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DETAILED SITE PLAN

DSP-04061

Application	General Data
Project Name: The Redeemed Christian Church of God Location: Southeast corner of 54 th Avenue and Riverdale Road, Town of Riverdale Park Applicant/Address: The Redeemed Christian Church of God C/o David Ijeh 4303 Tavern Green Lane Bowie, MD 20720	Date Accepted: 4/5/2005
	Planning Board Action Limit: Waived
	Plan Acreage: 2.18
	Zone: R-10
	Dwelling Units: NA
	Square Footage: 35,600
	Planning Area: 68
	Tier: Developed
	Council District: 3
	Municipality: Riverdale Park
	200-Scale Base Map: 207NE05

Purpose of Application	Notice Dates
Church (508 seats) with a multipurpose room (300 seats)	Adjoining Property Owners Previous Parties of Record Registered Associations: 1/10/2005 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 6/14/2005

Staff Recommendation		Staff Reviewer: H. Zhang, AICP	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

July 15, 2005

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Henry Zhang, Urban Design Section, Development Review Division

SUBJECT: Detailed Site Plan DSP-04061, The Redeemed Christian Church of God

The Urban Design staff has completed the review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL of the detailed site plan 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 in the R-10 Zone and the site design guidelines
- b. The requirements of preliminary plan of subdivision 4-04193
- c. The requirements of the *Landscape Manual*
- d. The requirements of the Prince George's County Woodland Conservation Ordinance
- e. Referral comments

FINDINGS

Based upon the evaluation and analysis of the subject detailed site plan, the Urban Design Review staff recommends the following findings:

1. **Request:** The subject application is for the approval of a detailed site plan for a church with a multipurpose room.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	R-10	R-10
Use(s)		Church with a Multipurpose Room
Acreage	2.18	2.18
Total Square footage	-	35,600
Church (508 seats)	-	27,100
Multipurpose room (300 seats)	-	8,500
Number of parcels	2	2

OTHER DEVELOPMENT DATA

	REQUIRED	PROPOSED
Total parking spaces	127 (1 space per 4 seats for 508 seats)	127
Parking spaces for the handicapped	5	10
Loading Space	1	1

Note: The multipurpose room is an accessory use to the church and will not be occupied at the same time as the sanctuary per the applicant.

3. **Location:** The subject property, consisting of two separate parcels, is located at the southeast corner of 54th Avenue and Riverdale Road, in Planning Area 68 and Council District 3.
4. **Surroundings and Use:** The subject site is composed of a 0.96-acre parcel and a 1.22-acre parcel, which are located west of 54th Avenue. There are two existing residential buildings between the two parcels. The 1.22-acre parcel is located in the southeastern quadrant of the intersection of 54th Avenue and Riverdale Road and is bounded on the north and west sides by the public rights-of-way of Riverdale Road and 54th Avenue. To the south of the 1.22-acre property are existing residential buildings, and to the east is an existing apartment building in the R-10 Zone. The 0.96-acre parcel is bounded to the west by the right-of-way of 54th Avenue. To the north of the 0.96-acre parcel are the two existing residential buildings; to the east of the property is an existing apartment building in the R-10 Zone; and to the south of the property is a private alley in the R-10 Zone.
5. **Previous Approvals:** The subject site has an approved preliminary plan of subdivision, 4-04193, which was approved by the Planning Board on June 2, 2005. The stormwater management concept plan for the site is under review and is pending final approval by the Department of Environmental Resources (DER) at the time of this detailed site plan review.
6. **Design Features:** The site plan proposes a 508-seat church, a 300-seat multipurpose room, 19 parking spaces, and one loading space on the 1.22 acre parcel; 108 parking spaces are proposed on the 0.96-acre parcel. The 1.22-acre parcel is accessed from 54th Avenue with a traffic island near the main entrance to the church building. The on-site circulation features a cul-de-sac road with two parking pods of 19 parking spaces. The only access point to the site is located in the south boundary area adjacent to the existing apartment buildings. The 0.96-acre parcel will be improved with 108 parking spaces with two access points off 54th Avenue. The on-site circulation features a loop street with three double-loaded parking islands in the middle of the site.

The proposed church with a multipurpose space is in a roughly square footprint with a truncated corner part as the main entrance. The proposed church building is designed in a modern

architectural style with rich details and design treatments. The Riverdale Road elevation features two solid ends with large fenestration in the middle. The middle section is also composed of three discrete parts with a cultured stone base, a middle section with large expanse of windows, and a solid roof. The 54th Avenue elevation focuses on the main entrance to the building that is marked in the middle by a cross-gable with an embedded religious theme graphic on the gable wall. The similar cultured stone base with masonry accent band provides street level visual interest to passing pedestrians. A combination of EIFS (exterior insulated finishing system), cultured stone, brick, masonry accent band, and aluminum window systems provide an attractive and distinctive design.

An identification sign located at the intersection of 54th Avenue and Riverdale Road and building-mounted signs have been shown on the site plan and on the elevation renderings. But no sign details have been proposed with this application.

