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DETAILED SITE PLAN

DSP-03063

Application	General Data
Project Name: Snow Hill Manor, Parcel A, Block F Location: Northwest quadrant of Briar Hill and Laurel-Bowie Road Applicant/Address: Younghee Hong P.O. Box 68 Laurel, MD 20725	Date Accepted: 11/20/2003
	Planning Board Action Limit: 02/12/2004
	Plan Acreage: 1.38
	Zone: R-55
	Dwelling Units: NA
	Square Footage: 3,943
	Planning Area: 62
	Tier: Developing
	Council District: 1
	Municipality: NA
	200-Scale Base Map: 218NE08

Purpose of Application	Notice Dates
Church	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003)
	Sign(s) Posted on Site: 01/16/04

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

January 28, 2004

MEMORANDUM

TO: Prince George's County Planning Board
VIA: Steve Adams, Urban Design Supervisor
FROM: Laxmi Srinivas, Senior Planner
SUBJECT: Detailed Site Plan DSP-03063
Snow Hill Manor

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 Section 27-441 regarding permitted uses in the R-55 Zone and Section 27-430 regarding the R-55 (One-family detached residential) of the Zoning Ordinance.
- b. The requirements of the *Landscape Manual*.
- c. The requirements of Prince George's County Woodland Conservation Ordinance.

- d. Referral Comments.

FINDINGS

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

1. **Request:** The subject application is for a church in the R-55 Zone.

2. **Development Data Summary**

	EXISTING	PROPOSED
Zone(s)	R-55	R-55
Use(s)	Vacant	Church
Acreage	1.38	1.38
Lots	0	0
Parcels	1	1
Square Footage/GFA	vacant	3,943

3. **Location:** The subject site is located in Council District 1, Planning Area 62. It is located on the west side of MD 197, north of Briarwood Drive and Snow Hill Manor.

4. **Surroundings and Use:** The subject property is bounded on the north by single-family residences, south by Briarwood Drive, east by MD 197, and west by a vacant lot (unimproved Marlboro Road or Mistletoe Springs Road).

5. **Previous Approvals:** None

6. **Design Features:** The applicant is proposing a 3,943-square-foot church on the subject property. Parking is proposed in front of the church building. Access to and exit from the property is from two entrances along MD 197. An 11-foot-wide driveway connects the two entrances. The proposed church is approximately 22 feet in height with a shingle roof and aluminum siding. The aluminum siding is not appropriate for the institutional nature of the church building and will not be compatible with the adjacent residential properties. The church building will be along MD 197, a six-lane principal arterial. The appearance of the building must not have detrimental visual impacts on MD 197. Therefore, a condition of approval has been added to require wood/high-quality vinyl siding or a brick façade for the church. The applicant has not provided any information on signage for the church. A condition of approval has been added to require the applicant to submit details regarding the location, design and materials of any proposed signs.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The proposed church is a permitted use in the R-55 Zone. In accordance with this requirement, the applicant has submitted a Detailed Site Plan for the proposed church.

Footnote 52 of Section 27-441, Uses Permitted in the Residential Zones, states that a church or similar place of worship that is located on a lot one and two acres in size shall require a Detailed Site Plan.

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.*

Due to steep slopes, 100-year floodplains, and limit of disturbance constraints, the applicant has not been able to provide parking at the rear of the property. Although the proposed parking is in the front yard, the parking areas will be set back ten feet from the front property line along MD 197 and will be adjacent to the proposed driveway to minimize visual impacts on MD 197.

Extensive landscaping is proposed in the ten-foot-wide landscape buffer to screen the parking area. A condition of approval has been added to substitute the proposed four shade trees with eight evergreen trees to provide year round screening for the parking areas.

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

The proposed lot coverage is 6.5 percent and does not exceed the maximum allowable lot coverage of 60 percent for the R-55 Zone.

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 of 50 seats	13	15
No loading spaces required for institutions with a gross floor area less than 10,000 square feet	0	0
TOTAL	13	15

8. ***Landscape Manual:*** The proposal is subject to the requirements of Section 4.3.a (Parking Lot Landscape Strip) and Section 4.7 (Buffering Incompatible Uses) of the *Landscape Manual*. The proposal complies with the requirements of the *Landscape Manual*. As previously stated in Finding 7, a condition of approval has been added to require substitution of four shade trees with eight evergreen trees in the landscape buffer required by Section 4.3.a of the *Landscape Manual*.

