



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

DETAILED SITE PLAN

DSP-07005

Application	General Data
Project Name: Cornerstone Peaceful Bible Baptist Church, Parcel A, Phase I Location: East side of Frank Tippet Road, 2,200 feet south of the intersection with Rosaryville Road Applicant/Address: Cornerstone Peaceful Bible Baptist Church 10675 Crain Highway Upper Marlboro, MD 20772 Rev. Daniel T. Nangrum	Date Accepted: 4/1/08
	Planning Board Action Limit: 6/5/08
	Plan Acreage: 21.47
	Zone: R-R
	Dwelling Units: N/A
	Building Square Footage: 62,436
	Planning Area: 82A
	Tier: Developing
	Council District: 9
	Municipality: N/A
	200-Scale Base Map: 212 SE 09

Purpose of Application	Notice Dates
Private school for 400 students (Grade K-12), and a day care center for 70 children (ages 3-5 years) in the church.	Adjoining Property Owners Previous Parties of Record Registered Associations: 3/13/07 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 5/5/08

Staff Recommendation		Staff Reviewer: Noushin Rashtian	
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-07005
Cornerstone Peaceful Bible Baptist Church, Parcel A, Phase I

Type II Tree Conservation Plan TCPH/020/06-01

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 and Type II tree conservation plan 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:

1. The requirements of the Zoning Ordinance in the R-R Zone;
2. The requirements of Preliminary Plan of Subdivision 4-04117;
3. The requirements of the Prince George's County *Landscape Manual*;
4. The requirements of the Prince George's County Woodland Conservation and Tree Preservation Ordinance;
5. Referrals.

FINDINGS

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

1. **Request:** The subject application is for approval of a private school for 400 students (grades K–12) and a day care center for 70 children (ages 3–5 years) in the Cornerstone Peaceful Bible Baptist Church. The subject church will be developed in two phases. Phase I consists of the east section of the church with a private school and day care. The church building is currently under construction and is nearing completion. Phase II will be for the second half of the building.

The subject application consists of a site plan, landscape plan, tree conservation plans, lighting plan and details for the Cornerstone Peaceful Bible Baptist Church. The site consists of 21.47 acres in the R-R Zone.

2. **Development Data Summary**

	EXISTING	PROPOSED
Zone	R-R	R-R
Use(s)	Church	Church/Private School/ Day care Center
Acreage	21.47	21.47
Parcel	2	2
Building Square Footage/GFA	62,436	62, 436
Church		
Offices (square feet)		1,938
Sanctuary (square feet)		14,080
School		
Offices (square feet)		2,476
Classrooms (square feet)		36,117 ¹
Gym (square feet)		14,080 ¹
Multi-Purpose Room		6,302
Day care		
Classrooms (square feet)		1,523
Total Building GFA (square feet)		62,436

¹ Areas of shared spaces with the church

OTHER DEVELOPMENT DATA

	REQUIRED	PROPOSED
Total Parking Spaces	423	423
Church	337	337 ²
School	77	77 ³
Day care	9	9
Van Accessible		14
Loading Space	2	2

² Including 14 Van accessible parking spaces

³ K–9th grade: 57 parking spaces, 10th–12th grade: 20 parking spaces

3. **Location:** The property is located in Planning Area 82A, Council District 9, on the east side of Frank Tippet Road, approximately 2,200 feet south of the intersection with Rosaryville Road.
4. **Surroundings and Use:** The proposed development is bounded to the east by vacant land in the R-R Zone; to the north by a church in the R-R Zone; to the west by Frank Tippet Road; and to the south by a parcel in the R-R Zone dedicated to the Maryland-National Capital Park and Planning Commission with a 10-foot trail boardwalk along Dower House Branch.

5. **Previous Approvals:** Preliminary Plan of Subdivision 4-04117 (PGCPB Resolution No. 05-131), was approved on June 2, 2005. The subject site has an approved Type I Tree Conservation Plan TCPI/020/06-01 and an approved Stormwater Management Concept Plan 8322663-2000-01, which expires March 10, 2011.
6. **Design Features:** Phase I of the subject site is accessed from a single vehicular asphalt driveway from Frank Tippet Road, which is an existing 80-foot right-of-way. The driveway leads to a 423-space parking lot located around the perimeter of the church including the Phase II area, which is reserved for future expansion of the church. The church is currently under construction and it will consist of offices, sanctuary, classrooms, gym and multi-purpose room. An indoor private swimming pool will be provided at the east end of the building in Phase II. The church measures approximately 62,436 square feet and provides 1,347 seats. The church will not be in session during school and day care hours. The Church Sunday services are from 7:00 a.m.–2:00 p.m., Choir rehearsal on Thursdays 7:00–10:00 p.m., and Bible studies on Tuesdays from 7:00–10 p.m.

