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Detailed Site Plan

DSP-04031/01

Application	General Data	
Project Name: Evangel Assembly of God Branch Avenue Plaza Location: Northeastern side of Old Branch Avenue, north of its intersection with Marlin Lane at 5900 Old Branch Avenue. Applicant/Address: Evangel Assembly of God Attn: Evelyn Baugh 5601 Old Branch Avenue Camp Springs, MD 20735	Date Accepted:	12/12/2008
	Planning Board Action Limit:	03/05/2009
	Plan Acreage:	17.2527
	Zone:	C-2
	Dwelling Units:	None
	Gross Floor Area:	82,209 sq. ft.
	Planning Area:	76B
	Tier:	Developed
	Council District:	08
	Election District	06
	Municipality:	N/A
	200-Scale Base Map:	208SE05

Purpose of Application	Notice Dates	
A 47,750-square-foot addition to an existing church, day care center, and private school, and expansion of parking facilities.	Informational Mailing:	06/25/2008
	Acceptance Mailing:	12/10/2008
	Sign Posting Deadline:	02/03/2008

Staff Recommendation			Staff Reviewer: Ruth E. Grover, A.I.C.P.
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-04031/01
Evangel Assembly of God, Branch Avenue Plaza

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 as described in the Recommendation section of this report.

EVALUATION

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

- a. The requirements of the Zoning Ordinance for a church, private school, and day care center in the General Commercial, Existing (C-2) Zone.
- b. The requirements of the *Prince George's County Landscape Manual*.
- c. The requirements of the Woodland Conservation and Tree Preservation Ordinance.
- d. Final Plat VJ165-86.
- e. Detailed Site Plan DSP-04031, Evangel Assembly of God, Branch Avenue Plaza.
- 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 requests a 47,750-square-foot addition to an existing church, day care center, and private school, and expansion of parking facilities.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	C-2	C-2
Use(s)	Church, day care center and private school	Church, day care center and private school
Acreage	17.2527	17.2527
Parcels	1	1
Building Square Footage/GFA	34,459	82,209

Parking Spaces Required:

Use	Church	Day Care Center	Private School	Prayer Center	Exercise Room/Game Room
Parking ratio	1 space per 4 seats	1 space for 8 children	1 space per 6 students	1 space per 4 seats	1 space per 80 sq. ft.
Number of sq. ft. or seats/children	650 seats	50 children	240 children	25 seats	2,380 sq. ft.
Spaces required	162.5 or 163 spaces	6.25 or 7 spaces	40 spaces	6.25 or 7 spaces	30 spaces

*For use only by church members and attendees

Parking required: 247 (of which are required to be handicapped: 7)

Parking provided: 333 (of which are handicapped: 11)

3. **Location:** The property is located in Planning Area 76B, Council District 8. More specifically, it is located on the northeastern side of Old Branch Avenue, north of its intersection with Marlin Lane, at 5900 Old Branch Avenue.
4. **Surrounding Uses:** The subject property is bounded to the northeast by Branch Avenue with vacant land beyond; to the north and south, and west across Old Branch Avenue by single-family residential use; and to the southeast by office use and a commercial landscape nursery.
5. **Previous Approvals:** The Planning Board approved Detailed Site Plan DSP-04031 on September 9, 2004 for the site. PGCPB Resolution No. 4-203 was adopted the same day, formalizing the approval. The site also has an approved Stormwater Management Concept Plan, No. 8293-2008-00, and is the subject of Final Plat VJ165-86.
6. **Design Features:** The site is accessed from a single point along its Old Branch Avenue frontage. This access leads into the main parking lot for the project, although additional spaces are located on the northeastern side of the property, facing toward but not directly fronting on MD 5. The northern end of the property consisting primarily of floodplain will remain undeveloped and the original church, day care center, and private school sit slightly southeast of center of the property. The proposed addition is planned on the southwestern side of the existing church.

The architecture of the addition includes a predominant use of red brick, with a design contrast offered by a soldier course of accent bands and limited use of exterior insulation finishing systems (EIFS) on the north and prefinished insulated metal panels on the west elevation. Large horizontal areas of glazing offer visual interest and are punctuated by horizontal, brick piers set at regular intervals on the west elevation, which terminates on the ends of the building by the use of prefinished insulated metal paneling.

