-wide paved driveway area is located on the eastern side of the residential/rectory building. No new improvements are proposed in this area of the site.

The existing church building has a dark brown, asphalt-shingled, gabled roof and is finished in beige vinyl siding on all elevations, which also include ample white-trimmed windows in a balanced design. Cross-gable features providing some variation to the existing roofline and the main door is located along the western elevation towards the north end of the building. The proposed building addition will continue the same materials, but will also have a brick-veneered watertable along the western and eastern elevations. This added feature enhances the appearance of the building, but seems out of place as it does not continue along the existing building, or along the southern elevation of the proposed addition. Therefore, staff has included a condition in the Recommendation section of this report to require the brick watertable to be extended around the entire building for continuity and to enhance the appearance of the overall building.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the R-55 Zone and the site design guidelines of the Zoning Ordinance.

- a. A church located on a lot between one and two acres in size is a permitted use in the R-55 Zone subject to Footnote 52 of Section 27-441, which reads as follows:

52 A church or similar place of worship that is located on a lot between one (1) and two (2) acres in size shall require a Detailed Site Plan in accordance with Part 3, Division 9, of this Subtitle. In addition to the requirements of Section 27-285(b), the following requirements shall be met:

(A) The minimum setback for all buildings shall be twenty-five (25) feet from each lot line;

Comment: The applicant has requested a variance from this requirement as an existing shed is located within three feet of the southern property line and the existing church building sits within ten feet of the northern property line. The applicant has filed a variance application with this DSP. See Finding 7c for a detailed discussion.

(B) When possible, there should be no parking or loading spaces located in the front yard; and

Comment: The submitted DSP proposes three of the parking spaces to be located in the front yard of the church building. A variance is not needed for this issue as the requirement is written such that it is not mandatory, but is recommended.

However, staff believes that the plan could be adjusted to move the parking spaces out of the front yard by simply shifting the southern row of parking spaces approximately 30 feet to the east. This may also help in the circulation pattern within the site by moving the parking spaces further away from the main driveway entrance where vehicles pulling out of the parking spaces could conflict with vehicles entering the site, causing a back-up onto Livingston Road. Therefore, a condition has been included in the Recommendation section of this report requiring the plan to be revised to remove the parking spaces from the front yard of the church.

(C) The maximum allowable lot coverage for the zone in which the use is proposed shall not be increased.

Comment: The submitted DSP meets this requirement as the maximum allowed lot coverage in the zone is 50 percent and the subject application proposes 22 percent lot coverage.

- b. The submitted DSP is in conformance with the applicable parts of Section 27-442(b), Regulations in the Residential Zones.
- c. Section 27-239.03 of the Zoning Ordinance allows the Planning Board or District Council to grant a variance, if the following findings can be made. The required findings for a variance as stated in Section 27-230(a) include the following:

- (1) **A specific parcel of land has exceptional narrowness, shallowness, or shape, exceptional topographic condition, or other extraordinary situations or conditions;**

Comment: The subject property does not have exceptional narrowness, shallowness, shape, or topographic conditions. It does have an extraordinary condition in that all parts of the buildings that violate the 25-foot setback requirement have been existing since prior to 1965, when both parcels were used as single-family detached homes. When the church was originally established on-site in 1994, it met the setback regulations at that time. All of the proposed improvements with this DSP are internal to the site, more than 25 feet from any adjacent property line. Additionally, where the buildings are closer than 25 feet to the southern and northern property lines, there is either an existing or proposed six-foot-high sight-tight fence. Given the property's development history and current proposal, this requirement for approval of a variance is adequately fulfilled.

- (2) **The strict application of this Subtitle will result in peculiar and unusual practical difficulties to, or exceptional or undue hardship upon, the owner of the property; and**

Comment: Given the existing circumstances on the site, a necessity to meet the 25-foot setback from each lot line would present peculiar and unusual practical difficulties for the owner, as they would be required to either tear down or modify two existing buildings that have existed in the same locations, within ten feet of the lot lines, since prior to 1965.

