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Detailed Site Plan

DSP-03050-01

Application	General Data	
Project Name: Christ Apostolic Church of America Location: Southeastern side of Edmonston Road, approximately 150 feet southwest of its intersection with Emerson Street Applicant/Address: Christ Apostolic Church 4909 Edmonston Road Hyattsville, MD 20781	Planning Board Hearing Date:	06/02/11
	Staff Report Date:	05/25/11
	Date Accepted:	05/28/09
	Planning Board Action Limit:	Waived
	Plan Acreage:	1.63
	Zone:	R-55/DDO
	Dwelling Units:	N/A
	Gross Floor Area:	17,768 (total)
	Planning Area:	69
	Tier:	Developed
	Council District:	05
	Election District	02
	Municipality:	None
	200-Scale Base Map:	206-NE-04

Purpose of Application	Notice Dates	
Construction of a 7,441-square-foot church building	Informational Mailing:	11/30/08
	Acceptance Mailing:	05/27/09
	Sign Posting Deadline:	05/03/11

Staff Recommendation		Staff Reviewer: Ruth Grover Phone Number: 301-952-4317 E-mail: Ruth.Grover@ppd.mncppc.org	
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-03050-01
Christ Apostolic Church of America

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

EVALUATION

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

- a. The requirements of the Zoning Ordinance for the One-Family Detached Residential (R-55) Zone;
- b. The requirements of the 2009 *Approved Port Towns Sector Plan and Sectional Map Amendment*.
- c. The requirements of Record Plat PM 233@70, recorded in land records on February 14, 2011;
- d. The requirements of Detailed Site Plan DSP-03050 and Variance Request VD-03050, Christ Apostolic Church of America;
- e. The requirements of the *Prince George's County Landscape Manual*;
- f. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- g. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- h. Referral Comments.

FINDINGS

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

- 1. **Request:** The subject application is for approval of a 7,441-square-foot church in the R-55 (One-Family Detached Residential)/Development District Overlay (DDO) Zones. The church building will be located on the foot print of an existing one-story church building and adjacent to an existing 10,327-square-foot fellowship hall on the site.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	R-55/DDO	R-55/DDO
Use(s)	Church	Church
Acreage	1.63	1.63
Parcels	1	1
Total Square Feet (GFA)	10,327	17,768
Total Seats		
Sanctuary	0	348
Assembly Hall (square footage)	10,327	10,327

3. **Location:** The subject project is located on the southeastern side of Edmonston Road, 150 feet southwest of its intersection with Emerson Street.
4. **Surrounding Uses:** The subject project is bounded to the northeast predominantly by single-family dwellings with a single commercial use (a restaurant) adjacent to Edmonston Road; to the southwest by residential land use and vacant property except for a single commercial land use (a pool company) immediately adjacent to Edmonston Road; to the southeast by a single-family detached dwelling; and to the northeast by Edmonston Road, with contractor's offices and shops beyond.
5. **Previous Approvals:** The site is the subject of Detailed Site Plan DSP-03050 and Variance Request VD-03050, approved by the Planning Board on July 14, 2005. The approval was subsequently formalized by the adoption of PGCPB Resolution No.05-161 on September 8, 2005. The site is the subject of Preliminary Plan of Subdivision 4-09037, approved by the Planning Board on May 27, 2010 and formalized by the adoption of PGCPB Resolution No. 10-60. The site is the subject of Record Plat PM 233@70, recorded in land records on February 14, 2011. The site is the subject of approved Stormwater Management Concept 9211-2009-00, dated May 5, 2009.
6. **Design Features:** Vehicular access to the site is provided at a single point along its Edmonston Road frontage. The frontage is enhanced by a decorative three-foot-tall brick wall, with 4-foot columns at regular intervals. The entire wall is topped by a two-inch masonry cap and is punctuated with regular niches providing visual interest and locations for landscaping. A five-foot-wide sidewalk is located along the entire frontage of the project. The applicant plans for the driveway and the pedestrian entrance to the site to be gated with wrought iron gates. A recommended condition below would require that both the vehicular and pedestrian gate be constructed of wrought iron or equivalent.

