



# Detailed Site Plan

**DSP-02057/02**

Application	General Data	
<b>Project Name:</b> Greater Mount Nebo AME Church  <b>Location:</b> Northeast quadrant of Central Avenue (MD 214) and Crain Highway (US 301)  <b>Applicant/Address:</b> Greater Nebo AME Church 1001 Old Mitchellville Road Bowie, MD 20716	Staff Report Date:	07/16/09
	Date Accepted:	04/23/09
	Planning Board Action Limit:	Waived
	Plan Acreage:	80.6 acres
	Zone:	R-A
	Dwelling Units:	N/A
	Gross Floor Area:	5,640 sq. ft.
	Planning Area:	74B
	Tier:	Rural
	Council District:	04
	Election District	07
	Municipality:	N/A
	200-Scale Base Map:	202 NE 14

Purpose of Application	Notice Dates	
Construction of eight pre-fabricated modular buildings	Informational Mailing:	01/23/09
	Acceptance Mailing:	N/A
	Sign Posting Date:	06/02/09

Staff Recommendation		Staff Reviewer: Joseph McDuffie Jr.	
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-02057/02  
Greater Mount Nebo AME Church

The Urban Design staff has completed review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions as indicated in the Recommendation Section of this report.

EVALUATION

The detailed site plan was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of the Zoning Ordinance in the Residential-Agricultural (R-A) Zone;
- b. The requirements of Preliminary Plan 4-01052 (PGCPB Resolution No. 01-242);
- c. The requirements of the *Prince George's County Landscape Manual*;
- d. The requirements of the Woodland Conservation and Tree Preservation Ordinance;
- e. Referrals.

FINDINGS

1. **Request:** The subject application requests approval to construct a 5,640-square-foot classroom building, which will be an assemblage of eight pre-fabricated modular trailers on the property of the Greater Mount Nebo AME Church.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	R-A	R-A
Use(s)	Church and Private School	Church and Private School
Acreage	80.6	80.6
Parcels	One (A)	One (A)
Building Square Footage/GFA	22,000 sq. ft	27,640 sq. ft.

## OTHER DEVELOPMENT DATA

	REQUIRED	PROPOSED
Total parking spaces	160	244
Of which handicapped spaces	7	7
Standard spaces (9.5' x 19')	160	237
Compact spaces (8.0' x 16.5')	0	0
Loading spaces	1	1

3. **Location:** The site is in Planning Area 74B and Council District 4. More specifically, it is located in the northeast quadrant of Central Avenue (MD 214) and Crain Highway (US 301).
4. **Surroundings and Use:** The subject property is bounded largely by undeveloped property. There are a few commercial establishments in the general vicinity, a consolidated storage facility across US 301 to the northwest of the subject property, and a lumber yard and sports bar across Central Avenue to the south.
5. **Previous Approvals:** Preliminary Plan of Subdivision 4-01052 was approved by the Planning Board for the subject site on November 15, 2001. Resolution 01-242 was adopted, formalizing that approval on December 6, 2001. Detailed Site Plan, DSP-02057, was approved by the Planning Board on April 10, 2003 for a church for 600 members and a day care center for 60 children. Resolution 03-67 was adopted, formalizing that approval on May 8, 2003. Detailed Site Plan, DSP-02057/01 was approved on October 21, 2004. This approval eliminated the day care center and replaced it with a private school for 60 children.

In addition, the site has approved Type I and II Tree Conservation Plans, TCPI/25/97-01, TCPII/08/02-02, and an approved Stormwater Management Concept Plan 8007940-1997-01.

6. **Design Features:** The subject private school addition is a free-standing rectangular building located approximately 240 feet southwest of the existing play area and church. The building will be constructed by assembling eight pre-fabricated modular trailers into a single structure on a concrete slab. Each individual trailer will measure 11 feet, nine inches by 60 feet. The completed combined structure will be 94 feet by 60 feet and 14 feet, 6 inches in height. The exterior of the building has beige wood panel siding with vertical wood trim every 12 feet and horizontal wood trim at the top and base. Located on each side of the building are vinyl vertical slider windows; on the right and left elevations are aluminum-framed, commercial storefront, double doors with a fluorescent exterior light above each corner. A concrete path, approximately 120 feet in length, is proposed from the parking lot to the front doors. Located at the rear doors are proposed wooden stairs.

