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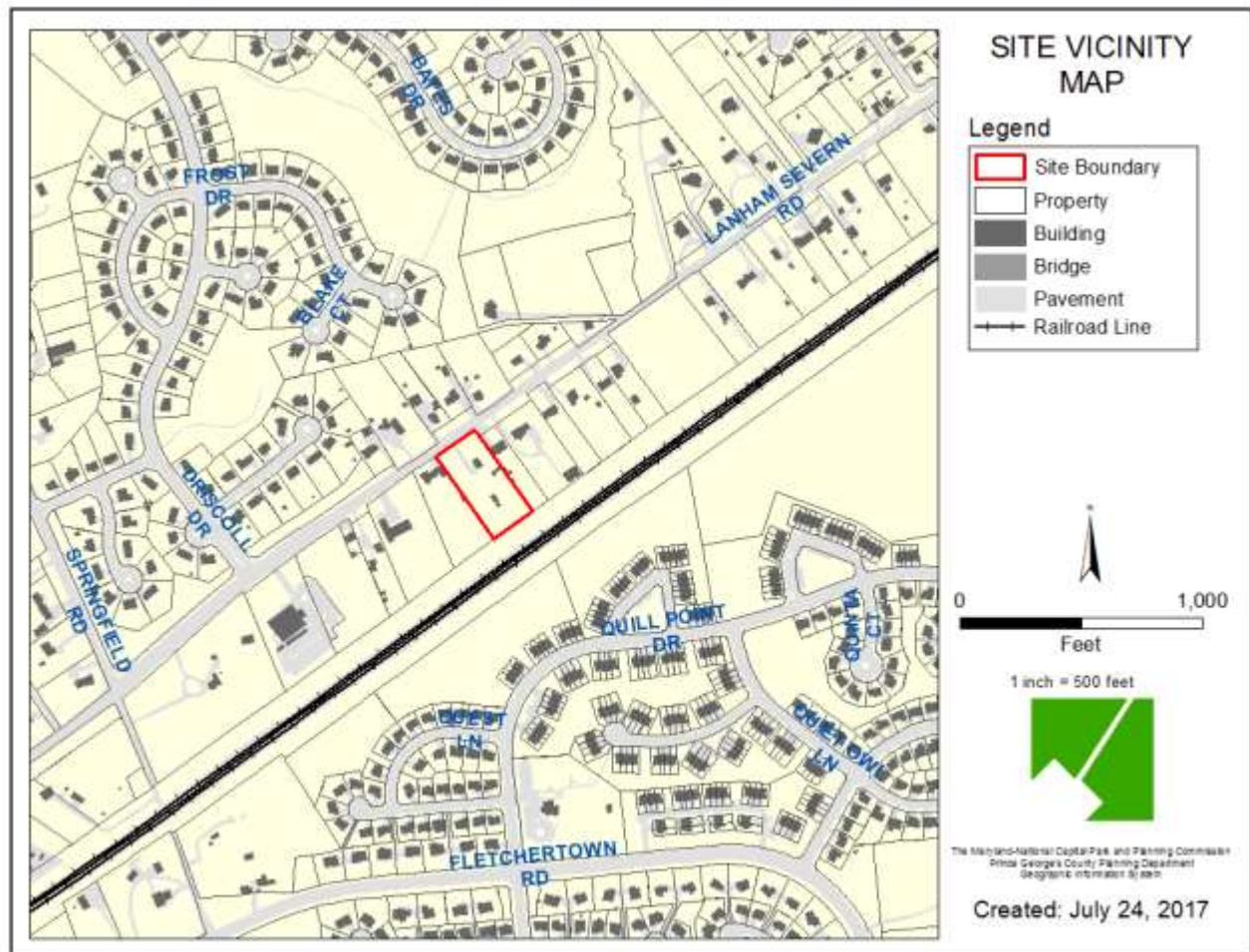
Detailed Site Plan Alternative Compliance