Conditions of approval to require the following for compliance with the *Landscape Manual*:

[incomplete sentence]

- The landscape schedule for Section 4.7 to state that the existing woodland will be preserved to substitute for the required planting units for the bufferyard along the single-family dwellings along the northern property line.
- A 'B' bufferyard consisting of a 20-foot-wide landscape buffer with 80 planting units per 100 feet of property line along the western property line to buffer the adjacent apartment complex.
- A minimum setback of 30 feet along along the western property line.

- The applicant to obtain approval of an Alternative Compliance application if the above requirements of the *Landscape Manual* cannot be met.

9. **Woodland Conservation Ordinance:** Compliance with the Woodland Conservation Ordinance is discussed in detail in Finding 10.f.

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

- a. In a memorandum dated December 5, 2003, the Permits Review Section has required minor changes to the site plan. Conditions of approval have been added to require the same.
- b. In a memorandum dated December 5, 2003, the Department of Environmental Resources has stated that the site plan is not consistent with the approved Stormwater Management Concept approval #24229-2001. A condition of approval has been added to require the applicant to obtain stormwater management concept approval from the Department of Environmental Resources.
- c. In a memorandum dated December 29, 2003, the Community Planning Division has stated that the proposal is consistent with the 2002 General Plan development policies for the Developing Tier and the 1990 master plan for Subregion I.
- d. In a memorandum dated December 12, 2003, the Washington Suburban Sanitary Commission has stated that there are existing WSSC facilities located on site.

- e. In a memorandum dated November 27, 2003, the Subdivision Section has stated that the subject property is recorded in www 32@19, recorded in 1958. Development of less than 5,000 square feet is exempt from the requirements of the Subdivision Regulations. Since the proposed church is less than 5,000 square feet, the proposal is exempt from the Subdivision Regulations.
 - f. In a memorandum dated December 12, 2003, the Environmental Planning Section has stated that the proposed church addition to the property requires a revision to the Type II Tree Conservation Plan TCPII/146/00. A condition of approval has been added to require the same.
 - g. In a memorandum dated December 11, 2003, the State Highway Administration has stated that MD 197 is a principal arterial, six-lane divided highway with an annual average daily trip (AADT) volume of 29,475 vehicles per day. The proposed entrances along MD 197 are not consistent with SHA guidelines. The entrances must provide for adequate acceleration, deceleration and sidewalks. The State Highway Administration had initially recommended denial of the subject Detailed Site Plan. Later, the Administration stated that a condition of approval requiring the applicant to obtain approval of the proposed entrances prior to certification of the Detailed Site Plan will be adequate to address their concerns. A condition of approval has been added to require the same.
11. With the proposed conditions, Detailed Site Plan SP-03063 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-03063 and TCPH/146/00, subject to the following condition:

Prior to certification of the Detailed Site Plan:

1. The site and landscape plans shall be revised to show the following:
 - a. Wood or high-quality vinyl siding and/or brick façade for the church.
 - b. Location, design, colors and materials of any proposed signs.
 - c. Four shade trees substituted with eight evergreen trees in the landscape buffer along MD 197 to meet the requirements of Section 4.3.a of the *Landscape Manual*.
 - d. Landscape schedule for the northern property line corrected to state that the existing woodland will be preserved to substitute for the planting units required by Section 4.7 of the *Landscape Manual*.
 - e. A 'B' bufferyard consisting of a 20-foot landscape buffer planted with 80 planting units per 100 linear feet of property line along the western property line to meet the requirements of Section 4.7 of the *Landscape Manual*.
 - f. A minimum building setback of 30 feet along the western property line.

- g. The adjacent use and zone of the property along the western property line.
 - h. Lot coverage calculations.
 - i. Notes regarding lighting for the parking lot if the parking lot is to be used in the night.
 - j. Total height and area of the proposed church.
 - k. The right-of-way and centerline of MD 197.
 - l. A note stating that the surface of the parking lot shall be dust-free.
 - m. The canopy for the church not intruding into the 11-foot drive aisle.
 - n. Notes providing information on whether there will be a Sunday school on the subject site. If a Sunday school is also proposed and if the school is conducted at the same time as the church, additional parking shall be required.
- 2. The applicant shall obtain approval of an Alternative Compliance application if the proposal does not comply with the requirements of the *Landscape Manual*.
 - 3. The applicant shall obtain stormwater management concept approval from the Department of Environmental Resources.

4. The applicant shall obtain approval of the revised Type II Tree Conservation Plan TCPII/146/00 from the Environmental Planning Section.
5. The applicant shall obtain approval for the design of the proposed entrances from the State Highway Administration.