



The Maryland-National Capital Park and Planning Commission  
Prince George's County Planning Department  
Development Review Division  
301-952-3530

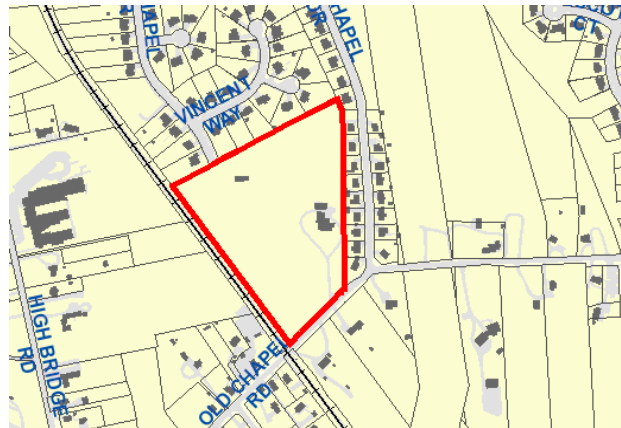
*Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>*

## Departure from Design Standards CMFI Tabernacle of Praise

## DDS-681

REQUEST	STAFF RECOMMENDATION
A 13-foot departure from the design standards to reduce the width of the driveway from 22 feet to 9 feet.	APPROVAL with conditions

<b>Location:</b> At the intersection of Old Chapel Drive and Old Chapel Road.	
Gross Acreage:	15.50
Zone:	RR
Zone Prior:	R-R
Gross Floor Area:	6,418 sq. ft.
Lots:	1
Parcels:	0
Planning Area:	71A
Council District:	04
Municipality:	N/A
<b>Applicant/Address:</b> CMFI Tabernacle of Praise P.O Box 1245 Lanham, MD 20703	
<b>Staff Reviewer:</b> Dominique Lockhart <b>Phone Number:</b> 301-952-3411 <b>Email:</b> Dominique.Lockhart@ppd.mncppc.org	



Planning Board Date:	04/06/2023
Planning Board Action Limit:	N/A
Staff Report Date:	03/22/2023
Date Accepted:	01/03/2023
Informational Mailing:	09/07/2021
Acceptance Mailing:	12/29/2022
Sign Posting Deadline:	03/07/2023

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

[http://www.mncppcapps.org/planning/Person\\_of\\_Record/](http://www.mncppcapps.org/planning/Person_of_Record/).

Please call 301-952-3530 for additional information.

## Table of Contents

EVALUATION CRITERIA .....	3
FINDINGS .....	3
1. Request.....	3
2. Development Data Summary .....	4
3. Location.....	4
4. Surrounding Uses.....	4
5. Previous Approvals .....	4
6. Prince George’s County Zoning Ordinance Requirements.....	4
7. 2010 Prince George’s County Landscape Manual.....	6
8. Woodland and Wildlife Habitat Conservation Ordinance .....	6
9. Tree Canopy Coverage Ordinance.....	7
10. Referrals.....	7
RECOMMENDATION .....	7

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Departure from Design Standards DDS-681  
CMFI Tabernacle of Praise

The Zoning staff has reviewed the departure from design standards 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 CRITERIA**

This application is being reviewed and evaluated, in accordance with the prior Prince George's County Zoning Ordinance, as permitted by Section 27-1903(c) of the Zoning Ordinance, which allows for development proposals of any type to utilize the prior Zoning Ordinance for development of a property. This departure from design standards was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of prior approvals;
- b. The requirements of the Prince George's County Zoning Ordinance;
- c. The requirements of the 2010 *Prince George's County Landscape Manual*;
- d. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- e. The requirements of the Tree Canopy Coverage Ordinance; and
- f. Referral comments.

**FINDINGS**

1. **Request:** The applicant is requesting a departure from design standards (DDS) from Section 27-560(a) of the prior Prince George's County Zoning Ordinance.

Section 27-560 provides design standards for site plans, related to interior driveway widths. Regulations state that the width of a one-way driveway, adjacent to 90-degree angled parking spaces, should be 22 feet. The applicant has requested a 13-foot departure, for a driveway width of 9 feet.

Section 27-563 of the prior Zoning Ordinance discusses the requirements of a driveway connection to a street for a parking lot and states that the driveway shall be at least 11 feet wide for each lane, exclusive of curb return and gutters. The applicant is proposing a 20-foot entrance driveway, with 10 feet allotted for each lane of traffic.

