

July 3, 2001

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Laxmi Srinivas, Senior Planner

SUBJECT: Detailed Site Plan SP-01026  
New Image Baptist Church

The Urban Design staff has reviewed the site development plans for the subject proposal and presents the following evaluation and findings leading to a recommendation of approval with conditions of SP-01026.

EVALUATION

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

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

FINDINGS

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

- 1. The subject Detailed Site Plan application is for converting the existing single-family residential house and accessory structures to a church and accessory uses.
- 2. The subject property is a 1.2-acre rectangularly-shaped lot on the north side of Fisher Road. It is improved with a single-family residence, a storage shed and a garage. Parking is

proposed on the east side of the existing building. The adjacent properties to the north, east and west are zoned R-80 and have single-family residences. A bioretention pond is proposed on the north side of the existing building. Access to the existing building is through a stone walk from the driveway. Sixteen seats are proposed in the church and approximately 440 square feet of the church will be used for counseling services.

4. The proposal is subject to the requirements of Section 4.2 (Commercial and Industrial Landscape Strip) and Section 4.7 (Buffering Incompatible Uses) of the *Landscape Manual*. The proposed landscaping does not comply with the requirements of the *Landscape Manual*. The applicant has applied for Alternative Compliance (AC-01016). The Alternative Compliance Review Committee reviewed the proposal on May 29, 2000 and recommended minor modifications to the proposed landscaping. The Planning Director's recommendation will be available at the Planning Board Hearing.
5. Sections 27-568 and 27-582, Off-street Parking and Loading, of the Zoning Ordinance require the following:

REQUIRED PARKING SPACES		PROPOSED
Church (16 seats)	1 space per 4 seats (4)	7
Counseling service	One per 250 sq.ft of gross floor area (2 for 440 sq.ft.)	2
TOTAL	6	9
REQUIRED LOADING SPACES		
None required for an institutional use less than 10,000 square feet	0	0

The proposed number of parking spaces complies with the requirements of the Zoning Ordinance.

6. Section 27-441 (b), Uses Permitted, of the Zoning Ordinance establishes the following parameters for churches located on lots between one and two acres in size in the R-80 Zone:

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

The minimum setback for all buildings is more than 25 feet.

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

The applicant is not proposing any parking in the front yard.

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

The maximum lot coverage allowed for churches in the R-80 Zone is 50 percent. The proposed lot coverage on the subject lot is 3.7 percent.

7. The Permits Review Section (Gallagher to Srinivas, May 21, 2001) has requested minor revisions to the drawings to insure conformance to Zoning Ordinance requirements. The Section has commented that the subject lot does not appear to have frontage on a public street. The applicant has submitted information stating the property has frontage on the street. In addition the width of the entrance to the site will be expanded to 30 feet to comply with DPW&T standards.
8. The Community Planning Division (Umeozulu to Srinivas, June 12, 2001) has stated that the master plan contains guidelines for buffering incompatible uses from the residential properties. The guidelines include landscaping, open space, fencing and other creative site planning techniques for buffering.
9. The Transportation Planning Section (Masog to Srinivas, June 29, 2001) has stated that the site plan is acceptable.
10. The Environmental Planning Section (Finch to Srinivas, June 11, 2001) has stated that a letter of exemption is required from the Woodland Conservation Ordinance prior to issuance of building permits.
11. The Subdivision Section (Del Balzo to Srinivas, June 26, 2001) has stated that the applicant must demonstrate that Lot 6 was subdivided legally or preliminary and final plats of subdivision will be required. A condition of approval has been added to require this information.
12. The Department of Environmental Resources (De Guzman to Srinivas, June 4, 2001) has no objections to the proposal. The applicant has proposed minor changes to the parking lot. The revised site plan is being reviewed by the Department of Environmental Resources. A condition of approval has been added to require concept approval of the stormwater management plan.
13. The Detailed Site Plan SP-01026 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 SP-01026 and AC-01016 subject to the following conditions:

1. Prior to certification of the Detailed Site Plan,

- a. The site/grading and landscape plans shall be revised to show the following:
    - (1) Lot coverage calculations
    - (2) A 16-foot wide and 19-foot long van accessible parking space
    - (3) Means of accessibility from the parking lot to the building for the physically handicapped.
    - (4) Information on lighting for the parking lot if used at night
    - (5) Height of all structures
  - b. The applicant shall obtain concept approval of a stormwater management plan from the Department of Environmental Resources.
  - c. The applicant shall submit information that demonstrates that the subject property (Lot 6) was subdivided legally or file an application for preliminary and final plats of subdivision.
2. Prior to issuance of building permits, a letter of exemption shall be obtained from the Environmental Planning Section, Countywide Planning Division.