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Detailed Site Plan Alternative Compliance

**DSP-09029
AC-10005**

Application	General Data	
Project Name: Christ Dominion Church of God Location: Southern side of Greenbelt Road (MD 193), approximately 400 feet from its intersection with Mission Drive. Applicant/Address: Christ Dominion Church of God 7307 Baltimore Avenue Ste. 108 College Park, MD 20540	Planning Board Hearing Date:	03/03/11
	Staff Report Date:	02/14/11
	Date Accepted:	04/26/10
	Planning Board Action Limit:	Waived
	Plan Acreage:	1.38
	Zone:	R-R
	Dwelling Units:	N/A
	Gross Floor Area:	6,300 sq. ft.
	Planning Area:	70
	Tier:	Developing
	Council District:	03
	Election District	14
	Municipality:	N/A
	200-Scale Base Map:	210NE09

Purpose of Application	Notice Dates	
To construct a 6,300-square-foot church and associated parking.	Informational Mailing:	09/22/10
	Acceptance Mailing:	04/20/10
	Sign Posting Deadline:	02/01/11

Staff Recommendation		Staff Reviewer: Catherine Jones Phone Number: 301-952-4098 E-mail: Catherine.Jones@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-09029
Alternative Compliance AC-10005
Christ Dominion Church of God

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. Conformance with the conditions of approval of Preliminary Plan 4-08063.
- b. The requirements of the Prince George's County Zoning Ordinance and the Rural Residential (R-R) Zone.
- c. The requirements of the *Prince George's County Landscape Manual*.
- d. The requirements of the Woodland and Wildlife Habitat Conservation Ordinance and Tree Canopy Coverage Ordinance.
- e. Referral comments.

FINDINGS

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

1. **Request:** The subject application requests approval to construct a 6,300-square-foot church with associated parking.

2. **Development Data Summary**

	EXISTING	PROPOSED
Zone(s)	R-R	R-R
Use(s)	Vacant	Church
Acreage	1.38	1.38
Parcels	1	1
Square Footage/GFA	-	6300

Parking Data

	REQUIRED	PROPOSED
Parking Spaces (total)	50 (1 space/4 seats)	50
Compact Parking Spaces	-	8
Standard Parking Spaces	42	42
Handicap	2	2
Van Accessible	1	2

3. **Location:** The site is in Planning Area 70 and Council District 3. More specifically, it is located on the southern side of Greenbelt Road (MD 193), approximately 400 feet from its intersection with Mission Drive.
4. **Surrounding Uses:** The subject property is bounded by the right-of-way of Greenbelt Road to the north; to the west and south, the site is adjacent to single-family detached dwellings in the R-R Zone; to the east by Parcel 422, which is to be dedicated at the time of final plat for the purposes of ingress and egress; beyond this property, to the east, is another church located in the R-R Zone.
5. **Previous Approvals:** This site is the subject of Preliminary Plan of Subdivision 4-08063, (PGCPB Resolution No. 09-65), which was approved by the Planning Board on April 23, 2009 and adopted on May 14, 2009 and remains valid until May 14, 2011. This application includes appropriate stormwater management concept plans and approvals, which will expire February 9, 2012.
6. **Design Features:** The subject property is rectangular in shape and measures 1.38 acres. It is currently improved with an existing driveway, to be removed, that served a building that was removed between 2000 and 2005. The site is organized with associated parking arranged in a U-shape configuration surrounding the 6,300-square-foot building located at the rear of the property. A single access point is proposed from Greenbelt Road to the subject property to provide ingress and egress to the site, as approved by the State Highway Administration (SHA). A four-foot-wide concrete sidewalk has been proposed along Greenbelt Road. There are pedestrian walkways surrounding the building.

