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DETAILED SITE PLAN

DSP-00012/03

Application	General Data
Project Name: Windsor Mill Gospel Hall (formerly Fourteenth Street Gospel Hall) Location: Adelphi Road north of intersection of University Boulevard and Adelphi Road. Applicant/Address: 2811 Fourteenth Gospel Hall, Inc. 8230 Adelphi Road Adelphi, MD 20783	Date Accepted: 8/18/2003
	Planning Board Action Limit: 11/09/2003
	Plan Acreage: 1.990
	Zone: R-80
	Dwelling Units: NA
	Square Footage: 5,970
	Planning Area: 66
	Council District: 2
	Municipality: NA
	200-Scale Base Map: 210NE3

Purpose of Application	Notice Dates
CHURCH	Adjoining Property Owners Previous Parties of Record Registered Associations: 7/18/2003 (CB-12-2003)
	Sign(s) Posted on Site: 10/22/03

Staff Recommendation		Staff Reviewer: Laxmi Srinivas	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

October 29, 2003

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Laxmi Srinivas, Senior Planner

SUBJECT: Detailed Site Plan DSP-00012/03
Windsor Mill Gospel Hall

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.

EVALUATION

The Detailed Site Plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the following sections of the Zoning Ordinance:
 - Section 27-429 regarding the R-80 Zone (One-family detached residential).
 - Section 27-441 governing permitted uses in the R-80 Zone.
 - Section 27-568 regarding minimum parking requirements.
 - Section 27-582 regarding minimum loading requirements.
- b. The requirements of the *Landscape Manual*
- c. Referrals

FINDINGS

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

1. The subject site consists of approximately 1.99 acres and is located on the west side of Adelphi Road, north of the intersection of University Boulevard and Adelphi Road. The adjacent properties are as follows:
 - Property to the south zoned R-80 is vacant.
 - Property to the north zoned R-80 has a church.
 - Property to the east zoned R-80 has a single-family residence.

2. **Development Data Summary**

	EXISTING	PROPOSED
Zone(s)	R-80	R-80
Use(s)	Vacant	Church
Acreage	1.99	1.99
Lots	0	0
Parcels	1	1
Square Footage/GFA	vacant	5,970

The subject site is currently vacant. The applicant is proposing a 5,970-square-foot church in the rear of the property. Parking is proposed in front of the church building. The Planning Board previously approved a Detailed Site Plan, DSP-00012, for a 3,300-square-foot church on September 7, 2000 (PGCPB No. 00-148). The Detailed Site Plan expired on September 7, 2003. On September 28, 2001, staff as Planning Board's designee approved Detailed Site Plan DSP-00012/01 for alterations to the building footprint and grading. On July 24, 2002, the applicant filed a Detailed Site Plan application for a church and a future dwelling. The application was withdrawn.

3. The proposed church is a permitted use in the R-80 Zone and requires Detailed Site Plan approval since the church will be located on a lot between one and two acres in size. In accordance with this requirement, the applicant has submitted a Detailed Site Plan for the proposed church.

In addition to the requirements of Section 27-285(b), the following requirements shall be met:

- The minimum setback for all buildings shall be 25 feet from each lot line.

The church is set back a minimum of 25 feet from each lot line.

- When possible, there should be no parking or loading spaces located in the front yard.

Engineering constraints resulting from steep slopes and the long and narrow shape of the lot make it unfeasible to locate the building at the front of the lot.

Although the proposed parking is in the front yard, the parking areas will be set back 30 feet from the front property line. The parking area will be sufficiently screened by extensive landscaping to avoid detrimental visual impacts to Adelphi Road.

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

The proposed lot coverage is 39 percent and does not exceed the maximum allowable lot coverage of 50 percent for the R-80 Zone.

The proposed church will have a glass and brick façade with an asphalt shingle roof. It will be 27 feet high.

4. The proposal is subject to the requirements of Section 4.2 (Commercial and Industrial Landscape Strip Requirements), Section 4.7 (Buffering Incompatible Uses), and Section 4.3 (Perimeter and Interior Parking Lot Landscape Requirements) of the *Landscape Manual*. The proposal does not

comply with the requirements of Section 4.7 of the *Landscape Manual*. The applicant has filed an Alternative Compliance application (AC-03005). The Planning Director has recommended approval of the Alternative Compliance application. The applicant has not provided any information regarding the proposed signs. A condition of approval has been added to require the same if the applicant is proposing signage.