The south elevation is primarily brick though the fenestration creates visual interest and balance to the façade. Three pedestrian entrances are included along this façade, together with a fourth service entrance. Each of the three main entrances along this façade is designed differently, offering further visual interest. The entrance to the west end of the façade has two-over-two glass lights over a double glass door with three stripes of soldier course accent bands above. The central entrance includes three triple strips of glazing above the doors, horizontal as well as vertical accents in the soldier course accent band, and a “Life Center” sign at the top. The set of doors on the eastern portion of this façade has no brick, but presents an organized and attractive appearance with extensive glazing both on the first and second story of the entranceway. Materials utilized for this entranceway include prefinished insulated metal panels, a prefinished aluminum frame window system, and aluminum frame curtain wall assembly.

The architecture of the north elevation is simpler especially on its eastern side, which will be less visible than the other portions of the addition and therefore, has a design including more use of EIFS and simpler fenestration.

No freestanding signs are being reviewed as part of this application, although prefinished lettering stating “Life Center” is included above the central entrance to the southern elevation of the new addition. Details as to the materials and construction of this sign are required by a proposed condition below to be added to the plans and to be approved by the Urban Design Section as designee of the Planning Board, prior to signature approval.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the C-2 Zone, the site plan design guidelines, and the specific requirements of the Zoning Ordinance for a church, private school, and day care center.
 - a. The subject application is in conformance with the requirements of Section 27-461, which governs permitted uses in commercial zones. The proposed expansion of a church is a permitted use in the C-2 Zone.
 - b. The proposal is also in conformance with the requirements of Section 27-462 regarding additional regulations for development in commercial zones.
 - c. The subject revision does not affect the previous finding that the project is in conformance with the requirements of Section 27-463 regarding private schools in commercial areas.
 - d. The subject revision does not affect the previous finding that the project is in conformance with the requirements of Section 27-464.02 regarding day care centers in commercial areas.

8. **Final Plat VJ165-86:** The project is in conformance with the requirements of Final Plat VJ165-86.
9. **Detailed Site Plan DSP-04031:** The project is in conformance with previously approved Detailed Site Plan DSP-04031.
10. **Prince George's County Landscape Manual:** The proposed development is subject to the requirements of Sections 4.2, Commercial and Industrial Landscape Strip; 4.3.c, Parking Lot Interior Planting; and 4.7, Buffering Incompatible Uses, of the Landscape Manual.

The Urban Design staff has reviewed the proposed landscape plan and, provided the recommended conditions are adopted, finds it in compliance with the applicable sections of the Landscape Manual.

11. **Woodland Conservation and Tree Preservation Ordinance:** In comments dated January 7, 2009, the Environmental Planning Section stated that the subject application is exempt from the requirements of the Prince George's County Woodland Conservation Ordinance.
12. **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 December 15, 2008, the Historic Preservation and Public Facilities Planning Section stated that the application would have no effect on historic resources.
 - b. **Archeological Review**—In a memorandum dated January 13, 2009, the archeology planner coordinator stated that a Phase I archeological survey would not be recommended for the site as the probability of archeological sites within the property is low. It was stated, however, that the applicant should be aware that there is one previously identified archeological site, 18PR890 (a 20th century domestic site), and that the Old Bells United Methodist Church and Cemetery (76B-17), a County historic site, is located within one mile of the subject property. It was also mentioned that a small family cemetery, the Beall-Love Family Cemetery, is located adjacent to the property to the northwest and that the proposed development would not impact the cemetery or its environs. In closing, however, it was stated that the Section 106 review may require archeological survey for state or federal agencies as it requires them to take into account the effects of their undertakings on historic properties, which includes archeological sites whenever state or federal monies, or federal permits are required for a project.
 - c. **Community Planning**—In a memorandum dated January 23, 2009, the Community Planning South Division stated that the application is not inconsistent with the 2002 General Plan Development Pattern policies for the Developed Tier and that it conforms to the residential, low-density land use recommended in the April 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area*. Furthermore, they stated that although the master plan does not specifically address the location of churches and related uses, churches and their associated uses are one of the institutional uses allowed in residential neighborhoods.
 - d. **Transportation**—In comments dated December 15, 2008, the Transportation Planning Section stated that the site plan appears to be acceptable from a transportation-related perspective. They offered that the property was reviewed as Preliminary Plan of

Subdivision 4-84006, and the resolution for that plan contains no transportation-related conditions or findings that would appear to restrict development of the site. Further, they stated that MD 5 is a planned freeway and Old Branch Avenue is a planned collector, and that adequate right-of-way to meet the planned functions for each is either dedicated or preserved.