**DSP-15009
AC-17018**

Application	General Data	
Project Name: Redeemed Christian Church of God, Lanham Location: On the south side of MD 564 (Lanham-Severn Road), approximately 0.25 mile northeast of Springfield Road. Applicant/Address: The Redeemed Christian Church 12025 Lanham-Severn Road Bowie, MD 20720	Planning Board Hearing Date:	05/17/18
	Staff Report Date:	05/04/18
	Date Accepted:	09/01/15
	Planning Board Action Limit:	N/A
	Plan Acreage:	1.86
	Zone:	R-R
	Dwelling Units:	N/A
	Gross Floor Area:	3,243 sq. ft.
	Planning Area:	71A
	Council District:	04
	Election District	14
	Municipality:	N/A
	200-Scale Base Map:	210NE11

Purpose of Application	Notice Dates	
The conversion of an existing single-family dwelling to a church use with parking. Alternative compliance from the requirements of Section 4.7, Buffering Incompatible Uses, of the 2010 <i>Prince George's County Landscape Manual</i> .	Informational Mailing:	05/22/15
	Acceptance Mailing:	08/27/15
	Sign Posting Deadline:	04/16/18

Staff Recommendation		Staff Reviewer: Ivy R. Thompson Phone Number: 301-952-4326 Email: Ivy.Thompson@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-15009
Type 2 Tree Conservation Plan TCP2-029-2016
Alternative Compliance AC-17018
Redeemed Christian Church of God, Lanham

The Development Review 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. Conformance to the requirements of the following sections of the Prince George's County Zoning Ordinance:
 - (1) 27-429, Purposes of the Rural Residential (R-R) Zone.
 - (2) 27-441, Uses Permitted in residential zones.
 - (3) 27-442, Regulations in residential zones.
- b. Conformance to the requirements of the 2010 *Prince George's County Landscape Manual*.
- c. Conformance to the requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance.
- d. Conformance to the Prince George's County Tree Canopy Coverage Ordinance.
- e. Referral comments.

FINDINGS

Based upon the analysis of the subject application, the Zoning Review staff recommends the following findings:

- 1. **Request:** The subject application is a request to convert a 1.86-acre property improved with a 3,243-square-foot single-family dwelling in the Rural Residential (R-R) Zone to a 120-seat church with associated parking.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	R-R	R-R
Use(s)	Single-Family Dwelling	Church
Acreage	1.86	1.86
Parcels	1	1
Total Gross Floor	3,243 sq. ft.	3,243 sq. ft.

Parking Required:

Church 30
(1 parking space per 4 seats for 120 seats)

Total Parking Required: 30

Total Parking Provided: 31

Loading Spaces Required: 0
(one space for 10,000–100,000 square feet of GFA)

Loading Spaces Provided: 0

3. **Location:** The subject property is located on the south side of MD 564 (Lanham-Severn Road), approximately 0.25 mile northeast of Springfield Road. The area includes large wooded single-family lots.
4. **Surrounding Uses:** The property is bounded to the northwest by MD 564 and the Springfield Manor subdivision; to the southeast by the Penn Central Railroad; to the south by a church; and to the north by a single-family detached residence. All the surrounding land uses are in the R-R Zone.
5. **Previous Approvals:** There are no previous Prince George’s County Planning Board approvals for the subject property, which is composed of Parcel 92. The property is located on Tax Map 28 in Grid E-4. The existing structure was originally built as a single-family dwelling in approximately 1928.
6. **Design Features:** The property is a rectangular parcel and is accessed directly from MD 564. The property is currently developed with a 3,243-square-foot gross floor area (GFA), two-story, single-family dwelling and garage that will be used for storage once the building is converted to a 120-seat church. An asphalt driveway from MD 564 connects to the proposed landscaped parking area. There is no signage proposed.
- There is no lighting of the building or parking lot proposed. However, a condition is included in the Recommendation section of this report for the provision of full-optic cut-off lighting on the site plan.
7. **Prince George’s County Zoning Ordinance:** Staff has reviewed the subject detailed site plan (DSP) against the relevant requirements of the Zoning Ordinance and finds it in compliance, 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 states the following:

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.**

The minimum setback for the existing building is 25 feet from all lot lines, which is in conformance with this requirement.