There is an existing row of Bradford pears along Greenbelt Road and stormwater bioretention cells located behind the trees. The applicant has provided a wide island in the parking lot to reduce the view of the parking lot from Greenbelt Road. To the west and south are proposed sight-tight fences and planted bufferyards to protect the surrounding single-family dwellings. To the east is a proposed Section 4.7 bufferyard that staff is recommending be changed to a Section

4.2 landscaped strip in accordance with the definition of a private street and the requirements of the *Prince George's County Landscape Manual*. Landscaping requirements will be discussed in further detail under the Evaluation Section of this report.

The 6,300-square-foot building is designed with a green-colored, pitched, metal roof and cream-colored, metal wall panels on three elevations: east, west, and south. The north elevation, which faces Greenbelt Road, is proposed to be faced in stone veneer with square columns supporting a canopy. There is a steeple proposed to be located near the front of the building. Standard, transom, and specialty windows have been provided on the main elevation in a balanced composition. Staff is recommending that the applicant provide a stone water table on the east, west, and south elevations to add visual weight and stability to the metal wall panels.

Parking lot lamps have been provided at regular intervals throughout the parking lot. The lamp fixture selected does not demonstrate any features to reduce light pollution. Staff is recommending that the applicant select a cut-off style fixture prior to signature approval to reduce the chances of light escaping from the property or intruding on the neighboring properties.

The applicant is proposing a single monument sign located near Greenbelt Road. The sign is designed to complement the front façade of the building and meets the size requirements outlined in Part 12 of the Zoning Ordinance. The currently proposed setback for the sign is insufficient. Further discussion and recommendations concerning the sign setback have been included in the Evaluation and Recommendation Sections of this report.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Conformance to Preliminary Plan 4-08063:** The subject application conforms to the requirements and conditions contained in Preliminary Plan of Subdivision 4-08063 (PGCPB Resolution No. 09-65) which contains six conditions. The following conditions relate to the subject application:

Note: Condition 1 was met at the time of preliminary plan.

2. **Development of the subject property shall be in conformance with the approved Stormwater Management Concept Plan, 8008590 1998 02, and any subsequent revision.**

Comment: The Department of Public Works & Transportation (DPW&T) and the Environmental Planning Section have both found this plan to be consistent with the approved Stormwater Management Concept Plan 88008590 1998 02, dated February 9, 2003.

3. **Prior to the approval of the final plat, the applicant shall submit an executed deed of conveyance (signed by all parties) of Outlot A to the property owner of Parcel 421, and shall submit a recorded deed of the conveyance prior to the approval of a grading permit. If the applicant is unable to submit a copy of the executed deed to conveyance of Outlot A to the property owner of Parcel 421, Outlot A shall either be incorporated into Parcel A or remain and be retained by the applicant.**

Comment: This condition will be met at the time of final plat.

4. **At the time of building permits, an automatic fire suppression system shall be provided in all new buildings proposed in this subdivision in order to alleviate the negative impact on fire and rescue services due to the inadequate service as discussed, unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.**

Comment: This condition will be met at the time of building permits.

5. **The proposed development shall be limited to uses that generate no more than five AM and four PM peak hour trips during the weekday, and no more than 74 trips during any one-hour period on a Sunday. Any development generating a traffic impact greater than that identified herein shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation.**
6. **Any development generating a traffic impact greater than that identified herein shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation.**

Comment: The subject site plan is consistent with the preliminary plan concerning the size of the church (6,300 square feet of gross floor area) and the seating capacity (200 seats), and therefore is consistent with Conditions 5 and 6 of Preliminary Plan of Subdivision 4-08063.

8. **Conformance with the requirements of the Section 27-428, R-R Zone, of the Prince George's County Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements in the R-R Zone, and applicable sections of the Zoning Ordinance.
 - a. Section 27-441 (b), the table of permitted uses for residential zones indicates that a church is a permitted use within the R-R Zone when it is located on a lot between 1 and 2 acres in size, as modified by Footnote 52.

