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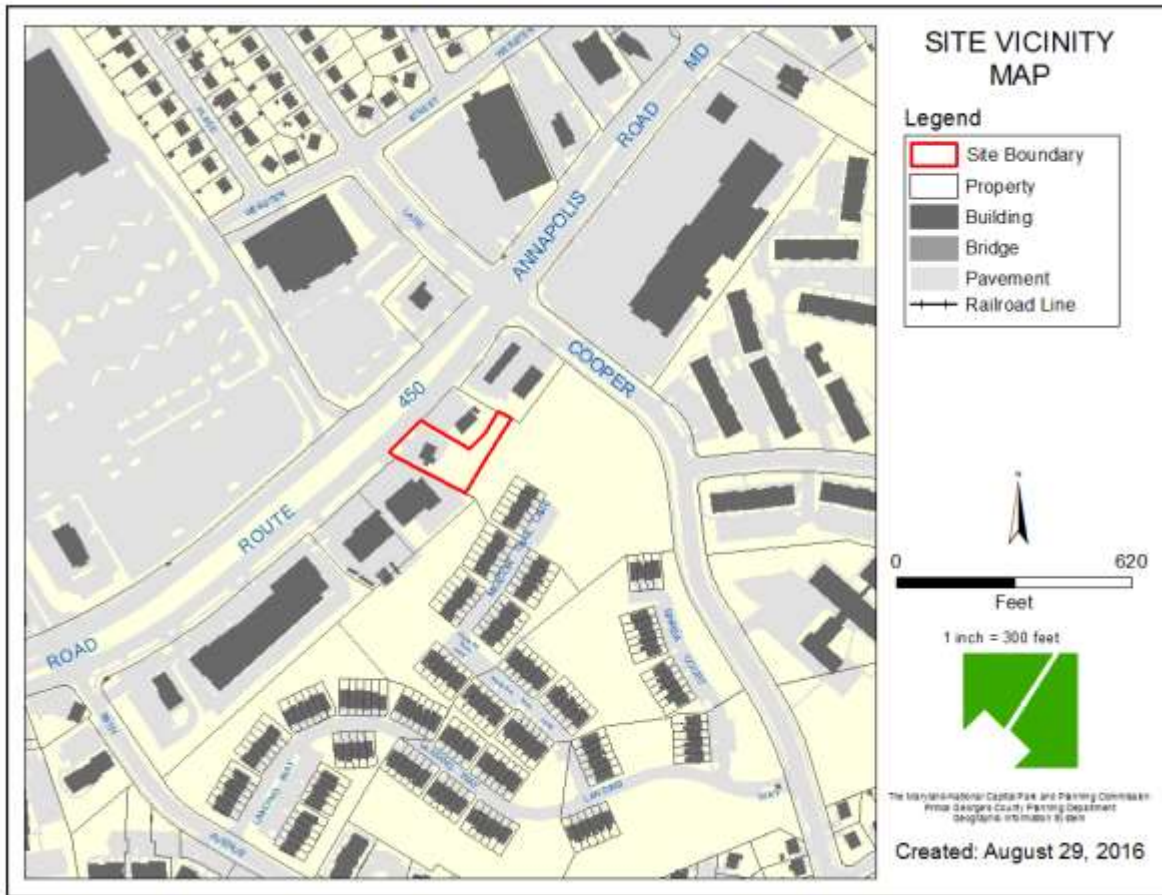
Detailed Site Plan

DSP-16040

Application	General Data	
Project Name: Mt. Olives United Missionary Baptist Church Location: Located on the eastern side of Annapolis Road (MD 450) approximately, 415 feet south of its intersection with Cooper Lane, at 6659 Annapolis Road in Hyattsville, Maryland. Applicant/Address: Mt. Olives United Missionary Baptist Church 6559 Annapolis Road Hyattsville, MD 20784	Planning Board Hearing Date:	05/04/17
	Staff Report Date:	04/21/17
	Date Accepted:	02/23/17
	Planning Board Action Limit:	05/04/17
	Plan Acreage:	0.65
	Zone:	C-S-C
	Dwelling Units:	N/A
	Gross Floor Area:	4,146 sq. ft.
	Planning Area:	69
	Council District:	05
	Election District	02
	Municipality:	Landover Hills
	200-Scale Base Map:	205NE05