Access to the site is along the eastern end of the road frontage, as is a small stormwater retention pond. The primary parking area for the site sits immediately behind the decorative brick wall and provides 64 parking spaces. Seven parking spaces are provided on the street as is allowed by the applicable Port Towns sector plan. The parking wraps around the northeastern side of the proposed two-story church and leads to an existing, two-story 10,327-square-foot assembly hall, which is intended to be accessory to the subject church.

The proposed church is to be constructed primarily of brick, with a standing seam metal roof, and with exterior insulation finishing systems (EIFS), shown in a green-grey color, proposed to be utilized on the upper story of the church, under the eaves, and on the pedimented element that provides space for the sanctuary. Fenestration includes a number of vertical windows, which provide a rhythm, especially on the front façade, where they are well utilized as a design element and repeated one story above the other, on the sanctuary, and reflected in the tracery above the main entranceway. The rear façade is simpler in design. The form and massing, fenestration and use of materials are largely the same, with the vertical window motif repeated on the sanctuary element and on the first story windows. The side façades are simpler, but again show similarities in form and massing, use of materials and fenestration patterns. The architecture of the proposed church integrates well with that of the existing fellowship hall on the property.

In the review of the submitted plans, it became apparent that the applicant had not utilized the certified detailed site plan as a base for his drawings. Therefore, correct approval blocks were missing from the plans. Staff has included a recommended condition below that would require the applicant to insert the correct approval blocks on the plans prior to signature approval of the plans.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The detailed site plan application has been reviewed for compliance with the Prince George's County Zoning Ordinance as follows:

- a. The site is located within the One-Family Detached Residential Zone (R-55). Churches are permitted uses in the R-55 Zone as discussed in Section 27-441(b) (2) of the Zoning Ordinance, The Table of Uses. Churches situated on more than two acres of land are a permitted use in the R-55 Zone, without detailed site plan approval required, while churches proposed on properties measuring less than two acres are required to have a detailed site plan approved by the Planning Board. Such is the case with the subject application.

The site is also, however, located in the Port Towns Development District Overlay Zone. Per page 152 of the Port Towns sector plan, the development district standards replace all those contained in the Zoning Ordinance and the *Prince George's County Landscape Manual*. Therefore, further review for conformance with Zoning Ordinance requirements is not necessary. Please see Finding 8 for a detailed discussion of conformance with the applicable development district standards.

8. **The 2009 Approved Port Towns Sector Plan and Sectional Map Amendment:** The project is located in the Edmonston Main Street Character area. The planning goal in this area is to promote a mixed-use, pedestrian-friendly main street that serves as a vibrant and walkable newly developed civic core for the Town of Edmonston and connects it across Kenilworth Avenue, which is enhanced as a landscaped parkway with safe and accessible pedestrian-activated crosswalks.

Mixed use was the specific land use recommended for the subject site. The strategies suggested in the plan include the following:

Policy 1 Strategies

- **Explore opportunities to locate civic uses, including a possible new town hall site, around a public green that could serve as the focal point for the new Edmonston town center.**
- **Encourage low-density, mixed-use development with ground-floor retail fronting Edmonston Road and Decatur Street.**

Policy 4 Strategies

- **“Ensure that shop fronts face Edmonston Road and/or Kenilworth Avenue and that parking is located to the side and to the rear of buildings.**

Policy 5 Strategies

- **Establish a “main street” character along Edmonston Road.**

The proposed construction of a church is consistent with the above vision and strategies, except in regard to the location of the existing parking lot, where the Port Towns sector plan would prefer mixed-use development fronting directly on an improved and enlivened pedestrian oriented “main street.”

The applicant is, however, offering a 3-foot, 2-inch decorative wall, to be constructed primarily of brick with a 2-inch masonry cap, punctuated with niches designed to accommodate additional landscaping. Pedestrian and vehicular access is provided via attractively-designed wrought-iron gates at two locations along the Edmonston Road frontage. The wall is intended to sit approximately 8 inches behind the property’s front boundary and will serve to screen the view of the parking lot from Edmonston Road.