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

The proposed parking area is located at the southeast side of the property, which is the side yard of the subject property.

- (C) The maximum allowable lot coverage for the zone in which the use is proposed shall not be increased. (CB-76-1993)**

The existing building footprint (3,243 square feet), when combined with the proposed parking/vehicular access area (10,183 square feet), totals 16.6 percent of lot coverage, which is 8.4 percent less than the maximum lot coverage of 25 percent permitted in the R-R Zone.

- b. The DSP is in general compliance with the requirements of Section 27-442, Regulations, for development in the R-R Zone.
- c. The DSP is in general compliance with the requirements of Section 27-285(b)(1) for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code, such as parking, loading and circulation. The site plan proposes installation of a parking area that provides ingress and egress to the site with a 22-foot-wide drive aisle to support on-site vehicular circulation and queuing. The parking lot is provided at the side of the structure, the parking spaces are located as near as possible to the proposed church, and there is only one parking aisle. While the site plan does not address lighting, staff has recommended that the site plan show full-optic cut-off lighting to provide a balanced lighting pattern on the property, while not causing a glare onto nearby properties, in accordance with the site design guidelines.
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 site is subject to Section 4.2, Landscape 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 Landscape Manual because it involves a change of use from a lower to higher intensity on the subject property. 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 strip required along MD 564 that complies with the requirements of the Landscape Manual.
- b. **Section 4.3, Parking Lot Requirements**—The site is subject to Section 4.3, which requires that the minimum planting requirements are calculated as a percentage of the parking lot based on its size. A landscape schedule is provided that indicates compliance with the Landscape Manual requirements.
- 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 site is subject to Section 4.7 along two property lines. A landscape schedule has been provided that indicates compliance with the Landscape Manual requirement along the southern property line, but not along the eastern property line.

The applicant has filed a request for alternative compliance from Section 4.7 for a reduction in the required building setback and landscape bufferyard width along the eastern property line, adjacent to a single-family dwelling on Parcel 2.

BUFFERYARD 3—REQUIRED: 4.7 Buffering Incompatible Uses, along the eastern property line, adjacent to Parcel 2

Length of bufferyard	345 feet
Minimum building setback	40 feet
Landscape yard width	30 feet
Fence or wall	Yes
Percent with existing trees	10%
Plant units (120 per 100 l. f.)	155*

*50 percent reduction credited for fence per Section 4.7(c)(4)(E)(ii)

BUFFERYARD 3—PROVIDED: 4.7 Buffering Incompatible Uses, along the eastern property line, adjacent to Parcel 2

Length of bufferyard	345 feet
Minimum building setback	25 feet
Landscape yard width	25 feet
Fence or wall	Yes, six-foot-high board-on-board
Percent with existing trees	10%
Plant units (120 per 100 l. f.)	155**

**Includes 40 plant units for 4 existing trees over 12 inches caliper

Justification

The applicant has filed a request for alternative compliance from the Section 4.7 requirements of the Landscape Manual. The application proposes a reduction in the required landscape buffer width, in addition to the building setback proposed along the eastern property line, due to space limitations.

The applicant has indicated that it would be difficult and impractical to provide the required building setback and landscape yard width, to allow for the full width of the Section 4.7 buffer, due to the location of the existing building.

A Section 4.7 Type C bufferyard is required along the property's eastern property boundary, adjacent to an existing single-family home. This bufferyard requires a 40-foot building setback, a 30-foot-wide landscape yard, and 120 plant units for every 100 linear feet of property line, with 155 plant units with the provision of a fence. As an alternative to the normal requirements of Section 4.7, the landscape plan proposes to provide a minimum 25-foot building setback and a landscape yard that includes a 6-foot-high, sight-tight, board-on-board fence and 155 plant units, including 4 existing trees, 9 proposed shade trees, and 3 proposed evergreen trees. The applicant suggests that the landscaping proposed along the eastern property line, in addition to the six-foot-high, sight-tight, board-on-board fence, will provide an adequate visual barrier and will screen the adjacent single-family residence from the property. However, the calculations shown in the schedule do not reflect the preservation of the four existing trees located in the northeast area of the site. Therefore, the correct number of existing plant materials should be revised, along with other technical plan corrections, as included in the Recommendation section of this report.