The architecture for the subject church was approved pursuant to the building permit for the church, a use allowed by right in the R-R Zone, and is not subject to Planning Board review in this application. The building consists of a brick base with 12-inch exterior insulating finishing system (EIFS) band along three sides of the building, and aluminum two, three and four panel windows. EIFS is employed along the top 2/3 of the building with EIFS bands on the front, right side and rear elevations. The left elevation consists of a blank brick façade because the building will be expanded during Phase II of construction. The subject church is currently under construction and is expected to be completed in June of 2008.

The proposed architectural elevations show one building mounted sign for Cornerstone Peaceful Bible Baptist Church with the logo of “CPBBC,” which measures 24 inches in height by two inches in depth, bronze aluminum “Helvetica” letters centered over the front building entrance.

An existing concrete sidewalk provides access along Frank Tippet Road. In a memo dated May 7, 2008, the Trails planner recommended providing a standard sidewalk along the subject site’s frontage in addition to a sidewalk connection from the sidewalk along Frank Tippet Road to the sidewalk around the proposed building. A condition of approval is included in the recommendation section of this report.

The applicant proposes a 40,000-square-foot outdoor play area in the northern section of the site. A 4,185-square-foot outdoor play area for the day care center is attached at the rear of the building along the east side. The outdoor play areas are surrounded by a four-foot-high black-vinyl-covered chain-link fence. The days and hours of operation for the private school and day care are Monday through Friday 8 a.m.–4 p.m.

A brick base monument sign is proposed to be located on the west corner of the site entrance along the frontage of Frank Tippet Road. The proposed sign measures eight feet by eight feet on a two-foot-high brick base, and is located 37 feet from the adjacent property.

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the R-R Zone and the site plan design guidelines of the Zoning Ordinance.
 - a. The subject application is in conformance with the requirements of Section 27-441, which governs permitted uses in residential zones. The proposed school and day care within the church are permitted uses in the R-R Zone.

- b. The proposal is also in conformance with the requirements of Section 27-442, regarding net lot area, lot coverage and green area, lot/width frontage, yards, building height, and density.
- c. The proposed school is in conformance with the requirements of Section 27-443, which contains additional requirements for private schools.
- d. The proposed private day care center is in conformance with the requirements of Section 27-445.03, which contain additional requirements for a day care center for children.

Sec. 27-443. Private schools.

Required	Provided
Location on at least five acres	21.47 acres
Maximum enrollment of 400 students	Enrollment of 400 students
Frontage on and direct vehicular access to a street having a paved surface at least 36 feet wide.	Frontage on and direct vehicular access to Frank Tippet Road, an existing 80-foot right-of-way.
Outdoor playground or activity area measuring 100 square feet per student.	Outdoor playground measuring 40,000 square feet.
Play area located at least 25 feet from any dwelling on an adjoining lot.	Play area is located 25 feet from the adjacent lot.
Play area enclosed by a substantial wall or fence at least three feet high.	Play area is enclosed by a four-foot-high black-vinyl-covered chain-link fence.
A detailed site plan must be approved for all private schools	If the subject detailed site plan is approved, the applicant will have met this requirement.

- (a) **Private schools permitted (P) in the Table of Uses in accordance with this Section shall be limited to schools which offer a complete program of nursery school education accredited by the Maryland State Department of Education or a complete program of academic elementary (including kindergarten), junior high (middle), or senior high school education, and shall be subject to the following:**

- (1) **Requirements.**

- (A) **The school shall be located on property of at least five (5) acres in size on which the maximum enrollment shall be four hundred (400) students, unless the school is located on property which was previously used as a public school by the Board of Education, in which case, the minimum acreage requirement shall be four and one-half (4 1/2) acres. For each acre over five (5), the total enrollment may be increased by one hundred (100) students. State and local health, education, or fire regulations may reduce the number of students permitted to be enrolled.**

Comment: The subject property is 21.47 acres in size with a 400 student enrollment from K–12th grade for the private school.

- (B) The property shall have frontage on, and direct vehicular access to, a street having a paved surface at least thirty-six (36) feet wide. This width shall not apply where the property is located in sparsely settled or farm areas, or where the Planning Board determines that adequate passenger debarkation areas are provided.**

Comment: The property has frontage on and direct vehicular access to Frank Tippet Road, an existing 80-foot right-of-way.