The existing church on the site is clad with beige split-faced block on its lower level. On its upper level it features brown brick and tan EIFs with intervals of vertical windows in the front elevation. The church is approximately 120 feet by 100 feet and 36 feet in height from grade on the north side and 46 feet in height on the south elevation. Located approximately 80 feet southeast of the church/ private school is a play area enclosed by a three-foot chain-link fence. An enclosed garbage dumpster and shed are located at the perimeter of the parking lot south of the left elevation of the church. The proposed private school addition (building) will be located northeast of the existing storm water management pond southwest of the church/ private school.

## COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the R-A Zone and the site plan design guidelines of the Zoning Ordinance.
  - a. The subject application is in conformance with the requirements of Section 27-441, which governs permitted uses in residential zones. The existing church and private school are permitted uses in the R-A Zone.
  - b. The proposal is also in conformance with the requirements of Section 27-442 of the Zoning Ordinance regarding additional regulations for development in residential zones.
8. **Preliminary Plan of Subdivision 4-01052:** The Planning Board approved Preliminary Plan 4-01052 on November 15, 2001. The proposed revision to the detailed site plan is in conformance with Preliminary Plan 4-01052.
9. **Prince George's County Landscape Manual:** The development is subject to the requirements of the Landscape Manual. Conformance with the Landscape Manual was found when DSP-02057 was approved by the Planning Board on May 8, 2003. The subject revision to add additional classroom space does not affect previous findings that the project is in compliance with the Landscape Manual.
10. **Woodland Conservation and Tree Preservation Ordinance:** The site is subject to the provisions of the Woodland Conservation Ordinance because it is more than 40,000 square feet in size and contains more than 10,000 square feet of woodland. A forest stand delineation was previously approved for the site together with Type I Tree Conservation Plan (TCP I) (TCPI/25/97). A Type II Tree Conservation Plan (TCP II) (TCPII/08/02) was then approved for the site on April 15, 2002. Since the proposed expansion of the play area will not require the removal of any trees, as per the Environmental Planning Section, there are no impacts to the approved Type II TCP.

11. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

**Permits:** On April 28, 2009, a memorandum was provided by the Permit Review Section. The memorandum stated that the site plan must be in conformance with DSP-02057 and the Subdivision Regulations. It also stated that any structure shown on the property must be identified by use, dimensions and height. A condition has been proposed below to require this information on the plan.

**Transportation (Trails):** On May 28, 2009, a memorandum was submitted from the Transportation Planning Section stating that the site plan was reviewed for conformance with the Countywide Trails Plan and/or the appropriate area master plan in order to implement planned trails. Staff commented that, "the subject site is already developed and the approved plans do not contain any trail requirements."

**Transportation:** On April 23, 2009, the Transportation Planning Section submitted a memorandum stating, "DSP-02057/01 eliminated the proposed day care and added a 60 student private school. Given that the building addition would not result in an increase in school enrollment, the site plan is acceptable."

**Environment:** On April 23, 2009, the Environmental Planning Section provided a referral stating that DSP-02057/02 is in conformance with Type II Tree Conservation Plan TCPII -008-02/02 and that there are no environmental issues.

**City of Bowie:** On April 23 2009, the Director of the Department of Economic Planning and Development for the City of Bowie submitted a referral stating that DSP-02057/02 will have “no impact on the city.”

**Maryland State Highway Administration (SHA):** On April 27, 2009, the Maryland State Highway Administration provided a letter indicating that “SHA has no objection to Detailed Site Plan DSP-02057/02 approval as submitted.”

12. As required by Section 27-285(b) of the Zoning Ordinance, the detailed site plan represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9 of the Prince George’s County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.

## **RECOMMENDATION**

Based upon the foregoing evaluation, analysis and findings of this report, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-02057/02, Greater Mount Nebo AME Church, subject to the following conditions:

1. Prior to signature approval of this detailed site plan, the following revisions shall be made to the plans:
  - a. All structures shown on the property shall be identified by use, dimensions and height.
  - b. The area of the concrete pad shall be corrected to state 5,640 square feet.