The Planning Director recommends APPROVAL of alternative compliance for Section 4.7, Buffering Incompatible Uses, of the 2010 *Prince George's County Landscape Manual*, for Redeemed Christian Church, subject to two conditions, which have been included in this report in the Recommendation section.

- 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. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The subject project is not exempt from the requirements of the Woodland and Wildlife Habitat Conservation Ordinance (WCO), as it proposes more than 16,000 square feet of land disturbance. A Type 2 Tree Conservation Plan (TCP2-029-16) was submitted as part of this application and is discussed in greater detail in Finding 11(g) of this staff report.
- 10. **Prince George's County Tree Canopy Coverage Ordinance:** The project is subject to the requirements of the Tree Canopy Coverage Ordinance because it proposes more than 5,000 square feet of disturbance. This must be provided and is addressed as a recommended condition of approval of this project.
- 11. **Referrals:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized with any noted revisions and recommendations assigned as recommended conditions of approval:

- a. **Community Planning**—The application is consistent with the *Plan Prince George’s 2035 Approved General Plan* (Plan Prince George’s 2035) policies for the Established Communities area and the 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, 74B* (Bowie and Vicinity Master Plan and SMA) policies for residential development.
- b. **Transportation**—Lanham-Severn Road (MD 564) is a collector roadway listed on the Bowie and Vicinity Master Plan and SMA with four lanes of traffic and 80 feet of right-of-way. No structures are shown within the right-of-way. Access to the subject property is being provided by an existing driveway on MD 564. A 26-foot-wide driveway is shown on the site plan, along with paved parking. On-site parking and circulation is acceptable. The paved shoulder on MD 564 does not appear to be wide enough for any overflow parking from the church, and the roadway has high-speed traffic. Some consideration should be given to restricting parking on MD 564 by the operating agency, in the vicinity of the church, for traffic safety concerns. There are no sidewalks shown on the site plan, other than a concrete ramp for handicap access.
- c. **Trails**—The site is located between the state highway and the railroad line for MARC Train service (Parcel 17). Both the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the master plan recommend bicycle and pedestrian improvements along MD 564, some of which have been completed and others of which will have to be provided via a future capital improvement project. The MPOT includes the following wording regarding this master plan facility:

MD 564 Side path and On-Road Bicycle Facilities (Shared-use side path and designated bike lanes): Provide continuous bicycle and pedestrian improvements along MD 564 with either a wide sidewalk or side path for pedestrians and recreational cyclists, and wide curb lanes, bike lanes, or shoulders for on-road bicyclists if practical and feasible. These facilities are needed to improve pedestrian safety along this heavily traveled corridor. They will improve access to numerous commercial areas and MARC (page 21).

The master plan reiterates this planned improvement by recommending a “Dual Bikeway,” with a sidepath and designated bike lanes along MD 564. On-road bicycle facilities are currently provided along existing MD 564, between Old Town Bowie and MD 193 (Greenbelt Road), consistent with the January 2015 Maryland State Highway Administration (SHA) Bicycle Policy and Design Guidelines. However, it appears that an SHA capital improvement project will be required to provide the sidepath comprehensively for the MD 564 corridor. The north side of the road (opposite the subject site) is the most appropriate location for the trail, as this side of the road immediately abuts numerous residential communities, while the south side of the road (along the frontage of the site) parallels the railroad tracks.

The Complete Streets element of the MPOT includes the following policies regarding sidewalk construction and the accommodation of pedestrians:

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.

Consistent with these policies and the frontage improvements required in the vicinity of the subject site, the provision of a standard sidewalk along the site's entire frontage of MD 564 is recommended. Also, one sidewalk connection is recommended from the public right-of-way, along MD 564, to the building entrance.

From the standpoint of nonmotorized transportation, it is determined that this plan is acceptable, fulfills the intent of applicable master plans and functional plans, fulfills prior conditions of approval, and meets the finding required for a DSP, as described in Section 27-285 of the Zoning Ordinance, if the recommended conditions are placed.