- (C) An outdoor playground or activity area shall be provided. It shall contain at least one hundred (100) square feet of usable space per student. The area shall be located at least twenty-five (25) feet from any dwelling on an adjoining lot and buffered from adjoining uses in accordance with the provisions of the Landscape Manual. The play area shall be enclosed by a substantial wall or fence at least three (3) feet high for grades six (6) and below, and at least five (5) feet high for other grades, with the following exception:**

- (i) A private school which has been in continuous operation since January 1, 1970, may satisfy these fencing requirements by providing another type of barrier that is subject to approval by the State Department of Human Resources.**

Comment: The applicant proposes 40,000 square feet of outdoor play area for the private school. The outdoor play area is located in the northern section of the site. A four-foot-high black-vinyl-covered chain-link fence is proposed for the school's outdoor play area. Staff recommends providing a five-foot-high black-vinyl-covered chain-link fence for the private school outdoor play area in order to be in conformance with the regulation above. Also, no shade area is provided on the outdoor play area. A condition of approval is included in the recommendation section of this report to provide a shade structure on the outdoor play area to provide the children protection from the sun.

Sec. 27-445.03. Day care center for children:

- (a) A day care center for children permitted (P) in the Table of Uses shall be subject to the following:**
 - (1) Requirements.**
 - (A) An ample outdoor play or activity area shall be provided, in accordance with the following:**
 - (i) All outdoor play areas shall have at least seventy-five (75) square feet of play space per child for fifty percent (50%) of the licensed capacity or seventy-five (75) square feet per child for the total number of children to use the play area at one (1) time, whichever is greater;**

Comment: The applicant is providing a day care center for 70 children, ages 3–5 years. The applicant proposes a 4,185-square-foot outdoor play area, which is enclosed with 4-foot-high black-vinyl-covered chain-link fence.

- (ii) **All outdoor play areas shall be located on the same lot as the center at least twenty-five (25) feet from any dwelling on an adjoining lot, and shall be enclosed by a substantial wall or fence at least four (4) feet in height;**

Comment: The proposed outdoor play area is located 25 feet from adjacent dwellings on adjoining lots in the northern corner of the subject site and is enclosed by a four-foot-high black-vinyl-covered chain-link fence.

- (iii) **A greater setback from adjacent properties or uses or a higher fence may be required by the Planning Board if it determines that it is needed to protect the health and safety of the children utilizing the play area;**

Comment: The proposed outdoor play area for the church is located at the rear northern area of the building. This outdoor play area will be enclosed by a four-foot-high black-vinyl-covered chain-link fence, which should be sufficient to ensure the safety of children using the play area.

- (iv) **The play area shall contain sufficient shade during the warmer months to afford protection from the sun;**

Comment: The outdoor play area for the day care does not provide any shade. A condition of approval is included in the recommendation section of this report to provide a shade structure in the outdoor play area to provide children protection from the sun.

- (v) **Sufficient lighting shall be provided on the play area if it is used before or after daylight hours to insure safe operation of the area; and**

Comment: The applicant did not provide a lighting plan for the outdoor play area. A condition of approval is included in the recommendation section of this report.

- (vi) **Outdoor play shall be limited to the hours between 7 A.M. and 9 P.M.**

Comment: The hours of operation for the day care facility are between 8:00 a.m. to 4:00 p.m.

8. **Preliminary Plan of Subdivision 4-04117:** The property is the subject of Preliminary Plan of Subdivision 4-04117, approved by the Planning Board on June 2, 2005. The resolution of approval, PGCPB Resolution No. 05-131, contains seventeen conditions. The following apply to the review of the detailed site plan:

8. **Provide a standard sidewalk along the subject site's frontage of Frank Tippet Road, unless modified by the Department of Public Works and Transportation.**

Comment: The applicant has provided a standard sidewalk along the frontage of Frank Tippet Road. The Trails Planner recommends the provision of a sidewalk connection from the proposed sidewalk along Frank Tippet Road to the sidewalk around the proposed building.

9. Provide land for a hiker/equestrian trail either within a 30-foot-wide public use trail easement along the subject site's entire length of Dower House Branch.

14. Development of this site shall be in conformance with Stormwater Management Concept Plan 8322663-2000-01 and any subsequent revisions.

Comment: The subject site has an approved Stormwater Management Concept Plan 8322663-2000-0. The stormwater management concept plan expires March 10, 2011.

16. The donation of 5+ acres of 100-year floodplain and floodplain buffer along the Dower House Branch to M-NCPPC for the future master planned trail construction as shown on the attached DPR Exhibit 'A'.

Comment: In a memo dated April 11, 2008, the Department of Parks and Recreation (DPR) stated that the applicant shall clearly show, on all plans, the boundaries and acreage of dedicated acreage to the Maryland-National Capital Park and Planning Commission related to development impact on parkland proposed on this detailed site plan. A condition of approval is included in the recommendation section of this report.