COMPLIANCE WITH EVALUATION CRITERIA

7. **The Requirements of the Zoning Ordinance in the R-10 Zone:** The subject application is for approval of a church in the R-10 Zone and is subject to the requirements of the R-10 Zone and site plan design guidelines.
 - a. The proposed church with a multipurpose room as an accessory use is a permitted use in the R-10 Zone pursuant to Section 27-441(b). However, since the multipurpose room is an accessory use of the church in this application, it should not be used at the same time as the sanctuary. A condition of approval has been proposed in the recommendation section that requires the multipurpose room not be occupied at the same time as the sanctuary.
 - b. The proposal is also in conformance with the applicable requirements of Section 27-442(b), Regulations.
8. **The Requirements of Preliminary Plan of Subdivision 4-04193:** Preliminary plan of subdivision 4-04193 was approved by the Planning Board subject to three conditions. Of the three conditions of approval attached to preliminary plan of subdivision 4-04193, only Condition 2 is applicable to the review of this detailed site plan as follows:
 2. **Total development within the subject property shall be limited to a 750-seat church and church-related uses, including a 200-seat banquet hall or equivalent development that generates no more than 469 (243 in and 225 out) new trips during the Sunday peak hour. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

Comment: The subject detailed site plan proposes a 508-seat church with a 300-seat multipurpose room and is within the development limits established by this condition.
9. **Landscape Manual:** The subject application is subject to the requirements of Section 4.2, Commercial and Industrial Landscaped Strip Requirements; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; and Section 4.7, Buffering Incompatible Uses, of the *Landscape Manual*.

- a. The proposed church is a nonresidential use in a residential zone. Per Section 4.2, a landscaped strip should be provided on the property adjacent to all public rights-of-way. The two parcels included in this application are adjacent to the public rights-of-way of 54th Avenue and Riverdale Road. The landscape plan proposes a minimum 10-foot-wide landscaped strip (Option 1) along both 54th Avenue and Riverdale Road to be planted with a minimum of 1 shade tree and 10 shrubs per 35 linear feet of frontage, excluding driveway openings, that complies with the requirements of Section 4.2.
- b. The 0.96-acre parcel will be improved as a parking compound for the church and is subject to Section 4.3(a) Landscaped Strip Requirements and Section 4.3(c) Interior Planting. The landscape plan uses Option 4, which is a minimum four-foot-wide landscaped strip to be planted with a minimum 1 shade tree per 35 linear feet of the frontage in addition to a foot-high brick wall behind the landscaped strip. Per Section 4.3(c), when a parking lot is larger than 7,000 square feet but smaller than 49,999 square feet, a minimum five percent of the total area of the lot must be interior planting area to be planted with at least 1 shade tree for each 300 square feet of interior landscaped area provided. The landscape plan complies with the requirements of both Section 4.3(a) and (c). However, since the layout of the parking compound results in a large number of parking spaces located continuously along the perimeter of the lot, additional shade trees should be provided along the southern and northern boundary of the site in order to provide enough shade during the summer months.
- c. Section 4.4 requires that all loading areas be screened from land in a residential zone and all adjacent public roads. The proposed church with a multipurpose space (on the 1.22-acre parcel) has a gross floor area of approximately 35,600 square feet, which is less than 100,000 square feet, and per Section 27-582, Schedule (number) of loading spaces required, one standard loading space is required. The site plan shows one loading space in front of the main entrance to church building behind a traffic island around the access point to the site. Given the many constraints for locating a loading space on this corner lot, the Urban Design Section believes that the current location is the best practical location for the proposed loading space.
- d. The 1.22-acre parcel is adjacent to an existing single-family detached residence and an apartment building to the south and abuts another three-story apartment building to the east. Per Section 4.7, the church is a medium impact use. When a medium impact use is adjacent to a single-family detached residence, a Type C bufferyard is required. When a medium impact use is adjacent to a multifamily building, a Type B bufferyard is required. The landscape plan provides a six-foot-high, board-on-board wood fence in addition to landscape materials in the required bufferyards and thus is in conformance with the *Landscape Manual*.

The 0.96-acre parcel is adjacent to a multifamily building on both the northern and eastern sides. A Type B bufferyard is required, which is a minimum 20-foot-wide landscaped strip to be planted with 80 plant units per 100 linear feet of property line. The landscape plan provides a six-foot-high, board-on-board wood fence in addition to landscape materials and meets the requirements.

10. **Woodland Conservation Ordinance:** This property is not subject to the provisions of the Prince George's County Woodland Conservation Ordinance because, although the gross tract area is in excess of 40,000 square feet, it contains less than 10,000 square feet of existing woodland on site.

- a. A detailed forest stand delineation (FSD) was submitted for the subject property and was found by the Environmental Planning Section to generally address the requirements of a simplified FSD. No further information is required with this detailed site plan.
- b. A Type I tree conservation plan was submitted as part of this detailed site plan application. A review by the Environmental Planning Section indicates that the site is exempt from the Woodland Conservation Ordinance due to less than 10,000 square feet of existing wooded area on both parcels of this application. A Standard Letter of Exemption was issued by the Environmental Planning Section on February 15, 2005.