The project scope consists of using the main 4,678-square-foot building as a place of worship, and the auxiliary 1,740-square-foot building as a parsonage. Four additional parking spaces are proposed, to meet the minimum required parking standards for a place of worship, which is seven parking spaces. The site will contain eight parking spaces in total. Modification to the property includes adjusting the driveway and parking areas to accommodate the new use. This includes widening the existing driveway entrance from 9 feet to 20 feet, as well as paving and striping the 4 additional parking spaces. The driveway entrance will accommodate two-way traffic. The one-way drive aisle, surrounding the proposed place of worship, will remain as 9 feet.

2. **Development Data Summary:** The following chart summarizes the development for the overall CMFI Tabernacle of Praise property, which will remain unchanged by this application.

	EXISTING	PROPOSED
Zone	RR	R-R
Use(s)	Residential	Place of Worship
Total Acreage	5.50	5.50
Number of Lots	1	1
Parcels	0	0
Total Gross Floor Area (GFA)	6,418 sq. ft.	6,418 sq. ft.

3. **Location:** The subject site consists of one lot located in the northwest quadrant of the intersection of Old Chapel Drive and Old Chapel Road. The property is known as Lot 45, as shown on Tax Map 37, Grid C2, and is in the Rural Residential (R-R) Zone.
4. **Surrounding Uses:** The subject site is bounded on the north and east by single-family detached residences in the R-R Zone. The subject property abuts Old Chapel Road to the south and across Old Chapel Road are single-family detached residences in the R-R Zone. To the west, the site abuts the Pennsylvania Railroad track and, beyond the railroad track, is the High Bridge Elementary school, vacant land, and single-family residences, all within the R-R Zone.
5. **Previous Approvals:** The subject property was conveyed by deed on October 29, 2020, recorded amongst the Prince George's County Land Records as Liber 44304 folio 141, and is platted. The site has a Natural Resources Inventory (NRI-087-14), which was issued on January 22, 2015; however, the NRI expired on January 22, 2020.
6. **Prince George's County Zoning Ordinance Requirements:** The criteria for approval of a DDS is set forth in Section 27-239.01(7) of the prior Zoning Ordinance, which states the following:

**(A) In order for the Planning Board to grant the departure, it shall make the following findings:**

**(i) The purposes of this Subtitle will be equally well or better served by the applicant's proposal;**

The applicant proposes to widen the entrance driveway from 9 feet to 20 feet. In addition, a portion of the driveway, along the eastern property boundary, will be reconstructed.

The site has access via Old Chapel Road and the driveway is proposed to provide two-way travel upon entering the site, where it then transitions to a one-way loop. The applicant will add one-way directional signage to facilitate vehicular movement on-site. The building and parking areas will be provided in the northern area of the site and will be accessed from the one-way portion of the driveway. A total of 8 parking spaces are proposed, which satisfies the parking requirement for the proposed church capacity of 25 people.

Staff reviewed the submitted vehicle turning plan, which resulted in modifications to the site that included a larger area of pavement to the west of the building. The large pavement area is necessary to facilitate the required radius for vehicles to safely access the parking spaces as well as additional paving on the two-way portion of the driveway which, in total, is approximately 20 feet wide. Given the modifications to the plans, staff believe that the parking spaces will be able to function as their intended purpose and will allow for safe maneuvers to the parking provided.

**(ii) The departure is the minimum necessary, given the specific circumstances of the request.**

The departure is the minimum necessary, given the location of the existing structures that are to be utilized on-site. The applicant has proposed a 20-foot-wide bi-directional driveway, with a 9-foot-wide one-way driveway loop for the proposed church. While the driveway does not meet the design standards for width, staff believe that the applicant has demonstrated, by way of the vehicle turning plan, that this is the minimum required for the site to function for its intended purpose and is acceptable by staff.

**(iii) The departure is necessary in order to alleviate circumstances, which are unique to the site or prevalent in areas of the County developed prior to November 29, 1949;**

The departure is the minimum necessary to alleviate the constraints that are unique to this site. The current structures on the property have been in existence since the 1970s. Strict adherence to the code would require demolition and relocation of the existing structures, to accommodate the need for a 22-foot-wide drive aisle. The applicant's proposed improvements to the site, a 20-foot-wide bi-directional driveway facility and a 9-foot-wide

one-way facility to support the operations of a proposed church facility, are adequate.

**(iv) The departure will not impair the visual, functional, or environmental quality or integrity of the site or of the surrounding neighborhood.**

As shown on the plan and mentioned above, the proposed entrance driveway is approximately 20 feet wide. The vehicle turning plan displays the typical design vehicle classification for the site and demonstrates that 20 feet would provide the minimum distance required for two vehicles to safely pass, while entering or exiting the site. The vehicle size used for the vehicle turning plan is 6.5 feet wide, which would be the standard width of a passenger vehicle that would be accessing the site for its intended use as a place of worship.