9. ***Landscape Manual:*** The proposed development is subject to Section 4.2 Commercial and Industrial Landscaped Strip Requirements, Section 4.3 Parking Lot Requirements and 4.4 Screening Requirements of the *Landscape Manual*.
- a. In regard to Section 4.2 Commercial and Industrial Landscaped Strip Requirements of the *Landscape Manual*, the applicant provided 72 plant units in addition to the existing trees preserved on site.
 - b. In regard to Section 4.3(a) Parking Lot Requirements of the *Landscape Manual*, the applicant selected option one and provided 70 plant units along Frank Tippet Road. Based on 335 linear feet of parking perimeter adjacent to the property line, a total of 106 plant units are required. In order to meet the required numbers of plant units, staff recommends providing 36 additional shrubs along Frank Tippet Road. A condition of approval is included in the recommendation section of this report to revise Section 4.3(a) of the Landscape plan.
 - c. In regard to Section 4.3(b) Perimeter Landscape Requirements of the *Landscape Manual*, the applicant selected option one. The proposed landscape schedule is in compliance with the required number of plant units.
 - d. In regard to Section 4.3(c) Parking Lot Interior Planting of the *Landscape Manual*, 14,917 square feet of interior planting area is required. The applicant proposes 16,384 square feet of interior planting area and 60 shade trees.
 - e. Section 4.4(b) requires the screening of trash facilities. The proposed site plan indicates the location of two trash facilities in the southwest section of the site. The dumpster facilities are proposed to be screened by a sight-tight board-on-board fence and a board-

on-board swing gate. Staff recommends providing a more durable and attractive non-wood fence. A condition of approval is included in the recommendation section of this report.

The Urban Design staff reviewed the proposed landscape plan and found that the submittals are in compliance with the applicable sections of the *Landscape Manual*, except as indicated above.

10. **Woodland Conservation Ordinance:** This property is subject to the provisions of the Prince George's County Woodland Conservation and Tree Preservation Ordinance because it has previously approved Type I and Type II tree conservation plans for this site. The Type I Tree Conservation Plan TCPI/033/00 was approved with Preliminary Plan 4-04117. The Type II Tree Conservation Plan TCPII/020/06 was approved as a part of a grading permit. The woodland preservation threshold for this property is 5.06 acres. In a memo dated April 20, 2008, the Environmental Planning Section stated that "Based upon the proposed clearing of 5.06 acres of upland woodland and 0.10 acre of floodplain woodland, the woodland conservation requirement has been correctly calculated as 7.89 acres. The plan proposes to meet the requirement by providing 1.57 acres of on-site preservation, 1.47 acres of on-site afforestation and 4.58 acres of off-site conservation for a total of 7.89 acres."
11. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

Historic Preservation: In a memorandum dated April 4, 2008, the Historic Preservation Section stated the proposed DSP will have no effect on historic resources.

Archeology: In a memorandum dated April 24, 2008, the Historic Preservation Section offered the following:

A Phase I archeological survey was completed on the 27-acre Cornerstone Peaceful Bible Baptist Church in April 2005. A draft report, *Phase I Archaeological Survey of the Proposed Cornerstone Peaceful Baptist Church (4-04117), Prince George's County, Maryland*, was submitted to the Planning Department in May 2005. A review letter was begun by Paula Bienenfeld, archeology consultant for the Planning Department, but had not been completed or forwarded to the applicant.

A total of 72 artifacts were recovered in the survey. These artifacts appeared to have been brought in from elsewhere or to have eroded down slope from other areas of the property. None of the artifacts were found in intact deposits and no archeological sites were identified. No further work was recommended on the Cornerstone Peaceful Bible Baptist Church property. Staff concurs with the report's findings that no further archeological work is necessary on the Cornerstone Peaceful Bible Baptist Church property. Once four copies of the final report have been received, all archeological conditions will be fulfilled.

Community Planning: In a memorandum dated April 18, 2006, the Community Planning Division noted that the proposal is not inconsistent with the 2002 General Plan Development Pattern policies for the Developing Tier. The applicant's proposal conforms to the land use recommendations of the 1993 *Approved Master Plan and Sectional Map Amendment for Subregion VI Study Area (Planning Areas 79, 82A, 82B, 86A, 86B, 87A, 87B)* recommendations for residential living areas in the Rosaryville community. This plan policy recommends that the established community character continue to be interspersed with open space, schools, parks and churches.

PLANNING ISSUES:

While this referral is evaluating the school/day care facility proposed for Phase I, the amount of impervious surface indicated for Phase II is extensive. The 1994 *Subregion VI Master Plan* Environmental Envelope objectives (page 19) that pertain to this development include:

- “To guide development in a manner that will minimize any adverse impact on the natural environment, with particular emphasis on the Patuxent River Management Area, the stream valleys and buffers of the Piscataway Creek and its tributaries, the head waters and buffers of Zekiah Swamp, and the Chesapeake Bay Critical Area.
- To assess the potential for increased infiltration within the proposed development areas.”