- e. **Subdivision**—In a memorandum dated December 30, 2008, the Subdivision Section stated that no preliminary plan of subdivision would be required for the development as proposed. They noted that the land was legally subdivided and complies with Section 24-111 of the Subdivision Regulations regarding the resubdivision of land. Plat WWW80@30 was recorded in June 1972. The boundaries outlined in this plat were adjusted by a minor subdivision, approved as Final Plat 5-93100 on June 4, 1993 and recorded VJ165-86. The plat formalized the exchange of land between the church and an adjoining property owner to adjust the common boundary line on the south side of the site. Neither recorded plat contains conditions, and the property boundaries shown on the subject detailed site plan are consistent with the recorded plat.

Further, quoting a note on the plan as “frame shed apparent use by others” on the north side of the property, it was stated: “The relationship with the owner of this shed should be legitimized or the shed should be removed. The property owner may pursue a minor subdivision under Section 24-108(a)(3) of the Subdivision Regulations to adjust the common lot lines with these neighbors and transfer the sheds off of the church’s property.” A recommended condition below would require this. In addition, in response to plan comments offered by the Subdivision Section, recommended conditions would ensure that all dimensions for the boundary with Old Branch Avenue be included on the detailed site plan in legible type, that the 25,070-square-foot discrepancy between the size of the parcel as listed in Note 11 and on the plan be reconciled, and the spelling errors contained in the General Notes be corrected.

In closing, the Subdivision Section stated that the subject detailed site plan is in conformance with the approved preliminary plan and there are no other subdivision issues at this time.

- f. **Trails**—In a revised memorandum dated February 12, 2009, the Transportation Planning Section stated, with respect to trails, that the frontage along Old Branch Avenue is recommended for sidewalk improvements in the approved master plan and sectional map amendment (SMA) for the Henson Creek-South Potomac Planning Areas (2006). Specifically, the plan recommends providing “neighborhood sidewalk connections to schools, parks and activity centers” and that a shared use roadway be implemented for bicyclists. The Transportation Planning Section, noting that the detailed site plan shows proposed sidewalks that will connect to existing sidewalks along Old Branch Avenue, stated that there is sufficient pavement width in front of the subject site for an on-road shared use bikeway (wide shoulder), but no bikeway signage at this location and recommended a condition of approval requiring such signage. Such condition is included in the recommendation section of this report.
- g. **Permits**—In a memorandum dated January 7, 2009, the Permit Review Section made many comments about the project that have been addressed as necessary in the recommended conditions referenced below.

- h. **Environmental Planning**—In comments dated January 7, 2009, the Environmental Planning Section stated that the subject application is exempt from the requirements of the Prince George’s County Woodland Conservation and Tree Preservation Ordinance and that there are no other environmental issues connected with the project.
- i. **Prince George’s County Fire/EMS Department**—In a memorandum dated January 26, 2009, the Prince George’s County Fire/EMS Department offered information regarding required access for fire apparatuses, the design of private roads, and the location and performance of fire hydrants.
- j. **The Department of Public Works and Transportation (DPW&T)**—In a memorandum dated January 2, 2009, DPW&T stated that since MD 5 is a state-maintained roadway, coordination with the Maryland State Highway Administration (SHA) would be necessary. However, regarding the project’s frontage along the northeast side of Old Branch Avenue, they offered the following:
- Right-of-way dedication and frontage improvements along the property’s Old Branch Avenue frontage must be made in accordance with DPW&T specifications and standards for urban four-lane collector roadways and that full-width, two-inch mill and overlay would be required. Furthermore, they stated that conformance with DPW&T street tree and street lighting standards would be required and that all improvements within the public right-of-way as dedicated to the County are to be designed in accordance with the County Road Ordinance, DPW&T specifications and standards, and the Americans with Disabilities Act (ADA). They also mentioned that all storm drainage systems and facilities are to be designed in accordance with the requirements of DPW&T and the Department of Environmental Resources (DER) and that an access study would have to be conducted by the applicant and reviewed to determine the adequacy of access point(s) and the need for acceleration/deceleration and turning lanes.
 - With respect to stormwater management, DPW&T stated that the subject plan is consistent with the approved Stormwater Management Concept Plan No. 8293-2008-00, dated May 6, 2008.
- Please note that DPW&T requirements are implemented through their separate permitting process.
- k. **Maryland State Highway Administration (SHA)**—In a letter dated January 28, 2009, SHA stated that they had no objection to the approval of the subject detailed site plan.
- l. **Washington Suburban Sanitary Commission (WSSC)**—In a memorandum dated December 17, 2008, WSSC stated that an on-site plan review package should be submitted and suggested that the applicant contact their Permit Services Unit for additional information.
- m. **Potomac Electric Power Company (PEPCO)**: In an email dated February 18, 2009, PEPCO suggested that the applicant first review information on their website regarding requirements, then contact the engineer at PEPCO assigned to the project. At a minimum, they suggested, the applicant would have to complete a “class of service” and would be responsible for the cost of installing lines on their property.