5. The proposed parking is consistent with the following requirements of Sections 27-568 and 27-582, Off-street Parking and Loading, of the Zoning Ordinance:

	Required Parking And Loading	Proposed Parking
Church One per 4 seats for a total seating of 256 seats	64	64
No loading spaces required for institutions with a gross floor area less than 10,000 square feet	0	0
TOTAL	64	64

Referral Comments

6. The Department of Environmental Resources (De Guzman to Srinivas, July 29, 2002) has stated that the site plan is consistent with the approved Stormwater Management Concept approval #8010690-1999-01.
7. The Environmental Planning Section (Metzger to Srinivas, October 6, 2003) has stated that the proposal is subject to the requirements of the Woodland Conservation Ordinance because the gross tract area exceeds 40,000 square feet and there are more than 10,000 square feet of existing woodland on site. Although streams, wetlands and wetland buffers are not found to occur on this property, there is a stream immediately south of the property. The severe slopes adjacent to the stream extend onto this property. The soils found on this property are Christiana fine sandy loam. There are no rare, threatened, or endangered species found on this property. There are no designated scenic or historic roads in the vicinity. The Section has recommended approval of the Type II Tree Conservation Plan TCP11/34/00-01 with minor conditions of approval requiring revision blocks and approval blocks.
8. The Subdivision Section (Chellis to Srinivas, September 9, 2003) has stated that Preliminary Plan of Subdivision 4-02001 was approved for the subject parcel and Lot 1. Although the Planning Board approved the additional lot, the applicant is not required to record that lot. The applicant may file a final plat for Parcel A only. A previous Preliminary Plan of Subdivision, 4-99045, was approved for the subject site that is consistent with the subject Preliminary Plan, 4-02001. There is one change from the previous preliminary plan approval. The applicant proposed impacting a portion of a required 50-foot stream buffer along the south property line, which required the approval of a variation to Section 24-130 of the Subdivision Regulations. The Planning Board approved the impact. The Environmental Planning Section has stated that the impacts to the stream buffer are limited to those required by the Department of Environmental Resources for the stormdrain outfall. Condition 6 of Preliminary Plan 4-02001 limits the total development on the site to 3,120 square feet or equivalent development that generates no more than 3 AM and 3 PM peak-hour trips. The condition provides for an additional 5,000 square feet as long as the trip cap is not exceeded. The Transportation Planning Section has stated that the site plan is acceptable and the trip cap will not be exceeded.

9. The Community Planning Division (Chang to Srinivas, September 2, 2003) has stated that the proposal is consistent with the 1989 approved Langley Park-College Park-Greenbelt master plan.
10. The Transportation Planning Section (Masog to Srinivas, October 2, 2003) has stated that the site plan is acceptable and the trip cap will not be exceeded.
11. The Transportation Planning Section (Shaffer to Srinivas, September 22, 2003) has stated that the master plan recommended trail along Adelphi Road has been completed. There are no other master plan trail recommendations. If road improvements are proposed along Adelphi Road, an ADA-compatible, standard sidewalk along the property's frontage of Adelphi Road is recommended.
12. The Permit Review Section (Gallagher to Srinivas, August 28, 2003) has required minor changes to the site plan. Conditions of approval have been added to require the same.
13. A referral was sent to the City of College Park. No comments have been received as of this date.
14. With the proposed conditions, Detailed Site Plan SP-00012/03 is found to represent 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.

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-00012/03, TCPII/34/00-01 and AC-03005, subject to the following condition:

1. Prior to certification of the Detailed Site Plan:
 - a. The site and landscape plans shall be revised to show the following:
 - (1) The proposed church building is handicap accessible.
 - (2) Number of stories of the proposed building.
 - (3) A van space of 16 feet by 19 feet for the physically handicapped and a handicap parking space of 13 feet by 19 feet.
 - (4) Location, design and details of all proposed signs.
 - b. The Type II Tree Conservation Plan shall be revised to show the following:
 - (1) A new revision block.
 - (2) The revision block, including all revisions to the plan.
 - (3) The revised plan signed and dated by a qualified professional.