When the Phase II site plan is reviewed, consideration should be given to providing low impact development techniques to minimize stormwater runoff and encourage infiltration in parking areas by using pervious pavement or other infiltration techniques.

Comment: A condition of approval is included to provide pervious pavement or other enhanced infiltration techniques for Phase II of this case.

Transportation: In a memorandum dated April 22, 2008, the Transportation Planning Section offered the following:

The Transportation Planning Section has reviewed the detailed site plan application referenced above. The subject property consists of 27.47 acres within the R-R zone. The property is located on the east side of Frank Tippet Road, approximately 2,200 feet south of the intersection with Rosaryville Road. The applicant proposes to construct a church and a private school.

Plan Comments

On June 2, 2005, the Planning Board approved Preliminary Plan of Subdivision 4-04117 for the subject property. Based on information outlined in PGCPB Resolution No. 05-131, the preliminary was approved with the following transportation conditions:

4. At the time of final plat, the applicant shall dedicate to the Department of Public Works and Transportation (DPW&T) the area for future right-of-way along Frank Tippet Road, as shown on the applicant's preliminary plan.
5. Prior to the issuance of building permits, the applicant, the applicant's heirs, successors, and/or assignees shall pay a pro rata share of the cost of the road improvements along MD 223 at Rosaryville and Dower House Roads, as described in the Prince George's County Capital Improvement Program under Project FD669451 (CIP FY 2005-2010). The pro rata share shall be payable to Prince George's County, with evidence of payment provided to the Subdivision Section. The pro rata share shall be \$24,839.65 x (Engineering News Record Highway Construction Cost Index at the time of building permit application) / Engineering News Record Highway Construction Cost Index for the second quarter 2001).

6. At Frank Tippet Road:
 - a. The developer should provide a bypass lane at the access points to the site along Frank Tippet Road.
 - b. The developer will be required to provide two school beacons on both directions along Frank Tippet Road per county standards.

All of the aforementioned conditions are still valid and fully enforceable based on the approval of Preliminary Plan 4-04117. Therefore, it is not necessary to carry forward these conditions of approval to the subject application. Regarding the site layout, staff finds the plan to be acceptable.

Subdivision: In a memorandum dated April 23, 2008, the Subdivision Section offered the following:

The property is the subject of record plat REP 211 @004, recorded March 9, 2006. The property is known as Cornerstone Peaceful Bible Baptist Church. The property was the subject of Preliminary Plan 4- 04114 approved by the Planning Board on June 2, 2005. Prince George's County Planning Board Resolution Number 05-131 was adopted on June 23, 2005.

The resolution (PGCPB Resolution No. 05-131) contains seventeen conditions. The following conditions should be reviewed for conformance as part of the review of the detailed site plan:

6. At Frank Tippet Road:
 - a. The developer should provide a bypass lane at the access points to the site along Frank Tippet Road.
 - b. The developer will be required to provide two school beacons on both directions along Frank Tippet Road per county standards.

Comment: Transportation staff should review for compliance.

8. Provide a standard sidewalk along the subject site's frontage of Frank Tippet Road, unless modified by the Department of Public Works and Transportation.
9. Provide land for a hiker/equestrian trail either within a 30-foot-wide public use trail easement along the subject site's entire length of Dower House Branch.

Comment: This is clearly noted on the detailed site plan

14. Development of this site shall be in conformance with Stormwater Management Concept Approval Plan 8322663-2000-01 and any subsequent revisions.
16. The donation of 5+ acres of 100-year floodplain and floodplain buffer along the Dower House Branch to M-NCPPC for future master planned trail construction as shown on the attached DPR Exhibit 'A'.

Comment: This should be clearly noted on the detailed site plan.

The detailed site plan is in conformance with the approved preliminary plan. There are no other subdivision issues at this time.

Trails Planning: In a memorandum dated May 7, 2008, the Transportation Planning Section offered the following:

BACKGROUND:

Two master plan trails impact the subject site. A master plan trail is recommended along Dower House Branch. Condition 16 of approved Preliminary Plan 4-04117 requires the construction of the master plan trail (PGCPB Resolution No. 05-131). The location shown on the submitted DSP appears to be acceptable, unless modified by DPR. It should be noted that because trail construction is being required on dedicated parkland, the provision of a trail easement is not necessary. Frank Tippet Road is designated as a bikeway in the master plan and standard "Share the Road" signage is recommended.