The design of the decorative wall along the Edmonston Road frontage and several other aspects of the subject project require deviations from development district standards. The chart below lists each relevant development district standard, the subject project’s conformance issue with the particular standard and the applicant’s requested deviation:

Development District Standard	Project Conformance	Requested Deviation
Where a site has a common lot line with any single-family residential property, there shall be a 40-foot setback from any structure.	The existing fellowship hall is set back 25 feet from the left side property line and the proposed church will be setback 21 feet from the right property line	The applicant requests a 15-foot deviation from the left side yard setback requirement and a 19-foot deviation from the right side yard setback requirement.
A street wall not less than six feet in height or greater than 12 feet in height shall be required along any build to line frontage that is not otherwise occupied by a building on a lot.	The proposed street wall measures only 3 feet 2 inches in height.	The applicant requests a 2-foot, 8 inch deviation from the required height of the wall.
The parking lot setback line is 30 feet behind the build to line unless otherwise indicated on the character area urban design plan.	The proposed parking lot is only 8 feet 8 inches behind the build to line.	The applicant requests a deviation of 21 feet and 4 inches to the required setback of a parking lot from the build to line.
Buildings shall be at least four stories in height, but no greater than ten stories in height.	The proposed building is only two stories in height.	The applicant requests a deviation of two stories from the building height requirement.

Staff believes that each of the deviations requested above is justified in light of the fact that the church will be built on the exact same footprint as the existing church, which will be razed.

9. **Record Plat PM 233@70:** The subject property is evidenced in record plat PM 233@70, recorded in land records on February 14, 2011. The resolution of approval of the preliminary plan referenced in the plat notes contains 6 conditions and the following is applicable to this review:

4. **Total development within the subject property shall be limited to the existing church facilities and assembly hall (14,487 square feet), plus equivalent additional development (3,281 square feet (which generates no more than 39 vehicle trips during the Sunday peak hour and no more than 3 AM and 3PM weekday peak-hour vehicle trips. Any development other than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

Comment: In a memorandum dated March 23, 2011, the Transportation Planning Section stated that the subject project is consistent with the requirement, as it shows a total of 17,768 square feet of development, with the uses consistent with those analyzed during the preliminary plan review. Therefore, the Transportation Planning Section concluded, the proposal is consistent with the trip cap.

10. **Detailed Site Plan DSP-03050 and Variance Request VD-03050:** Detailed Site Plan DSP-03050 and Variance Request VD-03050 were approved by the Planning Board on July 14, 2005. The approval was subsequently formalized in the adoption by the Planning Board of PGCPB Resolution No. 05-161. Each condition of that approval is listed in **bold face type** below, followed by staff comment:

1. Prior to signature approval of the plans for DSP-03050 and VD-03050, the applicant shall make the following revisions to the plans or submit the following items:

- a. A ramp or depressed curb for the parking space for the physically handicapped shall be clearly labeled on the site plan.**

Comment: A depressed curb is indicated on the plans between the two provided handicapped spaces, but is incorrectly labeled as a handicapped ramp. A condition below would require that the indication on the plan be revised to correctly label the depressed curb.

- b. A note shall be added to the plan that pursuant to Section 27-544, the parking lot shall include a dust-free surface.**

Comment: A condition of this approval would require that the above be added to the "General Notes" of the detailed site plan.

- c. The use and zoning for all properties adjacent to the subject site shall be indicated on the site plan.**

Comment: The detailed site plan has been revised to include the use and zoning for all adjacent properties.

- d. Regular parking spaces shall be dimensioned at 9.5 by 19 feet and General Note 7 shall be revised to reflect the correct measurements.**

Comment: A recommended condition of this approval would ensure that the regular parking spaces are so dimensioned and that the correct size of the various types of parking spaces are included in a general note. Since the order of the general notes has changed with the subject revision, the general note number may differ.