Purpose of Application	Notice Dates	
A 2,840-square-foot addition to an existing 1,306-square-foot church	Informational Mailing:	09/05/16
	Acceptance Mailing:	02/24/17
	Sign Posting Deadline:	04/04/17 04/20/17

Staff Recommendation		Staff Reviewer: Ruth Grover, MUP, AICP Phone Number: 301-952-4317 E-mail: ruth.grover@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-16040
Mt. Olives United Missionary Baptist Church

The Urban Design Section 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 (DSP) was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the Development District Overlay (D-D-O) Zone standards of the 2010 *Approved Central Annapolis Road Sector Plan and Sectional Map Amendment* (Sector Plan);
- b. The requirements of the Zoning Ordinance for the Commercial Shopping Center (C-S-C), D-D-O Zones and site design guidelines;
- c. The requirements of the 2010 *Prince George's County Landscape Manual*;
- d. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- e. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;
- f. Referral comments.

FINDINGS

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

1. **Request:** The subject DSP application requests approval of a 2,840-square-foot addition to an existing 1,306-square-foot church (total 4,146 square feet).

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zones	C-S-C/D-D-O	C-S-C/D-D-O
Use	Place of Worship	Place of Worship
Acreage	0.65	0.65
Parcels	1	1
Square Footage of Addition	-	2,840
Square Footage of Church	1,306	4,146

OTHER DEVELOPMENT DATA

Parking Spaces Required * **16-40 spaces**

Church

Parking Spaces Provided **21 spaces**

of which:

Standard Spaces 7 spaces

Compact Spaces** 13 spaces

ADA Spaces (Van-Accessible) 1 spaces

Loading Required*** **0 space**

Loading Provided **0 spaces**

Notes: * The number of parking spaces required is per the D-D-O standard IV(C)(2) and (3) on Page 166 of the 2010 *Approved Central Annapolis Sector Plan and Sectional Map Amendment* (Sector Plan). This standard sets the minimum required on-site parking for all uses to be 50 percent of the required parking as determined by the Zoning Ordinance, Section 27-568(a) or 16 spaces, and the maximum to be 125 percent of the Zoning Ordinance requirement, or 40 spaces. The applicants provided parking (21 parking spaces) falls between the required minimum and required maximum.

** As the maximum number of compact parking spaces is not addressed in the Sector Plan, the Zoning Ordinance requirement of 30 percent applies. The applicant has provided 65 percent of the parking as compact. A proposed condition, in the Recommendation section of this report requires a redesign of the parking area for the church and that in that redesign, the maximum number of compact parking spaces shall not exceed 30 percent.

*** As the development district standards do not have a standard for the number of required loading spaces, the requirements of the Zoning Ordinance apply. No loading space is required for an institutional use, which measures less than 10,000 square feet, per Section 27-582 of the Zoning Ordinance.

3. **Location:** The site is located in Planning Area 69 and Council District 5. More specifically, it is located on the eastern side of Annapolis Road, approximately 415 feet south of its intersection with Cooper Lane, at 6659 Annapolis Road in Hyattsville, Maryland.

4. **Surrounding Uses:** The subject property is bounded to the east by residential townhouses in the Residential-Townhouse (R-T) Zone; to the south by commercial uses in the Commercial-Shopping Center (C-S-C) Zone; to the north by commercial uses in the C-S-C Zone; and to the west by the right-of-way of Annapolis Road (MD 450), with commercial uses in the C-S-C Zone beyond.
5. **Previous Approvals:** The 2010 *Approved Central Annapolis Sector Plan and Sectional Map Amendment* retained the C-S-C Zone for the property and superimposed a Development District Overlay (D-D-O) Zone on the property. The property is also the subject of Special Exception applications SE-3812 and SE-4312. The application is subject to Stormwater Management Concept Approval No. 19326-2016-00, approved by the Department of Permitting, Inspections and Enforcement (DPIE) on October 24, 2016 and valid until October 24, 2019.
6. **Design Features**