- (3) **The variance will not substantially impair the intent, purpose, or integrity of the General or Master Plan.**

Comment: The requested variance will not impair the intent, purpose, or integrity of the *Prince George's County Approved General Plan* (General Plan) or the Henson Creek-South Potomac Master Plan and SMA. It is in keeping with the goals and policies of both plans in strengthening the existing neighborhood by allowing an existing church to improve, revitalize, and enhance their presence within the community they have been a part of for almost 20 years.

In conclusion, staff recommends that the Planning Board approve the requested variance from the minimum building setback as required by Section 27-441, Footnote 52(A).

8. **Prince George's County Landscape Manual:** The proposed expansion of a church in the R-55 Zone is subject to the 2010 *Prince George's County Landscape Manual* (Landscape Manual) as follows:

- a. **Section 4.2, Requirements for Landscaped Strips along Streets**—Section 4.2 specifies that, for all nonresidential uses in any zone and for all parking lots, a landscape strip shall be provided on the property abutting all public and private streets. The submitted DSP with nonresidential uses has frontage on one public right-of-way, Livingston Road, which is subject to this section. The submitted DSP provides the appropriate schedule showing the requirements of this section being met.

- b. **Section 4.3, Parking Lot Requirements**—Section 4.3 specifies that any proposed parking lots larger than 7,000 square feet shall provide planting islands throughout the parking lot to reduce the impervious area. The DSP proposes one parking compound that is 11,090 square feet, and both the required interior planting area and number of shade trees are being provided.
- c. **Section 4.4, Screening Requirements**—Section 4.4 requires that all dumpsters, loading spaces, and mechanical areas be screened from adjoining existing residential uses, land in any residential zone, and constructed public streets. No such areas are being proposed with the subject application.
- d. **Section 4.7, Buffering Incompatible Uses**—The subject application requires a Type “C” Section 4.7 bufferyard, including a 40-foot building setback and a 30-foot-wide landscaped yard, along the northern, southern, and eastern property lines, as all adjoining uses are single-family detached homes. When the house on existing Parcel 255 was originally converted into a church in 1994, it obtained approval of an Alternative Compliance, AC-92077, for the northern bufferyard since the existing church building is located within ten feet of the property line. At this time, alternative compliance is also needed along the southern property line as the existing shed and rectory building encroaches into the required building setback. The requirements of this section are met along the remainder of the northern and eastern property lines.

The applicant requested, and the Alternative Compliance Committee recommends approval of, Alternative Compliance AC-13012, as follows:

The subject site is zoned One-Family Detached Residential (R-55) and consists of two parcels, which combined is approximately 1.94 acres. The applicant has submitted an application for a Detailed Site Plan, DSP-13021, to add a 1,702-square-foot addition to the existing church located on the subject property. The site is improved with three separate existing structures: a 2,711-square-foot, one-story, 25-foot-high church building located in the northwestern corner of the site; a 1,084-square-foot, one-and-a-half-story, 23-foot-high rectory building located within 29 feet of the southern property line to the southeast of the church; and a 503-square-foot 15-foot-high shed located to its southeast within three feet of the southern property line. Each of the structures mentioned appear to have been built according to the requirements of the underlying R-55 Zone, even the shed, which would have been considered an accessory structure allowed to be up to two feet from the property line. The northern parcel only, Parcel 255, has a previous alternative compliance approval, AC-92077, for the existing church building’s encroachment into the required Section 4.7 northern and eastern bufferyards. The eastern bufferyard portion is no longer applicable as the subject property now includes the eastern adjacent Parcel 16 as part of its development. The approval of the northern bufferyard portion remains in full effect for the length on Parcel 255, as the circumstances relating to that area have not changed with the subject application.