- e. All parking types and sizes shall be indicated on the site plan, including three handicap accessible parking spaces dimensioned at 13 by 19 feet and one van-accessible space dimensioned at 16 by 19 feet. General Note 7 shall be revised to reflect the inclusion of the above required handicap accessible parking spaces.**

Comment: A recommended condition of this approval would ensure that all types of parking spaces be dimensioned and should be noted on the plans and that the correct size of the various types of parking spaces are included in a general note. Since the order of the general notes has changed with the subject revision, the general note number may differ.

- f. The drive connecting the parking lot to the street and all drives adjacent to which perpendicular parking spaces are located shall measure a minimum of 22 feet wide.**

Comment: The detailed site plan indicates that the drive connecting the parking lot to the street and that all drives adjacent to which perpendicular parking spaces are located measures a minimum of 22 feet wide.

- g. All building setbacks shall be indicated on the plans.**

Comment: The building setbacks are currently indicated in a separate graphic on the detailed site plan, entitled "BTL BES Setback Diagram". A condition of this approval would require that all setbacks be indicated on the detailed site plan and that the BTL BES Setback Diagram be eliminated from the detailed site plan.

- h. The height, type and location of all fences and the width of all gates shall be clearly indicated on the site plan.**

Comment: A condition of this approval would require that revised scaled details be provided for the pedestrian gate, front wall, and driveway entrance gate, with materials labeled, in color or with color indicated prior to signature approval. Such details shall be certified as adequate by the Urban Design Section as designee of the Planning Board. In these details, the particular material will be provided.

- i. The centerline and widths of all streets shall be indicated on the site plan.**

Comment: A condition of this approval will require that the centerline and width of Edmonston Road are clearly indicated on the plans.

- j. A note shall be added to the plans that the parking lot will not be used at night.**

Comment: Staff believes it is extremely unlikely that a church of this size will not be used after dark. For that reason, a condition is proposed which would replace this condition with a requirement that adequate lighting be shown in the parking lot, prior to certification of the plan.

- k. The building area indicated on the plan must be identical to the building area stated in General Note 14 on the plan.**

Comment: A condition of this approval would require that the applicant make consistent all references to the square footage of the project in the plans and in the case file. Since the order of the general notes has changed with the subject revision, the general note number may differ.

- l. The applicant shall amend the plans to include a solid wood fence along the northeastern property line where the subject property is directly adjacent to residentially zoned property.**

Comment: Such fence is indicated on the plans for the project.

2. **The applicant and the applicant's heirs, successors, and/or assignees shall provide a financial contribution of \$210 to the Department of Public Works and Transportation for the placement of appropriate signage on Edmonston Road due to its designation as a master plan bikeway before the issuance of the first building permit on the subject property. Also, prior to approval of a final record plat for the subject property, a note shall be placed on the plat stating that the above contribution will be made at the designated time.**

Comment: This condition was fulfilled to at time of issuance of the building permit for the project and at time of final record plat.

The variance granted by the Planning Board in association with the approval of Detailed Site Plan DSP-03050, a variance from Section 27-441(b), Footnote 52, requiring that the church be set back 25 feet from all lot lines, is no longer needed. That Zoning Ordinance standard is superceded by the Development District Standard referenced in Finding 8 above.

11. ***Prince George's County Landscape Manual:*** The site plan is exempt from the requirements of the *Prince George's County Landscape Manual* pursuant to Page 152 of the Port Towns Plan which states: "The development district standards replace all those contained in the Zoning Ordinance and Landscape Manual." Further, it states that: "If an aspect of the physical development of a project is not included in the development district standards, the character area goals and the intent statement of these standards most closely relating to that aspect shall apply."

Section 27-548.23(d) of the Zoning Ordinance includes the following language relating to the relationship between Development District Standards and the *Prince George's County Landscape Manual*:

Landscaping, screening, and buffering of development shall conform to Landscape Manual requirements. Specific landscaping, screening, and buffering also may be required by the Development District Standards. Development District Standards may require specific landscaping, screening, and buffering, but only to meet the goals of the Development District and the purposes of the Development District Overlay Zone.