- d. **State Highway Administration (SHA)**—The subject project is a change of use from a single-family residence use to a church. Since the project has direct access on MD 564, SHA requires the applicant to provide a trip generation study for review to SHA. If the number of trips for all uses (whether for day care or worship purposes) during the AM and PM peak hours is found to be equal to (or exceeds) 50 trips, SHA will require the applicant to submit a traffic impact study for review. These requirements will be enforced by SHA through their permitting process.
- e. **Subdivision**—The subject property is composed of Parcel 92, a deed parcel recorded in Liber 33962 at Folio 60 of the Prince George's County Land Records on June 23, 2003. Parcel 92 has never been the subject of a preliminary plan of subdivision (PPS) or final plat. The property is located on Tax Map 28 in Grid E-4, and is approximately 1.86 acres. The site is currently improved with one single-family dwelling and accessory structures. The site has frontage on MD 564, which is designated as an 80-foot-wide master plan collector. The plan should be revised to reflect an 80-foot-wide master plan right-of-way, instead of a 120-foot-wide master plan right-of-way. The purpose of this DSP is to construct a parking lot for a proposed church. No change of GFA is proposed; however, the existing and proposed GFA is not provided on the plan, and should be. Additionally, PGAtlas aerials indicate that accessory structures exist on the property, which should be calculated as existing GFA. Prior to certification of the DSP, the existing structures should be shown on the plan and labeled as "to remain" or "to be removed."

Pursuant to Section 24-107(c)(7)(C) of the Subdivision Regulations, a site is exempt from the requirement of filing a PPS and final plat if the development proposed is in addition to a development in existence prior to January 1, 1990 and does not exceed 5,000 square feet of GFA. A review of aerial imagery via PGAtlas confirms that the site was developed with additional GFA after January 1, 1990. Therefore, in order to demonstrate conformance with Section 24-107(c)(7)(C), prior to certification of the DSP, the applicant must provide a GFA tabulation, which provides the GFA on-site on January 1, 1990 and the date of construction and size of all subsequent additions afterward. Any development in excess of 5,000 square feet of GFA since January 1, 1990, will require approval of a PPS and final plat prior to building permits.

- f. **Permits**—Permit Review staff offered information regarding correcting information on the site plan. These corrections, observations, and recommendations are addressed via revised site plans or as proposed conditions in the Recommendation section of this report.
- g. **Environmental Planning**—Wooded areas are concentrated principally along the southwestern half of the property. According to mapping research and as documented with the approved NRI, regulated environmental features, which include wetlands, a stream, associated buffers, and a primary management area (PMA) are found on the property. Based on available information, it does not appear that steep slopes or areas of 100-year floodplain occur on-site. This site is within the Horsepen Branch sub-watershed, which is a stronghold watershed that flows into the Patuxent River basin. The entire site is within an area designated as a Tier II Catchment Area according to the Maryland Department of the Environment (MDE). The predominant soils found to occur on-site, according to the U.S. Department of Agriculture (USDA), Natural Resource Conservation Service (NRCS), Web Soil Survey (WSS), include Russett-Christiana-Urban complex (0–5 percent slopes). According to available information, Marlboro clay is not present on-site; however, Christiana complexes are found on this property. According to the Sensitive Species Project Review Area map prepared by the Maryland Department of Natural Resources, Natural Heritage Program, there are no rare, threatened, or endangered species mapped to occur on, or in the vicinity, of this property. The site does not share frontage with any scenic or historic roads. The site is currently located within Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map, as designated by Plan Prince George’s 2035. This site is also located within the 2006 Bowie and Vicinity Master Plan and SMA. According to the 2017 *Approved Prince George’s Count Resource Conservation Plan: A Countywide Functional Master Plan*, the site contains no regulated, evaluation, and network gap areas within the designated network of the plan.