The subject property is located on the east side of Livingston Road, approximately 650 feet north of its intersection with St. Barnabas Road (MD 414). It is bounded to the west by the public right-of-way of Livingston Road, with single-family detached homes in the R-55 Zone beyond; and to the north, east, and south by single-family detached homes in the R-55 Zone. The site is subject to Section 4.2, Requirements for Landscaped Strips along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable

Landscaping Requirements, of the 2010 *Prince George’s County Landscape Manual* (Landscape Manual) because it involves construction of a building addition that is more than ten percent of the existing gross floor area on the subject property. The applicant has filed this request for Alternative Compliance from Section 4.7, Buffering Incompatible Uses, for a reduction in the width of the required Type “C” bufferyard and building setback from the residential property located to the south.

REQUIRED: 4.7 Buffering Incompatible Uses, along the southern property line, adjacent to single-family detached homes.

Length of bufferyard	353 feet
Minimum building setback	40 feet
Landscape yard	30 feet
Bufferyard occupied by in ex. trees	0 percent
Fence or wall	Yes, partial
Plant Units (120 per 100 l. f.)	424

PROVIDED: 4.7 Buffering Incompatible Uses, along the southern property line, adjacent to single-family detached homes.

Length of bufferyard	353 feet
Minimum building setback	29 feet (rectory), 3 feet (shed)
Landscape yard	3–30 feet
Bufferyard occupied by in ex. trees	0 percent
Fence or wall	Yes, six-foot-high, board-on-board for 70 linear feet
Plant units	424

*Note: The submitted DSP listed the wrong length of the property line and, therefore, calculated the required plant units incorrectly. Conditions are included in the Recommendation section of this report to correct this and provide an equivalent number of plant units, relative to the actual required amount.

Justification

The underlying DSP application proposes a 1,702-square-foot addition to an existing church building and approximately 5,500 square feet of additional parking area on the subject property. The applicant is requesting Alternative Compliance from Section 4.7, Buffering Incompatible Uses, of the Landscape Manual. A Section 4.7 Type “C” bufferyard, which includes a 40-foot building setback and a 30-foot landscaped yard, is required along the southern property boundary adjacent to a R-55-zoned property developed with a single-family detached home, within the Developed Tier. The applicant is asking for relief due to the fact that there is an existing shed located within three feet of the property line and an existing residential/rectory building located within 29 feet of the property line. Both of these buildings have been in existence since prior to 1965, per PGAtlas imagery, and are not proposed to be changed or expanded with this DSP application. The applicant explains that the full amount of plant material is being provided, in addition to a proposed board-on-board, six-foot-high, wooden fence for 70 linear feet where the buildings are adjacent to the property line. The applicant also points out that these buildings will not be used for the church use, but rather as an accessory residence for the pastor. The existing home on the adjacent lot is located

approximately eight feet to the west of the shared property, adjacent to the new parking compound. The new parking compound is set back 53 feet from the shared property line and landscaping is located along that area of the property line.

As an alternative to the normal requirements of Section 4.7, the applicant states that they are providing the full quantity of plant materials required plus a proposed board-on-board, six-foot-high, wooden fence for 70 linear feet where the rectory and shed are adjacent to the property line. The Alternative Compliance Committee agrees that the fence will aid in creating a substantial buffer between the existing buildings and the adjacent residential property. However, the only plant materials provided in this area are shrubs, which will contribute little to the buffer against the proposed sight-tight fencing. Therefore, the committee recommends that at least three shade trees be added to this area, as they will create a more vertically substantial buffer in addition to the proposed fence.

Given the provision of the full required amount of plants, the residential nature of the buildings that violate the requirements, and the provision of the fence, the Alternative Compliance Committee finds the applicant's proposed alternative compliance measures, if revised as recommended, to be equally effective as normal compliance with Section 4.7 of the Landscape Manual.

Recommendation

The Alternative Compliance Committee recommends APPROVAL of Alternative Compliance for Section 4.7 of the 2010 *Prince George's County Landscape Manual*, along the southern property line, for Bible Life Christian Center, Parcels 255 and 16, subject to four conditions, which have been included in the Recommendation section of this report.