This language indicates that the Development District Standards are intended to replace only those *Prince George's County Landscape Manual* requirements that are modified by such standards and not the Landscape Manual in entirety. However, several Development District Overlay Zones, including the Port Towns sector plan, specifically state within their applicability sections that their development district standards replace all those contained in the Landscape Manual. In such cases, the *Prince George's County Landscape Manual* is not applicable.

12. ***Prince George's County Woodland Conservation Ordinance:*** In a memorandum dated November 30, 2010, the Environmental Planning Section stated that the property is not subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance because although the gross tract area of the subject property is greater than 40,000 square feet in size, there are less than 10,000 square feet of existing woodlands. Therefore, a Type 2 tree conservation plan was not required and a Letter of Exemption from the Woodland and Wildlife Habitat Conservation Ordinance was issued for the subject site on March 9, 2010.

13. **The Prince George's County Tree Preservation Ordinance and the Tree Canopy Coverage Ordinance:** The project is subject to the Tree Canopy Coverage Ordinance, which requires a minimum percentage of tree canopy coverage on properties that require either a tree conservation plan or a Letter of Exemption. Properties zoned R-55 are required to provide a minimum of 10 percent of the gross tract area in tree canopy. Based on a gross tract area of 1.63 acres, the tree canopy requirement is .25 acres, or 10,650 square feet. Since the plans indicate that the project will preserve the existing 0.17 acres of existing tree canopy on-site and plant an additional 19 trees, a total of 11,855 square feet of tree canopy coverage will be provided, exceeding the minimum requirement of 10,650.

As per the Environmental Planning Section's suggestion, a recommended condition of this approval would require that the plans for the project be revised to include a planting schedule consistent with the tree canopy coverage schedule, and that the location of the proposed planting be added to the landscape plan. Therefore, it may be said that the subject project conforms to the requirements of the Prince George's Tree Canopy Coverage Ordinance.

14. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
- a. **Historic Preservation**—In comments dated March 15, 2011, the Historic Preservation Section stated that the subject application for a proposed two-story church in the R-55 Zone and Port Towns Development District Overlay will have no effect on identified Historic Sites, Resources, or Districts.
 - b. **Archeological Review**—In a memorandum dated March 16, 2011, the archeological planning coordinator stated that a Phase I archeological survey would not be recommended on the subject 1.63-acre property located at 4909 Edmonston Road, in Hyattsville. Noting that the subject property is already developed with two buildings and a parking lot, she stated that a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates that the probability of archeological sites within the subject property is low. However, she stated the applicant should be aware that five archeological sites (18PR96-George Washington House, 18PR390-Riverdale, and 18PR951-Bostwick, 18PR982-McGruder House, and 18PR983-Market Master's House) are located within a one-mile radius of the subject property. In addition, she stated that there are 27 county Historic Sites and five Historic Resources located within one mile of the subject property. In closing, she mentioned that Section 106 of the National Historic Preservation Act (NHPA) may require archeological survey for state or federal agencies if state or federal monies, or federal permits are required for the project.
 - c. **Community Planning**—In a memorandum dated March 10, 2011, the Community Planning North Division stated that the application is consistent with the 2002 General Plan Development Pattern policies for the Developed Tier and that it conforms to the residential land use recommendations of the 2009 *Approved Port Towns Sector Plan and Sectional Map Amendment*.

The Community Planning North Division offered the following as “Planning Issues”: The subject property is located within the Edmonston Road Main Street Character Area of the Port Towns sector plan. A key goal for this character area is to establish a new town center for Edmonston and to improve street connectivity and pedestrian accommodations along Edmonston Road. The town center would include new civic uses and a retail center fronting Edmonston Road. Key strategies to achieve this goal are to:

- “Explore opportunities to locate civic uses, including a possible new town hall site, around a public green that could serve as the focal point for the new Edmonston town center.”
- “Encourage low-density, mixed-use development with ground-floor retail fronting Edmonston Road and Decatur Street.”
- “Establish a “main street” character along Edmonston Road.”
- “Ensure that shop fronts face Edmonston Road and/or Kenilworth Avenue and that parking is located to the side and to the rear of buildings.”