52 A church or similar place of worship that is located on a lot between one (1) and two (2) acres in size shall require a Detailed Site Plan in accordance with Part 3, Division 9, of this Subtitle. In addition to the requirements of Section 27-285(b), the following requirements shall be met:
 - (A) **The minimum setback for all buildings shall be twenty-five (25) feet from each lot line;**
 - (B) **When possible, there should be no parking or loading spaces located in the front yard; and**
 - (C) **The maximum allowable lot coverage for the zone in which the use is proposed shall not be increased.**

Comment: The subject application meets the criteria for (A) and (C) as outlined above. The application does not conform directly to (B), a guideline indicating that, where possible, parking will not be located in front of the building. While not directly meeting this criterion, the plans do propose to filter the view of the parking in front of the building from Greenbelt Road by providing additional vegetation and landscaping and a wide center island to screen the view of the parking lot from the road. After thorough evaluation of the character of the surrounding area, staff has concluded that this is a

reasonable design solution that will not negatively impact the neighborhood or the view from Greenbelt Road.

- b. The subject application meets the requirements of Part 11, Off-Street Parking and Loading, of the Zoning Ordinance with regard to layout, number of compact spaces, number of handicap spaces, and lighting.
 - c. The monument sign meets the size and design requirements of Part 12, Signs, of the Zoning Ordinance, specifically, Section 27-617, which outlines the requirements for institutional signage. The sign, as proposed, is located within a public utility easement (PUE) and does not meet the 10-foot setback described in Section 27-614 (a). Staff is recommending that the sign be relocated to meet the 10-foot setback, and that the details describing how the sign will be lit and landscaped be provided prior to signature approval of this detailed site plan.
9. **The Prince George's County Landscape Manual:** The application is subject to Section 4.2, Requirements for Landscape Strips along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements of the *Prince George's County Landscape Manual*. The application includes a request for Alternative Compliance from Section 4.7, on the western property boundary. The Alternative Compliance Committee has reviewed this application for compliance with the *Prince George's County Landscape Manual*. The submitted landscape plan will be substantially in conformance with the *Prince George's County Landscape Manual* if approved with conditions.

The conclusions of the Alternative Compliance Committee are as follows:

Alternative compliance is requested for Section 4.7 (Buffering Incompatible Uses) along the western property line.

Location:

The subject property is located at 10401 Greenbelt Road (MD 193), on the south side of Greenbelt Road, approximately 390 feet west of its intersection with Mission Drive.

Background:

The 1.38-acre site is zoned Rural Residential (R-R). The lot is currently vacant and improved with a driveway leading to the single-family detached dwelling located south of the subject property. The properties to the east, south, and west are located in the R-R Zone. The site is bounded to the north by the right-of-way of Greenbelt Road (MD 193); to the south and east by single-family detached dwellings; and to the west by Parcel 422, an ingress/egress right-of-way from the single-family detached dwelling located to the south of the subject property.

This request for alternative compliance is in conjunction with Detailed Site Plan DSP-09029, proposing to construct a 6,300-square-foot church with associated parking. The application is subject to Sections 4.2, 4.3, 4.4, 4.7, and 4.9 of the *Prince George's County Landscape Manual*. The applicant has filed the request for relief from Section 4.7 on the western property boundary for 257 linear feet. The application requests a ten-foot reduction in the landscape yard width.

REQUIRED: 4.7 Buffering Incompatible Uses, along the western property line adjacent to a single-family detached dwelling.

Length of bufferyard	257 feet
Building setback	40 feet
Landscape yard	30 feet
Fence or wall	Yes
Plant units (120 per 100 l.f.)	155

PROVIDED: 4.7 Buffering Incompatible Uses, along the western property line adjacent to a single-family detached dwelling.

Length of bufferyard	257 feet
Building setback	40 feet
Landscape yard	20 feet
Fence or wall	Yes
Plant units	185

Justification of Recommendation:

In order to justify the reduction in the width of the landscaped strip, the applicant has proposed the incorporation of a sight-tight fence and additional plant material along the western property line. The Alternative Compliance Committee believes that this will result in a buffer that is equal or better than normal compliance with the *Prince George’s County Landscape Manual*.