The vehicle turning plan also shows the proposed signage throughout the site. There will be a 5 mile per hour (mph) sign near the driveway entrance. The 9-foot-wide driveway loop will contain a yield sign, one-way signs, a 5 mph sign, a stop sign, and a do not enter sign to facilitate traffic. The applicant will also provide a 6-foot wooden fence along a portion of the eastern property boundary.

Staff believe that, as designed, safe access is provided to and from the site. In addition, the site is designed to allow all turning movements and directional travel to be completed on-site, without conflicts.

**7. 2010 Prince George's County Landscape Manual:** The development is subject to the Landscape Manual. Specifically, Section 4.2, Requirements for Landscape Strips Along Streets; and Section 4.7, Buffering Incompatible Uses, are applicable to this site.

The Landscape Manual designates a place of worship as a compatible, medium-impact use with moderate effects on adjacent properties. Such a designation requires a Type C bufferyard to mitigate the impacts of the proposed use. A Type C bufferyard requires a minimum building setback of 40 feet, minimum landscape yard of 30 feet, and 120 plant units per 100 linear feet of property line. The submitted landscape plan complies with the stated requirements. The applicant also proposes 324 feet of 6-foot-high board fencing to provide more visual buffering of the uses.

Staff find that the combination of existing trees, landscape plantings, and fencing will adequately buffer the site, mitigating the medium-impact place of worship use.

**8. Woodland and Wildlife Habitat Conservation Ordinance:** Given the scope of the proposed development, this project is eligible for a letter of exemption from the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO), since the project will result in clearing of less than 5,000 square feet of woodlands. The site has a Natural Resources Inventory (NRI-087-14), which was issued on January 22, 2015; however, the NRI expired on January 22, 2020. No regulated environmental features (REF) or County-regulated 100-year floodplain are mapped within the proposed limits of disturbance.

9. **Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, of the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on developments that request more than 5,000 square feet of disturbance. The property is zoned R-R and is required to provide a minimum of 15 percent of the gross tract area to be covered by tree canopy. The property is 15.5 acres in size and results in a TCC requirement of 2.325 acres (101,277 square feet). Therefore, the total TCC included on the property, 5.76 acres (250,905.6 square feet), exceeds the requirement for TCC.
10. **Referrals:** The referral comments are summarized as follows, and incorporated herein by reference:
  - a. **Historic Preservation**—In a memorandum dated January 13, 2023 (Berger, Stabler, Smith, and Chisholm to Lockhart), the Historic Preservation Section concluded that a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low.
  - b. **City of Bowie**—In a memorandum dated January 31, 2023 (Meinert to Lockhart), the City of Bowie noted that the proposal has no impact on the City of Bowie.
  - c. **Permit Review**—In a memorandum dated February 02, 2023 (Shaffer to Lockhart), the Permit Review Section noted that site plan revisions are needed, prior to certification of the subject application. These revisions have been added as conditions in the Recommendation section of this staff report.
  - d. **Environmental Planning**—In a memorandum dated February 06, 2023 (Juba to Lockhart), the Environmental Planning Section provided an analysis of the subject application, and no environmental issues were identified.
  - e. **Urban Design**—In an email dated March 08, 2023 (Burke to Lockhart), the Urban Design Section noted that the submitted landscape plan conforms to the Landscape Manual and TCC requirements, as included in Findings 7 and 9 above.
  - f. **Transportation**—In a memorandum dated March 09, 2023 (Patrick to Lockhart), the Transportation Section provided an analysis of the subject application's conformance with the 2009 *Approved Master Plan of Transportation* and the Zoning Ordinance.

## RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Zoning staff recommend that the Planning Board adopt the findings of this report and APPROVE Departure from Design Standards DDS-681 for CMFI Tabernacle of Praise, subject to the following condition:

1. Prior to certification, the departure site plan shall be revised, as follows:
  - a. Provide the dimensions of the driveway apron.

- b. Provide the dimensions of the handicap parking space and striped access aisle. The handicap parking space provided on-site must be van-accessible and dimensioned at either 8 feet by 19 feet, with an 8-foot-wide striped access aisle; or 11 feet by 19 feet, with a 5-foot-wide striped access aisle.
- c. Provide a parking schedule demonstrating the required and proposed parking.
- d. Provide a fence detail for all proposed fencing on the property.
- e. Notate the height of existing buildings.
- f. Provide bikeway signage, within the right-of-way, along the subject site's frontage of Old Chapel Road, unless modified with written correspondence by the operating agency.
- g. Provide the signage details for all proposed signage on the property.