The proposed land use plan and conceptual site plan retain the existing church as part of Edmonston’s new town center. Consequently, improvements to the Christ Apostolic Church are consistent with the sector plan’s vision. However, the sector plan calls for new mixed-use development to replace the church’s existing parking lot along Edmonston Road to foster the main street and pedestrian-oriented environment desired for the area.

To this end, the applicant proposes enhancing the parking lot edge along Edmonston Road. Enhancements include additional trees and landscaping to complement an articulated three-foot-high brick wall, with openings for pedestrians and vehicles, to screen the parking lot along Edmonston Road. The proposed wall should be constructed at the build-to-line (BTL), if at all possible. The three-foot wall is a deviation from the 6 to 12-foot street wall required in the Development District Standards. However staff believes that the height and character of proposed wall are appropriate for the site. This departure supports the intent of the DDOZ and allows for the long term vision for mixed use development along the frontage of this site to occur in future development phases. The applicant lists this and other proposed deviations on sheet three of four of their submission.

Given that the applicant is reconstructing the church building on the existing slab of the former church building, staff believes that the minor sideyard setback deviations requested are addressed with the existing and proposed fencing. The proposed one-story deviation from the required 4-10 story building height will have minimal negative impact. The opportunity for the future development of a mixed-use structure at the BTL that complies with this standard is retained.

The existing parking lot will remain, requiring a deviation from the requirement that all parking be located 30 feet behind the BTL. The proposed 3-foot-high street wall and landscaping will serve as adequate screening for this lot.

The proposed departures do not undermine the intent of the DDOZ and allow for the long term vision for this site to be achieved in future development phases.

- d. **Transportation Planning Section**—In a memorandum dated March 23, 2011, the Transportation Planning Section offered the following review comments:

- (1) There is an approved subdivision for the site. There is a transportation-related condition on the underlying subdivision, and the status of this condition is summarized below:

Preliminary Plan 4-09037:

Condition 4: Limits total development within the subject property to 17,768 square feet consisting of existing and additional church facilities, or equivalent development which generates no more than 3 AM, 3 PM, and 39 Sunday peak hour trips. The site plan shows a total of 17,768 square feet, with the uses consistent with those analyzed during preliminary plan review. Therefore, the proposal is consistent with the trip cap.

- (2) Access and on-site circulation is acceptable.
- (3) The subject property was the subject of a 2010 traffic analysis, and was given subdivision approval pursuant to a finding of adequate transportation facilities made in 2010 for Preliminary Plan of Subdivision 4-09037. The uses proposed on this site plan are generally consistent with the uses proposed at the time of preliminary plan, making the basis for the prior findings valid. Therefore, it is determined that the subject meets the criteria of site plan approval, from the standpoint of transportation, as noted in Subtitle 27.

- e. **Subdivision Review Section**—In a memorandum dated March 28, 2011, the Subdivision Section stated that the property is the subject of the approved Preliminary Plan 4-09037, as formalized in PGCPB Resolution No. 10-60, adopted by the Planning Board on May 27, 2010 and proposed a 7,441-square-foot (gross floor area) church adjacent to an existing fellowship hall on the property. The subject property is located on Tax Map 50, Grids E-1 and E-2, and is known as Parcel A, in the R-55 Zone, and is 1.63 acres. The subject property is evidenced in record plats PM 233@70, recorded in land records on February 14, 2011. Only Condition 6 of the approval of that plat regarding a trip cap is relevant to the subject project. See Finding 8 for a full discussion of the subject project's conformance with that requirement. In closing, the Subdivision Section included the following two plan comments:

- (1) The subject property is a recorded lot. Note record plat and recorded date on the plan.
- (2) Revise the plan to reflect "Parcel A" instead of previous designation "Parcel 75".