Recommendation:

The Alternative Compliance Committee recommends APPROVAL of alternative compliance for Section 4.7 along the western property line subject to the following conditions:

1. Prior to certificate of approval, the applicant shall revise the plans as follows:
 - a. Revise the graphics to portray the plant spreads using standard landscape architectural graphics in accordance with Section 2.2(a)(4) of the *Prince George’s County Landscape Manual*.
 - b. Replace the Section 4.7 bufferyard and schedule along the eastern property boundary with a Section 4.2 landscape strip, as the outlot and ingress/egress meets the definition of a private street.
 - c. Add the signature of a licensed landscape architect per Section 2.1 of the *Prince George’s County Landscape Manual*.
 - d. Revise the plans to indicate the removal of Bradford Pear trees from the Section 4.2 landscape strip along Greenbelt Road (MD 193) and replace them with non-invasive shade trees per Section 4.9(c)(4) of the *Prince George’s County Landscape Manual*.

- e. Provide curbs or wheel stops within the parking areas adjacent to landscaping per Section 4.3(c)(2)(D)(ii).
- f. Revise the fence detail and specifications to indicate that it will be a durable, non-wood, natural color.
- g. Provide native plant percentages in accordance with Section 4.9(c)(1) and (2), and eliminate any invasive species from the plant list in accordance with Section 4.9(c)(3) of the *Prince George's County Landscape Manual*.

10. **Woodland and Wildlife Habitat Conservation Ordinance and Tree Canopy Coverage**

Ordinance: The subject application has been reviewed by the Environmental Planning Section (EPS) with a recommendation of approval, subject to one condition. EPS has previously reviewed a Natural Resource Inventory, NRI-061-08, and Preliminary Plan of Subdivision 4-08063, for the subject property. A standard letter of exemption has been issued for the site, as it is exempt from the requirements of the Woodland and Wildlife Habitat Conservation Ordinance. The 1.38-acre site contains no streams, wetlands, 100-year floodplains, or woodlands. According to the *Prince George's County Soil Survey*, the principal soils on this site are in the Christiana and Sunnyside series. Marlboro clay does not occur in this area. According to information obtained from the Maryland Department of Natural Resources Natural Heritage Program, rare, threatened, or endangered species do not occur on this property or on the adjacent properties. No designated scenic or historic roads will be impacted by this development. The site has frontage on Greenbelt Road, a master planned arterial roadway that generates sufficient noise levels that are above the residential standards of 65 dBA Ldn; however, due to the proposed non-residential use, noise is not an issue. The proposal is not expected to be a noise generator.

- a. The site has a signed Natural Resource Inventory (NRI-061-08). The NRI indicates that there are no streams, wetlands, 100-year floodplains, or woodlands on the property. The detailed site plan is in conformance with the NRI.
- b. The property is exempt from the Woodland and Wildlife Habitat Conservation Ordinance as it contains less than 10,000 square feet of woodland. A Standard Letter of Exemption was issued for the site.
- c. The project is subject to the requirements of Subtitle 25, Division 3: The Tree Canopy Coverage Ordinance. The requirement for the property is 15 percent of the gross tract area or 9,018 square feet based on the R-R zoning. The requirement is proposed to be met through the provision of 17,760 square feet of tree canopy through the installation of landscape trees.

Recommended Condition: Prior to certification of the detailed site plan, a tree canopy coverage schedule that demonstrates how the tree canopy coverage requirement is being fulfilled, shall be placed on the landscape plan.

- d. A Stormwater Management Concept Approval Letter (#32977-2009-00) dated December 10, 2009, was submitted with the subject application. No further information is required with regard to stormwater management.
- e. Pursuant to Section 27-285(b)(4) of the Zoning Ordinance, there are no regulated environmental features on the subject property.