- 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 and no invasive plants be proposed. The submitted DSP proposes one invasive species, a *Euonymus* shrub. Therefore, a condition has been included in the Recommendation section of this report requiring this be removed from the plant list.
- 9. **Woodland and Wildlife Habitat Conservation Ordinance:** The property is exempt from the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property contains less than 10,000 square feet of woodland on-site and has no previous tree conservation plans. The site was issued a standard letter of exemption from the WCO on December 9, 2011, which will be valid through December 9, 2014.
- 10. **Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a building or grading permit for 5,000 square feet or greater of gross floor area or disturbance. The submitted DSP labels the disturbed area as 0.4 acre, which is approximately 17,424 square feet. Thus the DSP is subject to TCC requirements.

Properties that are zoned R-55 are required to provide a minimum of 15 percent of the gross tract area to be covered in tree canopy. The subject property is 1.94 acres in size, resulting in a TCC requirement of 0.291 acre, or approximately 12,676 square feet. A TCC schedule was not provided on the DSP, but staff estimates that the requirement will be met with the existing trees and proposed plantings. Therefore, a condition has been included in the Recommendation Section of this report requiring this chart be added to the plan prior to certification.

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 September 3, 2013, the Community Planning Division stated that this application does not conform to the residential low-density land use recommendation of the 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area* (Henson Creek-South Potomac Master Plan and SMA). However, churches are permitted in the R-55 Zone.

The subject property is located within the Joint Base Andrews Interim Land Use Control (ILUC) impact area. The property is within Imaginary Surface F, establishing a height limit of 500 feet above the runway surface. This property is outside of the 65 dBA Ldn noise contour, so noise attenuation is not required. The property is not in an accident potential zone; no controls on use or density are required. Although these categories should not impact the proposed development, they should be noted on the DSP.

This application proposes an addition to an existing church in an area classified as residential low-density land use in the Henson Creek-South Potomac Master Plan and SMA. This use does not conform to the residential low-density land use recommendation of the master plan; however, churches are permitted in residential zones. One of the Developed Tier strategies of the master plan includes a recommendation that states, “Design institutional or special exception uses to reflect the scale and character of the surrounding neighborhood.” The applicant should ensure that parking lot light poles and illumination reflect the scale and character of the residential neighborhood, and that the parking lot is sufficiently landscaped to screen the view of parked automobiles from the street.

Comment: A condition has been included in the Recommendation section of this report regarding the notes about the ILUC areas. In regards to the suggestion about parking lot light poles, no existing or proposed lighting locations or details were provided on the plans; therefore, a condition has been included requiring this be added. The lights shall be full cut-off fixtures to minimize light pollution and spill onto the adjacent residential properties. As for screening the parking lot from the street, the DSP provides the required Section 4.2 landscape strip along the entire right-of-way, including the location where the parking lot is adjacent.

- b. **Transportation Planning Section**—In a memorandum dated August 29, 2013, the Transportation Planning Section offered the following comments:

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

The DSP is for expansion of an existing church. The existing one-story church is 2,711 square feet and is accessed by a 25-foot-wide driveway from Livingston Road. There is an existing single-family dwelling on the property being used as a rectory.

The applicant is proposing an addition to the existing building of 1,702 square feet for a total of 6,000 square feet. Thirty parking spaces are required; the site plan shows 32 parking spaces. The site plan shows 22-foot driveways within two parking lots. Parking and on-site circulation are adequate.

The applicant states that the number of occupants will increase from 72 persons to 120 persons with the proposed expansion. The additional parking required for the expansion (one parking space per four seats) is being met on the property. No parking is allowed on Livingston Road. It is striped as a four-lane roadway with two through lanes in each direction.

Livingston Road is listed as a master plan roadway (collector) with an 80-foot-wide right-of-way in the Henson Creek-South Potomac Master Plan and SMA. A right-of-way width of 70 feet is shown on the site plan. No structures are proposed within the ultimate right-of-way.

The Transportation Planning Section determines that the site plan is acceptable.