The Urban Design Section has included recommended conditions below that would accomplish the requested corrections.

- f. In a memorandum dated February 24, 2011, from the Trails Planner, he stated that the plan is acceptable and fulfills the intent of applicable master plans and functional plans. One recommended condition concerning a financial contribution for bikeway signage has been fulfilled pursuant to the previous DSP approval.

- g. **Permit Review Section**—In a memorandum dated March 21, 2010, the Permit Review Section offered numerous comments that have either been addressed by revisions to the plans or in the recommended conditions below.
- h. **Environmental Planning Section**—In a memorandum dated November 30, 2010, the Environmental Planning Section recommended approval of the project, subject to one condition. Further, they noted:
- The site drains into unnamed tributaries of the Northeast Branch watershed in the Anacostia River basin;
 - The site contains no floodplains, streams, Waters of the U.S. or wetlands.
 - Soil types found to occur on the site, according to the *Prince George's County Soil Survey*, do not include Marlboro Clays but include Christiana and Sunnyside, which generally exhibit slight to moderate limitations to development due to high shrink-swell potential, poor stability and steep slopes.
 - No scenic or historic roads are located on or adjacent to the subject property.
 - Based on information obtained from the Maryland Department of Natural Resources Natural Heritage Program, there are no rare, threatened or endangered species found to occur in the vicinity of the subject site.
 - The subject site does not contain any elements within the designated network of the 2005 *Approved Countywide Green Infrastructure Plan*.

The Environmental Planning Section then offered the following review comments:

- The site has a signed Natural Resource Inventory (NRI-032-09) and that information from this NRI is correctly shown on the plans.
- The property is not subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance and a Type II tree conservation plan (TCPII) is not required, because although the gross tract area of the subject property is greater than 40,000 square feet in size, there are less than 10,000 square feet of existing woodlands.
- A Letter of Exemption from the Woodland and Wildlife Habitat Conservation Ordinance was issued for the subject site on March 9, 2010.
- Subtitle 25, Division 3, of the Tree Canopy Coverage (TCC) Ordinance, require a tree conservation plan or Letter of Exemption. Properties zoned R-55 are required to provide a minimum of 10 percent of the gross tract area in canopy.

The gross tract area of the site is 1.63, requiring a tree canopy coverage of .25 acres, or 10,650 square feet. The subject project proposes to preserve the existing 0.17 acres of existing tree canopy on-site, and plant an additional 19 trees. Based on a review of the existing and proposed trees, the current application proposes a total of 11,855 square feet of tree canopy coverage, which exceeds the minimum requirement of 10,650. Though a copy of the tree canopy coverage schedule has been included on the detailed site plan, a

planting schedule is not. Therefore, a recommended condition of this approval would require that the applicant, prior to signature approval of the detailed site plan for the project, be revised to include a planting schedule, consistent with the tree canopy coverage schedule, and that the location of the proposed planting be shown on the landscape plan.

- The site is the subject of a Stormwater Management Concept Approval Letter 9211-2009, which indicates no water quality or quantity controls required.

Urban Design Comment: The condition recommended by the Environmental Planning Section has been included in the Recommendation Section of this technical staff report.

- i. **Prince George's County Fire Department**—In a memorandum dated March 24, 2011, the Prince George's County Fire Department offered information on private road design, needed accessibility, and the location and performance of fire hydrants.
- j. **State Highway Administration (SHA)**—In written comments received March 17, 2011, a representative of the State Highway administration declined to comment on the subject project.
- k. **Department of Public Works and Transportation (DPW&T)**—In a memorandum dated July 21, 2009, DPW&T offered the following:
 - Right-of-way dedication for Edmonston Road is to be 30 feet from the ultimate master plan centerline.
 - Frontage improvements will be determined by DPW&T prior to permit issuance.
 - All improvements within the public rights-of-way will be dedicated for public use to the County and designed in accordance with the County's Road Ordinance, DPW&T's Specifications and Standards and the Americans with Disabilities Act (ADA).
 - Full-width, 2-inch mill and overlay for all County roadway frontages is required.
 - The applicant needs to provide adequate sight distance in accordance with American Association of State Highway (AASHTO) standards for all access points from the site.
 - Compliance with DPW&T's Utility Policy is required.
 - Proper temporary and final patching and related mill and overlay shall be done in accordance with the "DPW&T Policy and Specification for Utility Installation and Maintenance Permits."
 - All storm drainage systems and facilities are to be designed in accordance with DPW&T's Specifications and Standards.
 - Conformance with DPW&T's street tree and lighting specifications and standards is required.