SIDEWALK CONNECTIVITY:

In the immediate vicinity of the subject site, including the properties immediately to the south, where road frontage improvements have been made to Frank Tippet Road a standard sidewalk has been constructed. Staff recommends the provision of a standard sidewalk along the subject site's frontage. Staff also recommends the provision of a sidewalk connection from the proposed sidewalk along Frank Tippet Road to the sidewalk around the proposed building (see suggested location marked in red on attached plan).

RECOMMENDATION:

In conformance with the Adopted and Approved Subregion VI Master Plan, the applicant, the applicant's heirs, successors, and/or assignees shall provide:

1. The Adopted and Approved Subregion VI Master Plan recommends that Frank Tippet Road be designated as a Class III bikeway with appropriate signage. Because Frank Tippet Road is a County right-of-way, the applicant, 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 this signage. A note shall be placed on the final record plat for payment to be received prior to the issuance of the first building permit. If road frontage improvements are required by DPW&T, a wide asphalt shoulder or wide outside curb lane is recommended to accommodate bicycle traffic.
2. Provide a standard sidewalk along the subject site's frontage of Frank Tippet Road, unless modified by the Department of Public Works and Transportation.
3. Provide a sidewalk connection from the sidewalk along Frank Tippet Road to the sidewalk around the proposed buildings (see marked in red on attached plan).

Parks: In a memorandum dated April 11, 2008, the Department of Parks and Recreation stated that the applicant shall clearly show on all plans the boundaries and acreage of parkland dedicated to M-NCPPC. The DPR has no concerns related to development impact on parkland proposed on this DSP.

Permits: In a memorandum dated April 15, 2008, the Permit Review Section offered numerous comments regarding compliance with both the *Landscape Manual* and the Zoning Ordinance. All relevant comments have been either addressed through revised plans or incorporated into the recommendation section of this report as a condition of approval.

Environmental Planning: In a memorandum dated May 20, 2008, the Environmental Planning Section offered the following:

The Environmental Planning Section has reviewed the revised detailed site plan for Cornerstone Peaceful Bible Baptist Church, DSP-07005, and the Type II Tree Conservation Plan TCPII/020/06-01, stamped as accepted for processing on April 2, 2008. The Environmental Planning Section recommends approval of Detailed Site Plan DSP-07005 and TCPII/020/06-01 subject to the conditions noted at the end of this memorandum.

Background

The Environmental Planning Section previously reviewed Zoning Map Amendment A-9773, Preliminary Plan of Subdivision 4-00049 and Preliminary Plan of Subdivision 4-03063 for this property. Preliminary Plan of Subdivision 4-00049 and Preliminary Plan of Subdivision 4-03963 were withdrawn before being heard by the Planning Board. Preliminary Plan 4-04117 was approved by the Planning Board on June 2, 2005 along with the Type I Tree Conservation Plan, TCPI/033/00.

The site is currently under construction. The DSP is for the addition of uses that require a DSP.

Site Description

The 27.47 acre property in the R-R zone is on the east side of Frank Tippet Road, west of Rosaryville Road and north of Brookwood Drive. There is 100-year floodplain, a stream and associated wetlands on the property that drain into Piscataway Creek in the Potomac River watershed. Current air photos indicate that about one-half of the site is forested. There are limited areas with severe slopes or steep slopes associated with highly erodible soils on the property. The Subregion VI Master Plan shows Natural Reserve on the property. No scenic or historic roads are affected by this proposal. There are no nearby sources of traffic-generated noise. The proposed use is not expected to be a noise generator. According to information obtained from the Maryland Department of Natural Resources, Natural Heritage Program publication titled "Ecologically Significant Areas in Anne Arundel and Prince George's Counties", December 1997, there are no rare, threatened, or endangered species found to occur in the vicinity of this property. The "Prince George's County Soil Survey" indicates that the principal soils on the site are in the Aura, Beltsville, Croom, Iuka and Ochlockonee series. Marlboro Clay does not occur in this area. The site is in the Developing Tier according to the adopted General Plan.

Environmental Issues Addressed in the Subregion VI Master Plan

The master plan notes that both Rosaryville Road and Frank Tippet Road are a potential source of traffic-generated noise.

Countywide Green Infrastructure Plan

According to the *Approved Countywide Green Infrastructure Plan*, there are Evaluation and Network Gap areas on the subject property. The proposed woodland conservation areas preserve most of these areas and provides afforestation areas along the already existing and proposed to be preserved woodland areas. These proposed woodland conservation areas are in conformance with the policies of the Countywide Green Infrastructure Plan.

Review of Previously Approved Conditions

Prince George's County Planning Board (PGCPB) Resolution No. 05-131, File No. 4-04117, contained conditions of approval that have been addressed during the review of subsequent plats and permits.

Environmental Review

As revisions are made to the plans submitted, the revision boxes on each plan sheet shall be used to describe what revisions were made, when, and by whom.