11. **Referrals:** The subject application was referred to relevant agencies and divisions. The referral comments are summarized as follows:
- a. **Community Planning**—In a memorandum dated May 26, 2010 Guzman to Jones, the Community Planning Division stated that the subject application is consistent with the 2002 General Plan development Pattern policies for the Developing Tier, and the March 2010 Approved Glenn Dale-Seabrook-Lanham and Vicinity Sector Plan and Sectional Map Amendment.
 - b. **Transportation Planning Section:** In an e-mail dated February 8, 2011 Masog to Jones, the transportation planning staff stated that the subject site plan is consistent with the preliminary plan concerning the size of the church (6,300 square feet of gross floor area) and the seating capacity (200 seats). Therefore, the site plan is consistent with Conditions 5 and 6 of Preliminary Plan of Subdivision 4-08063.
 - c. **Subdivision Section**—In a memorandum dated May 26, 2010 (Thornton to Jones), the Subdivision Section indicated that the site plan correctly indicates that the property is known as Parcel A. The property is not the subject of a record plat. There are no subdivision issues at this time.
 - d. **Permit Review Section**—In a referral memorandum dated May 4, 2010 (Gallagher to Jones), the Permit Review Section provided 11 comments, which have been addressed by the applicant or have been added to the Recommendation Section below.
 - e. **Environmental Planning Section**—In a memorandum dated November 30, 2010 (Shoulars to Jones), the Environmental Planning Section provided one comment, which is discussed in detail in the Evaluation Section above, and has been added to the Recommendation Section of this report.
 - f. **Department of Public Works & Transportation (DPW&T)**—In a memorandum dated May 13, 2010 (Abraham to Jones), DPW&T indicated that the development plan is consistent with approved DPW&T Stormwater Management Concept Plan 8008590-1998-02 dated February 9, 2009.
 - g. **State Highway Administration (SHA)**—In an e-mail dated November 15, 2010 (Choudhary to Jones), SHA indicated that the proposed entrance location is in conformance with the approved location determined through Access Permit Review.
 - h. **The City of Greenbelt**—In an e-mail dated May 5, 2010 (Craze to Jones), the City of Greenbelt indicated that they had no comments on the subject application.
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-09029, Christ Dominion Church of God and Alternative Compliance AC-10005, subject to the following condition:

1. Prior to signature approval of this detailed site plan, the applicant shall:
 - a. Provide a stone water table on the east, west, and southern elevations that complements the front (north) façade of the building.
 - b. Provide a detail for a cut-off style fixture for all parking lot lighting.
 - c. Relocate the monument sign to meet the required 10-foot setback.
 - d. Provide details for how the monument sign will be landscaped and lit.
 - e. Provide a tree canopy coverage schedule, on the landscape plan, that demonstrates how the tree canopy coverage requirement is being fulfilled.
 - f. Revise the graphics to portray the plant spreads using standard landscape architectural graphics in accordance with Section 2.2(a)(4) of the *Prince George's County Landscape Manual*.
 - g. Replace the Section 4.7 bufferyard and schedule along the eastern property boundary with a Section 4.2 landscape strip, as the outlot and ingress/egress meets the definition of a private street.
 - h. Add the signature of a licensed landscape architect per Section 2.1 of the *Prince George's County Landscape Manual*.
 - i. Revise the plans to indicate the removal of Bradford pear trees from the Section 4.2 landscape strip along Greenbelt Road (MD 193) and replace them with non-invasive shade trees per Section 4.9(c)(4) of the *Prince George's County Landscape Manual*.
 - j. Provide curbs or wheel stops within the parking areas adjacent to landscaping per Section 4.3(c)(2)(D)(ii) of the *Prince George's County Landscape Manual*.
 - k. Revise the fence detail and specifications to indicate that the fence will be a durable, non-wood material, in a natural color.
 - l. Provide native plant percentages in accordance with Section 4.9(c)(1) and (2), and eliminate any invasive species from the plant list in accordance with Section 4.9(c)(3) of the *Prince George's County Landscape Manual*.