- Sidewalks are required along all roadways within the property limits in accordance with Sections 23-105 and 23-135 of the Road Ordinance.
 - The proposed site development has an approved DPW&T Stormwater Management Concept Plan 9211-2009-00, dated May 5, 2009.
- l. **Washington Suburban Sanitary Commission (WSSC)**—At the time of the writing of this technical staff report, WSSC had not offered comment on the subject project.
 - m. **Verizon**—In comments received July 17, 2009, a representative of Verizon stated that a public utility easement (PUE) should be provided.
 - n. **Potomac Electric Power Company (PEPCO)**—In comments received June 1, 2009, a representative of PEPCO offered parameters that will have to be conformed to in order for PEPCO to provide electric service to the site.
 - o. **The Town of Bladensburg, the Town of Cheverly, Cottage City, the Town of Edmonston, the Town of Riverdale Park and the City of Hyattsville**—Though plans for the project were referred to the foregoing municipalities, all stated that they did not wish to comment on the subject project.
15. As required by Section 27-285(b), the detailed site plan represents 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.
 16. As required by Section 27-285(b) (4) of the Zoning Ordinance, which became effective on September 1, 2010, a required finding for approval of a detailed site plan is as follows:

The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible.

It is not necessary to make this finding in this case as there are no regulated environmental features on the site.

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-03050-01, Christ Apostolic Church of America, with the following conditions:

1. Prior to signature approval of the detailed site plan, the following information shall be provided or revisions to the plans made:
 - a. The detailed site plan shall be revised to show a planting schedule consistent with the tree canopy coverage schedule and the location of the proposed planting shall be shown on a separate landscape plan.
 - b. Note record plat and recorded date for the subject lot on the plan.
 - c. Revise the plan to reflect “Parcel A” instead of previous designation “Parcel 75.”

- d. The plans shall be revised to correctly label the provision of a “depressed curb” not a “ramp for handicapped access” from the parking lot to the sidewalk adjacent to the provided handicapped parking spaces.
- e. A note shall be added to the general notes of the detailed site plan that parking shall include a dust-free surface.
- f. All types of parking spaces shall be dimensioned, regular spaces at 9.5 feet by 19 feet, and the general notes and/or parking table shall be revised to reflect the correct measurements.
- g. All setbacks shall be indicated for both buildings and the “BTL BES Setback Diagram” shall be eliminated from the detailed site plan. Information regarding build-to-lines (BTL) and building envelope standard setbacks shall be added to the main detailed site plan itself.
- h. Revised scaled details shall be provided for the pedestrian gate, front wall, and driveway entrance gate, with the gate material labeled as “cast iron, wrought iron, or equivalent,” in color or with color indicated. Such details shall be approved by the Urban Design Section as designee of the Planning Board.
- i. All mention of “phasing” shall be removed from the plan set and the case file as the subject project was not and is not phased.
- j. The elevator and breezeway connection between the two buildings shall be clearly described graphically in the plans. If necessary, a label shall be affixed to the feature to clearly identify the nature of the connection between the two buildings in plan view.
- k. Applicant shall insert the correct approval blocks for Detailed Site Plan DSP-03050, of which the subject approval is a revision.
- l. The centerline and width of Edmonston Road shall be clearly indicated on the plans for the project.
- m. Attractive light fixtures shall be added to the parking lot to allow for it to be used after dark.
- n. All references to square footage of the project shall be made consistent throughout the plans and all materials contained in the case file.