1. This site contains natural features that are required to be protected under Section 24-130 of the Subdivision Regulations. A wetlands study was submitted. Wetlands, minimum 25-foot wetland buffers, streams, minimum 50-foot stream buffers, the 100-year floodplain, all areas with severe slopes and all areas with steep slopes containing highly erodible soils are shown.

Comment: The expanded stream buffer required by Section 24-130 of the Subdivision Regulations is correctly shown.

2. To be in conformance with the Subregion VI Master Plan, the plan must show the Natural Reserve to the greatest extent possible. For the purposes of this review, these areas include all of the expanded stream buffers and any isolated sensitive environmental features. Two variation requests were approved by the Prince George's County Planning Board with Preliminary Plan 4-04117.

Recommended Condition: Prior to the issuance of any permits which impact jurisdictional wetlands, wetland buffers, streams or Waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.

3. This site is subject to the provisions of the Woodland Conservation Ordinance because previously approved Type I and Type II tree conservation plans exist for this site. Type I Tree Conservation Plan TCPI/033/00 was approved with Preliminary Plan 4-04117. Type II Tree Conservation Plan TCPII/020/06 was approved as part of a grading permit.

The revised Type II Tree Conservation Plan TCPII/020/06 has been reviewed. The woodland conservation threshold for this property is 5.06 acres. Based upon the proposed clearing of 5.06 acres of upland woodland and 0.10 acre of floodplain woodland, the woodland conservation requirement has been correctly calculated as 7.89 acres. The plan proposes to meet the requirement by providing 1.57 acres of on-site preservation, 1.47 acres of on-site afforestation and 4.85 acres of off-site conservation for a total of 7.89 acres.

The on-site preservation contains almost all of the priority woodland on-site and avoids fragmentation of the woodland along Dower House Branch. Planting is proposed in areas of expanded stream buffer that are not presently wooded.

Comment: The revised Type II TCP is in complete conformance with TCPI/033/00.

Recommended Condition: Afforestation and associated permanent protection fencing shall be installed prior to the issuance of future building permits. A certification prepared by a qualified professional may be used to provide verification that the afforestation has been completed. It must include, at a minimum, photos of the afforestation areas and the associated fencing for each lot, with labels on the photos identifying the locations and a plan showing the locations where the photos were taken.

Summary of Recommended Conditions

1. Prior to the issuance of any permits which impact jurisdictional wetlands, wetland buffers, streams or Waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.
2. Afforestation and associated permanent protection fencing shall be installed prior to the issuance of future building permits. A certification prepared by a qualified professional may be used to provide verification that the afforestation has been completed. It must include, at a minimum, photos of the afforestation areas and the associated fencing for each lot, with labels on the photos identifying the locations and a plan showing the locations where the photos were taken.

Fire/EMS Department: At the time of writing of this staff report the Fire/EMS Department did not provide any comment.

Health Department: In a memorandum dated April 22, 2008, the Prince George's County Health Department, Division of Environmental Health, offered the following:

1. Once the house at 8906 Frank Tippet Road is vacated, the deep well must be backfilled and sealed in accordance with COMAR 26.04.04 by a licensed well driller as part of the raze permit.
2. The abandoned septic tank(s) serving the two houses at 9010 Frank Tippet Road must be pumped out by a licensed scavenger and either removed or backfilled in place as part of the grading permit.
3. Once the house at 8906 Frank Tippet Road is vacated, the abandoned septic tank must be pumped out by a license scavenger and either removed or backfilled in place as part of the grading permit.
4. A raze permit is required prior to removal of any of the structures on site. A raze permit can be obtained through the Department of Environmental Resources, Office of Licenses and Permits. Any hazardous materials located in any structures on site must be removed and property stored or discarded prior to the structures being razed.

Department of Public Works and Transportation (DPW&T): In a memorandum dated May 7, 2008, the DPW&T offered the following:

- The property is located along the eastern side of Frank Tippet Road, just north of the Dower House Branch. Right-of-way dedication and road frontages are required on Frank Tippet Road in accordance with DPW&T Specifications and Standards for a collector roadway.
- The proposed site development will require an approved DPW&T stormwater management concept approval prior to approval of special exception.
- Site development conceptual and technical plan approval is required.
- Stormwater management facilities to include recreation features and visual amenities are to be technically approved prior to permit issuance.
- All storm drainage systems and facilities are to be in accordance with DPW&T requirements.
- Full-width, two-inch mill and overlay is required for the Frank Tippet Road frontage.
- Street construction permits are required for improvements within public roadway rights-of-way.
- Resolution requirements of the Maryland-National Capital Park and Planning Commission (M-NCPPC) File No. 4-03090 need to be fulfilled prior to the issuance of street construction permits for this site.
- All improvements within the public rights-of-way, as dedicated for public use to the County, are to be in accordance with the County's Road Ordinance, DPW&T Specifications and Standards and the Americans with Disabilities Act.
- Any proposed and/or existing Master Plan roadways that lie within the property limits must be addressed through coordination between the M-NCPPC and DPW&T, and may involve rights-of-way reservation, dedication and/or road construction in accordance with DPW&T Specifications and Standards.
- An access study shall be conducted by the applicant and reviewed to determine the adequacy of access points and the need for acceleration/deceleration and turning lanes.
- The applicant is required to conduct a traffic signal study for the referenced subdivision at Frank Tippet Road
- Sidewalks are required along all roadways within the property limits in accordance with Sections 23-105 and 23-135 of the County Road Ordinance.
- Conformance with DPW&T street tree and street lighting Specifications and Standards is required.
- In accordance with Section 23-141 of the Prince George's County Road Ordinance, roadside trees will be required within the limits of the permit area.

- Existing utilities may require relocation and/or adjustments. Coordination with the various utility companies is required.
- Compliance with DPW&T Utility Policy is required. Proper temporary and final patching and the related mill and overlay in accordance with the established “DPW&T Policy and Specification for Utility and Maintenance Permits” are required.
- A soils investigation report which includes subsurface exploration and geotechnical engineering evaluation for public streets is required.
- Existing and proposed floodplain approval is required.

Washington Suburban Sanitary Commission (WSSC): In a memorandum dated April 25, 2008, the WSSC stated “The on-site water and sewer system built and inspected under contract 07-OS-0800 is now in service. This site plan requires no additional review by WSSC.”

Maryland State Highway Administration (SHA): In a memorandum date April 22, 2008, SHA offered the following:

The State Highway Administration (SHA) understands this plan represents a detailed site plan for the construction of the new school facility. SHA has the following comment: Prior to issuance of any building permit, the applicant should comply with Condition No. 5 of PGCPB Resolution No. 05-131 regarding the payment of a share of the improvements along MD 223.

Verizon: In a memorandum received April 10, 2008, Verizon stated that the public utility easement should be kept free and clear of all obstructions. Verizon had no objection to the proposed development.

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 and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-07005, Cornerstone Peaceful Bible Baptist Church, and APPROVE TCPH/020/06 subject to the following conditions:

1. Prior to certificate approval of this detailed site plan, the applicant shall:
 - a. Provide a shade structure for the school and day care center outdoor play areas to protect children from the sun during the warmer months.
 - b. Provide details and specifications for a five-foot-high black-vinyl-covered chain-link fence for the private school outdoor play area.

- c. On the lighting plan for the site, clearly indicate in the notes if lighting will be provided in the two outdoor play areas.
 - d. Provide the existing and proposed right-of-way and centerline on the site plan with the ten-foot landscape strip placed behind the proposed right-of-way.
 - e. Label the height of the fences around the school and day care outdoor play area on the site plan.
 - f. Add a note: "Indoor pool shall be used only by the school" on the site plan.
 - g. Provide bearings and distances on the site plan.
 - h. Provide a detail sheet and specifications for a more durable and attractive non-wood fence for the trash facilities.
 - i. Provide a standard sidewalk along the subject site's frontage of Frank Tippet Road, unless modified by the Department of Public Works and Transportation.
 - j. Provide a sidewalk connection from the sidewalk along Frank Tippet Road to the sidewalk around the proposed buildings.
2. Prior to certificate approval of DSP-07005, the TCPII shall be revised as follows:
 - a. Prior to the issuance of any permits which impact jurisdictional wetlands, wetland buffers, streams or Waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.
 - b. Afforestation and associated permanent protection fencing shall be installed prior to the issuance of future building permits. A certification prepared by a qualified professional may be used to provide verification that the afforestation has been completed. It must include, at a minimum, photos of the afforestation areas and the associated fencing for each lot, with labels on the photos identifying the locations and a plan showing the locations where the photos were taken.
 3. Prior to certificate approval, the plans shall be revised to show the donation of 5+ acres of 100-year floodplain and floodplain buffer along the Dower House Branch to M-NCPPC for the future master planned trail construction with the boundaries and acreage of dedicated land clearly labeled on all plans.
 4. The applicant, 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 Class III bikeway signage along Frank Tippet Road. A note shall be placed on the detailed site plan for payment to be received prior to the issuance of the next building permit, if the payment has not already been made.
 5. At the time of detailed site plan for Phase II, consideration shall be given to provide low impact development techniques to minimize stormwater runoff and encourage infiltration in parking areas by using pervious pavement or other infiltration techniques.