An approved Natural Resources Inventory (NRI-114-14-01) was submitted with the application, which was approved on June 24, 2016. There is a PMA comprised of wetlands, wetlands buffer, and stream buffer that extends across a small portion of the southern side of the site. No areas of 100-year floodplain occur on-site. This site contains 0.47 acre of woodlands on-site. This site is within a Tier II Catchment Area. The Prince George’s Soil Conservation District (SCD) may require an expanded buffer/setback from the on-site stream. This will be determined by SCD at the time of review of the grading, erosion, and sediment control plan.

Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance: This site is subject to the provisions of the WCO. A Type 2 Tree Conservation Plan (TCP2-029-16) was submitted with the current application.

The associated worksheet on the submitted TCP2 shows that the site has a woodland conservation threshold of 15 percent and a woodland conservation requirement of 0.29 acre; however, the correct threshold for land zoned R-R is 20 percent. Upon review of the proposal, with the official woodland conservation worksheet and the correct zoning, the woodland conservation requirement is 0.38 acre. Because the applicant proposes to preserve 0.45 acre of woodland conservation, which is more than the requirement, conformance with the WCO can be satisfied with a recommended condition requiring the applicant to revise the worksheet prior to approval of the TCP2. The plans require other minor technical revisions to demonstrate compliance with the WCO and the

requirements of the Environmental Technical Manual, which are recommended as conditions of approval.

Primary Management Impacts (PMA): The Zoning Ordinance requires that the Planning Board find that: "...the site plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible" (Section 27–285(b)(4)).

Impacts to regulated environmental features must first be avoided and then minimized. If impacts to the regulated environmental features are proposed, a statement of justification (SOJ) must be submitted in accordance with Section 27–285(b)(4). The justification must address how each impact has been avoided and/or minimized.

An SOJ for the proposed impacts was date stamped as received on March 16, 2017. The on-site PMA is comprised of a stream, wetland, and associated buffers. The SOJ requests validation of 45 square feet (0.001 acre) of impacts to the wetland buffer for a necessary outfall to safely convey stormwater to the stream. Staff supports this proposed impact because it is necessary for the proposed development to occur.

Soils: The predominant soils found to occur on-site, per the USDA NRCS WSS include Russett-Christiana-Urban complex (0–5 percent slopes). Marlboro clay is not identified on the property; however, Christiana complexes are known to occur on-site. Because this is an urban land mix and there are no additional structures proposed, there are no development restrictions of concern, as it relates to this application. The County may require a soils report in conformance with Prince George’s County Council Bill CB-94-2004 during the building permit process review.

Stormwater Management: An approved Stormwater Management (SWM) Concept Plan (16074-2014-01) and letter dated March 23, 2015, was submitted with the subject application. The approved concept shows the use of two micro-bioretenment areas, which will ultimately drain into the stream adjoining the property to the south. No revisions are required for conformance with the approved SWM.

- h. **Historic Preservation**—The property has been extensively graded and disturbed over time. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates that the probability of archeological sites within the subject property is low. This proposal will not impact any known Prince George’s County historic sites, historic resources, or archeological resources.
- i. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—The property is located on the south side of MD 564 (Lanham-Severn Road), northeast of Springfield Road. Lanham-Severn Road is a State of Maryland-maintained roadway; therefore, coordination with SHA is required. A soils investigation report, which includes subsurface exploration and geotechnical engineering evaluation for the proposed buildings and environmental site design (ESD), is required. All storm drainage systems and facilities are to be in accordance with DPIE’s standards and specifications. The proposed DSP is consistent with the approved SWM dated March 23, 2015, which incorporates the site development plan review pertaining to SWM (Section 32-182(b)). The following comments are provided pertaining to this approval phase:

- (1) Final site layout, exact impervious area locations are shown on plans.
- (2) Exact acreage of impervious areas has been provided.
- (3) Proposed grading is shown on concept plans.
- (4) Delineated drainage areas at all points of discharge from the site have been provided.
- (5) Stormwater volume computations have been provided. Provide a best management practices summary table to define ESD target volumes and ESD provided volumes for entire limit of disturbance.
- (6) Erosion/sediment control plans that contain the construction sequence, and any phasing necessary to limit earth disturbances and impacts to natural resources, and an overlay plan showing the types and locations of ESD devices and erosion and sediment control practices, are not included in the submittal.
- (7) A narrative in accordance with the code has been provided.