- c. **Subdivision Review Section**—In a memorandum dated September 17, 2013, the Subdivision Review Section provided the following analysis of the subject application:

The property is known as Parcels 16 and 255, located on Tax Map 105 in Grid C-1, and is 1.94 acres. Parcels 16 and 255 are legal acreage parcels and have never been the subject of a record plat. The site plan shows the parcels as reflected on the property tax map. The site is currently improved with 4,298 square feet of development and consists of a residential dwelling/rectory, a church building, and a shed. The applicant has submitted a DSP to construct a 1,702-square-foot addition to the church building. The total development on-site after the proposed addition will be 6,000 square feet of gross floor area (GFA).

Based on the aerial photos on PGAtlas and permit plans, 2,591 square feet of existing structure was built before 1991. A 1,827-square-foot addition was added to the existing structure in 1994, based on approved Permit 5737-92-CGU. Pursuant to Section 24-107(c)(7)(C) of the Subdivision Regulations, the site is exempt from the requirement of filing a preliminary plan of subdivision because the total proposed development constructed after 1991 does not exceed 5,000 square feet. The site can develop up to 7,591 square feet (2,591 plus 5,000) and be exempt from filing a preliminary plan. The site plan should note the date that the original building was constructed on-site and then the cumulative total GFA of development after 1991 with permit numbers if available. In the future, if the total GFA of development on-site is more than 5,000 square feet after 1991, a preliminary plan will be required. There are no other subdivision issues at this time.

Comment: A condition has been included in the Recommendation section of this report requiring the suggested note be added to the plan.

- d. **Trails**—In a memorandum dated September 5, 2013, the trails planner provided the following comments:

The subject property is located on Livingston Road and it is within the area described in the 2006 *Approved Master Plan and Sectional Map Amendment for the Henson*

Creek-South Potomac Planning Area (area master plan). The subject property is not within a General Plan corridor or node, but is approximately 850 feet from the Oxon Hill regional center that is identified in the area master plan.

Sidewalks

The Bicycle, Pedestrian, and Trails Element of the area master plan recommends specific policies and strategies for Livingston Road, including the following policy and strategy on page 76:

Policy 3: Provide adequate pedestrian and bicycle linkages to schools, parks, and recreation areas, commercial areas, and employment centers.

Strategy

- **Provide continuous sidewalks along major roads such as Livingston Road, Tucker Road, Bock Road, Brinkley Road, Temple Hill Road, Fort Foote Road, and Oxon Hill Road. This will improve pedestrian access to schools, the Tucker Road Community Center, the Tucker Road Ice Rink, Fort Foote National Park, the Henson Creek Trail, and between residential areas.**

There is an existing sidewalk on the west side of Livingston Road, opposite the subject property. The sidewalk is continuous and connects to Bock Road and Wentworth Drive. There are no county capital improvement projects for sidewalks on Livingston Road at the subject property location.

Bikeways

The 2010 *Approved Countywide Master Plan of Transportation* (MPOT) recommends that Livingston Road contain sidewalks and designated bike lanes between Indian Head Highway (MD 210) and Kerby Hill Road.

There are no county capital improvement projects for bicycle lanes on Livingston Road at the subject property location. Improved bikeways on Livingston Road will be implemented in the future by the county. Currently, bicycles must share the road with motorists.

- e. **Environmental Planning Section**—The Environmental Planning Section, in an e-mail dated August 19, 2013, provided an analysis of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) issues with the property included in Finding 9 above, along with the following synopsis of environmental issues affecting the subject application.

Specimen Trees: No specimen trees located on-site.

Wetlands/Streams: Not found on-site.

100 Year Floodplain: Not found on-site.

Primary Management Area (PMA) Impacts: No PMA on-site and no PMA impacts.

Chesapeake Bay Critical Area (CBCA): No CBCA on-site.

Approved Countywide Green Infrastructure Plan: No green infrastructure areas are shown on the subject property.

