

July 17, 2000

MEMORANDUM

TO: The Prince Georges County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Elizabeth Whitmore, Urban Designer

SUBJECT: Detailed Site Plan, SP-00012
Fourteenth Street Gospel Hall
Lots 1 and 2, Block A

The Urban Design Section has reviewed the Detailed Site Plan for the Fourteenth Street Gospel Hall. Based on that review and the findings in this report, the Development Review Division recommends APPROVAL with conditions as stated in the Recommendation section of this report.

EVALUATION CRITERIA

This Detailed Site Plan was reviewed and evaluated for compliance with the following criteria:

1. Conformance with Preliminary Plan 4-99045 (PGCPB No. 99-183).
2. Conformance with the Zoning Ordinance and the *Landscape Manual* for a church in the R-80 Zone.
3. Conformance with the site design guidelines as outlined in Part 3, Division 9, Subdivision 3, of the Prince Georges County Zoning Ordinance.
4. Referrals.

FINDINGS

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

1. The Detailed Site Plan proposes a church for 100 members. The site is located northwest of MD 193 and Adelphi Road. The site consists of 1.99 acres in the R-80 Zone.

The following is the site development data for this site:

Zone	R-80 Zone
Gross Site Area	1.990 acres
Gross Floor Area	3,300 sq. ft.
Use	Church
Proposed Seats	100 seats
Parking Required	25 spaces
(1 space per four seats)	
Parking Provided	
Standard Spaces (9.5' x 19')	13 spaces
Compact Spaces (8' x 16.5')	0 spaces
Handicap Spaces (13' x 9')	1 space
Handicap Van Spaces (16' x 19')	1 space
Parallel Spaces (8' x 22')	10 spaces
Total Spaces	25 spaces

2. The subject plan is proposing the construction of a church with 3,300 square feet of GFA and therefore is subject to the requirements of the *Landscape Manual*. While staff has determined that the landscape plan, as submitted, meets the requirements of the *Landscape Manual*, staff believes that the proposed Leyland Cypress trees will out-grow the location in which they are proposed and therefore should be replaced with Emerald Green Arborvitae. The plans indicate that a six-foot-high chain-link fence located one (1) foot off the property line is proposed along the northern property line. The detail sheet should be revised to include a detail of the above referenced fence.

The proposed building is 50 feet by 60 feet and is 24 feet in height from grade and has a hip-roof that extends over the walk. The exterior of the building is brick with brick columns supporting the overhang. The exterior elevations indicate that there are two (2) doors on the south side and one (1) door on the west side of the building; no windows are proposed. The colors and size of the brick and shingles as well as the pitch of the roof have not been indicated on the plan. A note on the plan indicates that the parking lot will be illuminated by building-mounted lighting. The plans should be revised to include details of the above-referenced architectural elements of the proposed church building.

Signage was not submitted with the application for review. Should the applicant wish to add signage at a later date it should be subject to a Detailed Site Plan review. Special attention should be given to the materials, colors, and landscaping of said sign. No pylon-mounted signage should be allowed.

3. The Environmental Planning Section has reviewed the TCP for conformance with the

Woodland Conservation Ordinance and has found it to be acceptable. Therefore, the Environmental Planning Section recommends approval of the Tree Conservation Plan, TCPII/34/00.

4. The Subdivision Section has found the plan to be in substantial conformance with the Preliminary Plat.
5. The site plan addresses all of the comments from the Permit Review Section except comment 9, which states:

■The surface of the proposed parking lot must be provided on the site plan. All parking lots must be of a dust free surface.●

The plans should be revised to indicate the surface of the proposed parking lot.

6. The Transportation Section found the plan acceptable as submitted.
7. The Department of Environmental Resources (DER) finds the plans consistent with the Stormwater Management Concept (#008000690), approved on December 29, 1999, and expiring on December 29, 2002.
8. The Soil Conservation Service, in a memorandum dated May 12, 2000 (Bourdon to Whitmore), made the following comments:

■.. The plan cites the soils on this property as Christiana - these clays have a high shrink-swell potential and can be unstable when slopes are cut or filled.. Prior to any building construction, a slope stability analysis should be completed. No stormwater management devices should be allowed above slopes.●

The applicant should provide a Slope Stability Stability Analysis to the Soil Conservation Service for review.

The site plans indicated that Lot 1, ■Future Residential Lot,● is part of this detailed site plan review. Should this lot be developed in the future in any means except as an ■Accessory Use● to the church, the site plan should be revised to eliminate Lot 1 as part of this detailed site plan.

9. The site is located in Planning Area 66/Adelphi, the Approved Langley Park-College Park-Greenbelt Master Plan. The Community Planning Division states that the proposed site plan to build a church will not raise any major issues impeding the goals, concepts and guidelines of the approved Master Plan.
10. At the time of the writing of the staff report, College Park, University Park and Hyattsville had not responded to the referral request.
11. The plan will, if revised in accordance with the conditions of approval, 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 analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE SP-00012, Fourteenth Street Gospel Hall, Lots 1 and 2, Block A and TCPII/34/00, subject to the following conditions:

1. Prior to signature approval, the following revisions shall be made or information supplied:
 - a. The 30 Leyland Cypress, located on the south side of the entrance drive, shall be replaced with 30 Emerald Green Arborvitae.
 - b. A detail of the chain-link fence shall be added to the detail sheet.
 - c. The type of surface treatment for the parking lot shall be added to the notes of the detailed site plan.
 - d. The architectural elevations shall be revised to include all building materials, colors, pitch of roof and building-mounted lighting, for approval by the Urban Design Section as designee of the Planning Board.
2. Prior to issuance of any building permit the applicant shall provide a Slope Stability Analysis to the Soil Conservation Service for review.
3. The applicant shall submit proposed signage for approval by the Urban Design Section as designee of the Planning Board. No pylon-mounted signage shall be allowed and special attention should be given to the materials, colors and landscaping of said sign.
4. Should Lot 1 be developed in any way except as an ■Accessory Use■ to the church, the detailed site plan shall be revised to eliminate Lot 1 from the approved detailed site plan.