j. **Prince George's County Police Department**—After visiting the site and meeting with DPIE inspectors, the following observations are noted:

- There are noticeable cracks in the foundation on the structure.
- DPIE inspectors communicated that there is a court order not to use the building for church services because they do not have a Use and Occupancy permit (U&O).
- There is a question as to whether a sprinkler system was installed when the addition was constructed.
- A neighbor, who lives across the street, communicated that when the church has been in session the music has been very loud. The house on the property to the left is very close to the property line.
- Located on the lot to the right, at 12007, is another residential property converted into a church.

k. **City of Bowie**—No comment. There is no impact on the City.

12. Based on the analysis and as required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the 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 DSP demonstrate that regulated environmental features have been preserved and/or restored, to the fullest extent possible, if environmental features exist. The preservation of regulated environmental features has been preserved and/or restored, to the fullest extent possible, as detailed on the Type 2 Tree Conservation Plan (TCP2-029-16).

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Development Review staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-15009, Type 2 Tree Conservation Plan TCP2-029-16, and Alternative Compliance AC-17018 for Redeemed Christian Church of God, Lanham, subject to the following conditions:

1. Prior to certification of the detailed site plan, the following revisions to the site plan shall be made or information provided:
 - a. Reflect an 80-foot-wide master plan right-of-way, instead of a 120-foot-wide master plan right-of-way.
 - b. Show all existing gross floor area on the site plan and label each structure as “to remain” or “to be removed.”
 - c. Provide a gross floor area (GFA) tabulation, which provides the GFA on-site on January 1, 1990, and the date of construction and size of all subsequent additions.
 - d. Provide a standard sidewalk along the subject site’s entire frontage of MD 564 (Lanham-Severn Road), unless modified by the Maryland State Highway Administration.
 - e. Provide one sidewalk connection from the public right-of-way and sidewalk along MD 564 (Lanham-Severn Road) to the building entrance.
 - f. Provide full-optic cut-off lighting on the site plan.
 - g. Add a Tree Canopy Coverage schedule demonstrating conformance.
 - h. Clearly show the location and dimension of the landscape bufferyards and landscape strips on the site plan.
 - i. Recalculate the Section 4.7 bufferyard on the eastern property line, in accordance with the 2010 *Prince George’s County Landscape Manual*, to reflect the appropriate measurements and required and provided plant units.
2. Prior to signature of the Type 2 tree conservation plan (TCP2), the following revisions to the TCP2 shall be made:
 - a. Revise the worksheet to show the correct zoning of the property as Rural Residential.
 - b. Add the symbols used to represent the wetland buffer and intermittent stream to the legend.
 - c. Add a column to the Specimen Tree table to indicate that Specimen Tree 1 (ST-1) is to be saved.
 - d. Add the TCP2 approval block to each sheet of the TCP2, with the TCP2 number included.

- e. Remove the Forest Stand Summary table from the TCP2.
 - f. Identify the location of Specimen Tree (ST-1) on the plan with its critical root zone, in accordance with approved Natural Resources Inventory NRI-144-14-01.
3. Prior to signature of the Type 2 tree conservation plan (TCP2), the required woodland conservation easement documents shall be prepared and submitted to the Environmental Planning Section for review by the Office of Law and submitted for recordation to the Office of Land Records. The following note shall be added to the standard TCP2 notes on the plan, as follows:
- “Woodlands preserved, planted, or regenerated in fulfillment of on-site woodland conservation requirements have been placed in a Woodland and Wildlife Habitat Conservation Easement recorded in the Prince George’s County Land Records at Liber _____ Folio _____. Revisions to this TCP2 may require a revision to the recorded easement.”
4. Prior to issuance of the first grading permit, copies of the recorded woodland conservation easement documents, with the liber and folio, shall be provided to the Environmental Planning Section, and the liber and folio of the recorded easement shall be added to the Type 2 tree conservation plan.