11. **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 April 29, 2005, the Community Planning Division noted that the application is consistent with the 2002 General Plan Development Pattern policies for the Developed Tier Corridors. But this application does not conform to the land use recommendation of the 1994 Planning Area 68 master plan for multifamily land use. The community planner also indicates that the Town of Riverdale Park wants to be a party of record and to provide comments under separate cover. The community planner also raised issues regarding parking on two separate parcels and lot coverage exceeding the maximum allowable coverage of 50 percent in the memorandum

Comment: The Town of Riverdale Park was entered as a party of record for this case on February 14, 2005. During the public hearing on July 14, 2005, for this application, the applicant officially withdrew both variance application VD-04061 and departure from parking and loading standards DPLS-298. The subject revised detailed site plan complies with the Zoning Ordinance regarding maximum lot coverage and the number of parking spaces.

- b. The Transportation Planning Section, in a memorandum dated July 5, 2005, noted that there are no additional transportation issues associated with this detailed site plan because all transportation-related issues had been addressed at time of subdivision review.

In a separate memorandum from the Transportation Planning Section dated May 5, 2005, on detailed site plan review for master plan trail compliance, the trails planner stated that Riverdale Road is designated as a master plan bikeway. Since there is not an agreement with the Town of Riverdale Park for the installation of bikeway signage for this designation, staff makes no recommendation.

- c. The Subdivision Section, in a memorandum dated July 5, 2005, indicated that there are no subdivision issues with this application.
- d. The subject application was also referred to the Department of Environmental Resources. In a memorandum dated April 29, 2005, the staff noted that the stormwater management concept plan, #42827-2004, has not been approved for this site yet.
- e. The Environmental Planning Section, in a memorandum dated April 19, 2005, indicated that there are no environmental issues with this application. But the environmental planner noted that no stormwater management concept approval letter has been submitted with this application.

- f. The Permit Section, in a memorandum dated April 21, 2005, provided 14 comments on the site plan regarding compliance with the requirement of the Zoning Ordinance. Most of the comments have been addressed through a revised plan.
- g. The Department of Public Works and Transportation (DPW&T), in a memorandum dated June 14, 2005, indicated that both 54th Avenue and Riverdale Road are under the jurisdiction of Riverdale Park. The road improvement requirements should be obtained from the Town of Riverdale Park.
- h. The Fire/EMS Department of Prince George's County, in a memorandum dated June 16, 2005, provided a standard memorandum listing applicable regulations regarding access for fire apparatus, fire lanes, and location and performance of fire hydrants. Since both parcels of the subject site front onto the rights-of-way of 54th Avenue and Riverdale Road and are located within 500 feet of a fire hydrant on both public rights-of-way, the site plan is in general compliance with the applicable regulations.
- i. The Town of Riverdale Park, in a memorandum dated July 8, 2005, opposed variance application VD-04061 and departure from parking and loading standards DPLS-298.

Comment: Variance application VD-04061 from the maximum allowable lot coverage for the 0.96-acre parcel and departure from parking and loading standards DPLS-298 were originally filed with this detailed site plan (for a 750-seat church). The Urban Design Section recommended disapproval of the detailed site plan because neither VD-04061 nor DPLS-298 could meet the criteria for approval. The applicant revised the detailed site plan to reduce the number of proposed seats from 750 to 508 and withdrew VD-04061 and DPLS-298 prior to the public hearing on July 14, 2005. The Urban Design Section reviewed the detailed site plan and recommended approval of a 508-seat church with a multipurpose room because the revised detailed site plan complies with the requirements of the Zoning Ordinance. During the hearing on July 14, 2005, the Town of Riverdale Park requested more time to review the revised detailed site plan. As a result, the Planning Board continued this case until July 28, 2005.

- j. The City of College Park, Bladensburg, Edmonston, Hyattsville and University Park had not responded to the referral request at the time the staff report was written.
12. As required by Section 27-285(b), 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, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE detailed site plan DSP-04061 for The Redeemed Christian Church of God, subject to the following conditions:

- 1. Prior to certificate approval of this detailed site plan, the applicant shall
 - a. Complete certification of Preliminary Plan of Subdivision 4-04193.

- b. Provide a standard stormwater management concept plan approval letter from the Department of Environmental Resources (DER), Prince George's County, to be included in the detailed site plan file. The detailed site plan shall be revised, if necessary, to be consistent with the approved stormwater management plan.
 - c. Provide additional shade trees and planting islands along the southern and northern periphery of the 0.96-acre parcel to be reviewed and approved by the Urban Design Section as the designee of the Planning Board.
 - d. Add a site plan note as follows:

“ The multipurpose room shall not be occupied at the same time as the sanctuary.”
 - e. Revise site plans, landscape plans and the statements of justification to be consistent with each other regarding total site acreage and number of parking spaces.
2. Prior to issuance of any sign permits for this detailed site plan, the applicant shall provide sign design details to be reviewed and approved by the Department of Environmental Resources. A copy of the approved sign document shall be submitted to the Urban Design Section to be included in the subject detailed site plan file.