- n. **Town of Morningside**—On February 4, 2009, a representative of the Town of Morningside verbally indicated to staff that they would not be offering comment on the subject project.
13. 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 and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-04031/01, Evangel Assembly of God, Branch Avenue Plaza, subject to the following conditions:

- 1. Prior to signature approval of the plans, the following revisions shall be made to the plans and/or additional information provided:
 - a. The applicant shall either revise the plans to label the two sheds along the northwestern property line “to be removed,” or shall obtain approval of alternative compliance pursuant to Section 1.3 of the Landscape Manual for the intrusion of the two sheds into the minimum building setback required by Section 4.7 of the Landscape Manual, with final approval by the Planning Director as designee of the Planning Board. The details of the alternative compliance decision shall be included in the general notes on the cover sheet of the plan and the detailed site plan and landscape plan shall be revised as necessary in accordance with that approval.
 - b. All dimensions for the boundary with Old Branch Avenue shall be legibly provided on the detailed site plan.
 - c. The 25,070-square-foot discrepancy between the size of the parcel as listed in Note 11 and on the plan shall be reconciled and the actual square footage of the site shall be confirmed.
 - d. All general notes demonstrating conformance with the requirements for all existing uses (day care center, private school, church) on the previously approved detailed site plan shall be listed on the coversheet of this revision.
 - e. A ramp or depressed curb shall be provided on the site plan for the parking space for the physically handicapped.
 - f. Required and provided building setbacks shall be provided for the proposed addition in the General Notes.
 - g. Note 33 of the General Notes shall be revised as follows:
 - (1) The required parking for the sanctuary shall be rounded up to 163 spaces.
 - (2) The required parking for the day care center shall be rounded up to seven spaces.

- (3) The required parking for the private school shall be listed by those students below tenth grade and tenth grade and above.
 - (4) The required parking for the prayer center shall be rounded up to seven spaces.
 - (5) Calculations for a coffee shop/café and administrative offices shall be eliminated as these functions are internal to the church.
 - (6) The total required parking shall be recalculated and corrected to reflect 247 spaces required.
 - (7) The parking schedule shall be corrected to state that the requirement for the exercise room/game room/kitchenette area will be 20 spaces, not 20 seats.
- h. A note shall be added to the plans clarifying that the proposed coffee/shop/internet café is not a fast-food restaurant as defined in the Prince George's County Zoning Ordinance, but is only intended as a convenience for members/attendees of the church.
- i. The landscape plan shall be amended as follows:
- (1) Table 1, Sheet 7 shall:
 - (a) Note the existing and proposed plant units.
 - (b) Indicate the shade tree NS on the Plant List and the type of evergreen tree provided.
 - (2) Table 2, Sheet 7 shall be corrected to demonstrate the same number of shrubs as the table provides.
 - (3) Table 3, Sheet 7 shall be corrected to demonstrate the same number of plant units as the table provides.
 - (4) Table 6, Sheet 8 shall provide a note on the plan indicating that existing woodlands are utilized to fulfill the 1986 commercial landscape strip requirement.
 - (5) The combination of Tables 7 and 8 shall be separated out and it shall be demonstrated that the plans comply with the requirements represented in both.
 - (6) Table 4, Sheet 7 shall reflect that a perimeter landscape strip, according to Section 4.3.b of the Landscape Manual, is required because the site is larger than 10,000 square feet and the proposed parking lot is adjacent to a property line. Adjacency is defined as within 30 feet of the property line where no building is located between the parking lot and the property line.
 - (7) Table 10, Sheet 9 shall be corrected to state that the adjacent use is a single-family detached unit as per Detailed Site Plan DSP-04031 and requires a 40-foot setback and a 30-foot landscape yard. The landscape schedule for Table 10 shall therefore be revised to reflect the correct use impact.

- (8) Table 9, Sheet 9 shall be corrected to indicate that the adjacent use is a single-family detached unit as per Detailed Site Plan DSP-04031 and therefore, requires a 40-foot setback and 30-foot landscape yard. The landscape schedule for Table 9 shall be revised to reflect the correct use impact.
 - j. The applicant shall include a detail for the wall signage to be placed on the south elevation of the proposed addition. Such detail shall specify materials to be utilized in the signage as well as the method of attaching the wall signage. Final design of such signage shall be approved by the Urban Design Section as designee of the Planning Board.
- 2. Prior to issuance of any building permit, the applicant and the applicant's heirs, successors, and/or assignees shall provide a contribution of \$210 to DPW&T for the placement of "Share-the-Road with a Bike" signage.