Noise: Livingston Road is a collector roadway adjacent to the site; no residential use proposed; no outside playground areas proposed on the submitted plans; no noise contours on-site.

Scenic/Historic Roadway: No historic or scenic roads are adjacent to the site.

Marlboro Clay Soils: Not found on-site.

Transit District Overlay Zone (TDOZ): No Issue—not within a TDOZ.

- f. **Prince George's County Fire/EMS Department**—The Prince George's County Fire/EMS Department, in a memorandum dated August 26, 2013, provided standard comments regarding fire apparatus, hydrants, and lane requirements. Those issues will be enforced by the Fire/EMS Department at the time of issuance of a permit.
 - g. **Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated August 19, 2013, DPIE provided standard comments regarding frontage improvements and permits. They indicated that the proposed DSP is consistent with approved Stormwater Management Concept Plan 470-2012-00 dated April 30, 2012.
 - h. **Prince George's County Police Department**—The Prince George's County Police Department indicated to staff in a phone conversation that they had no comment on the subject application.
 - i. **Prince George's County Health Department**—In a memorandum dated August 23, 2013, the Environmental Engineering Program of the Prince George's County Health Department indicated that they had no comments or recommendations on the subject application.
 - j. **The Town of Forest Heights**—At the time of the writing of this technical staff report, the Town of Forest Heights did not provide comments on the subject application.
12. Based upon the foregoing analysis and as required by Section 27-285(b)(3) of the Zoning Ordinance, the subject detailed site plan represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code without requiring unreasonable cost 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 detailed site plan demonstrate that regulated environmental features have been preserved and/or restored to the fullest extent possible.

Comment: As there are no regulated environmental features that must be preserved and/or restored to the fullest extent possible, this normally required finding is not necessary in the subject case.

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-13021, a variance from the requirement of Section 27-441(b), Footnote 52(A), of the Zoning Ordinance, and Alternative Compliance AC 13012 for Bible Life Christian Center, subject to the following conditions:

1. Prior to certificate approval, the applicant shall revise the detailed site plan (DSP) to:
 - a. Provide a tree canopy coverage schedule showing the requirement being met on-site.
 - b. Add a note regarding the subject property's location in relation to the Joint Base Andrews Interim Land Use Control (ILUC) impact areas.
 - c. Provide proposed and existing lighting locations on the plan and details for all proposed lighting fixtures.
 - d. Add a note providing the date that the original building was constructed on-site and the cumulative total gross floor area of development after 1991, with permit numbers if available.
 - e. Revise the architecture to show the brick-veneered watertable continuing around the whole building on all elevations.
 - f. Move the southernmost row of parking to the east and remove all parking spaces from the front yard of the church.
 - g. Remove the Euonymus shrub from the plant list and change those proposed shrubs to non-invasive species.
 - h. Remove all notes regarding Departure from Design Standards DDS-423 from the plan.
 - i. Revise the Section 4.7 schedule along the northern boundary to reflect the correct applicable property line length of 199 feet for Parcel 16, and revise the required and provided plant units as necessary.
 - j. Revise the Section 4.7 schedule along the southern property line to list the linear feet of buffer strip as 353 feet, the building setback provided as 3–29 feet, the landscape yard provided as 3–30 feet, the required plant units as 424, and adjust the provided plant units accordingly. Add plants to the plan to meet this provided plant unit number and list them in the schedule too. Add a note to this schedule that Alternative Compliance AC-13012 was approved for these requirements.
 - k. Add a minimum of three shade trees along the southern property line adjacent to the rectory building. Adjust the location of the proposed shrubs in this area to allow sufficient root space for the trees.
 - l. Include a Section 4.7 schedule, in accordance with previously approved Alternative Compliance AC-92077, for the portion of the northern property line on Parcel 255 and show the previously approved plant units for this area on the plan, consistent with the

previously approved landscape plan, unless an equivalent amount of existing trees can be demonstrated. Any dead or dying plant material shall be replaced in accordance with Section 1.6 of the 2010 *Prince George's County Landscape Manual*.