Site Design—The subject site is accessed from two points along Annapolis Road. The southern 19.4-foot-wide access is proposed as a one-way entrance and the northern access, which measures 23.4-foot-wide, is proposed to be a two-way access point. The two accesses led to the parking areas in front and the northeast side of the church. The existing two-story, 22.7-foot-tall, 1,306-square-foot church will remain and the proposed 2,840-square-foot, 21-foot and 6.5-inch-tall addition is proposed to be located to the rear of the existing church. A proposed sidewalk is shown in front of the church, extending to the property's southwestern boundary and along the northeastern side of the existing church and the proposed addition.

Architecture

Existing Architecture—The architecture of the existing two-story-tall church is finished with a combination of brick and white clapboard siding. The church building is simple, but elegant, and composed of quality materials. The western façade of the existing church has a portico, which creates a covered patio area. The southern elevation of the existing church has a brick chimney, which extends above the roofline and creates a visual accent. The southern elevation has a second story window, which is proposed to be brickfaced as part of the subject project. The roof is covered in customary asphalt shingle in a grey color. A guardrail is provided along the base of this façade for protection from the grade change. The existing west elevation of the subject church includes brick along the first story, with clapboard siding on the upper story. Fenestration includes two entrance doors and four windows on the first story and four windows on the second. Two wall-mounted light fixtures are provided on this elevation and architectural detail otherwise includes an accentuated soffit and four double-high pilasters.

Proposed Architecture—The church addition is proposed to be composed primarily of white, vinyl siding, with minimal fenestration. Red brick is used sparingly on the water table of the north elevation. Roofing is specified as three-tab composition shingles. The northern elevation of the addition is split into two components. The western portion has a pitched roof and five oblong windows placed on the upper portion of the façade. The middle portion of the northern façade is flat roofed and contains an entry door with paneled windows above and on either side of the doors. The southern façade of the addition includes no brick, but otherwise, in form and massing is the mirror image of the northern elevation. In architectural material choice and architectural detail, this elevation is much more simple. There is no brick on this façade of the addition. The flat-roofed, mid-section has three oblong windows atop two service doors, one at each end of the band of windows. The eastern end of the façade, which is topped with three-tab asphalt composition shingle has a single-service door and a band of oblong windows above that door. There is no

architectural detail or brick utilized in this portion of the building. The east elevation of the proposed building addition is a blank wall of vinyl siding, with the roof showing a slight pitch and a portion of the existing church visible above the roof line. See Finding 7 of this report for a detailed discussion of the proposed architecture's conformance with the development district standards of the 2010 *Approved Central Annapolis Road Sector Plan and Sectional Map Amendment*.

Parking—Eleven compact parking spaces are shown at an angle along the north property line. Four standard-sized and one handicapped parking spaces are shown in front of the existing church. A parking schedule has been provided for the project. However, that schedule does not include the dimensions of the various types of parking spaces required. Additionally, a detail has not been included for the method of identifying the accessible parking space on site. Therefore, a proposed condition, in the Recommendation section of this report, would require that both parking space size and the method of identifying the accessible parking space on the site be included prior to certificate approval. Additionally, as the number of provided compact parking spaces exceeds the 30 percent allowed, a proposed condition, in the Recommendation section of this report would require that, prior to certificate approval that the parking area be reconfigured to provide a maximum of 30 percent compact parking spaces. Last, a handicapped parking space parking space is provided along the Annapolis Road (MD 450) frontage. As passage across a drive aisle to the church is dangerous and as a street tree is desirable along the frontage, a proposed condition, in the Recommendation section of this report, would require that, prior to certificate approval, a street tree replace the handicapped parking space and that the handicapped parking space be moved to be contiguous to the church, where the handicapped can access the church more safely.

Sign—An existing sign is provided for the project, located on the southern side of the southernmost entrance to the subject project. However, a detail of the sign has not been provided. Therefore, a proposed condition, in the Recommendation section of this report would require that, prior to certificate approval, a color detail of the sign, with materials labeled, shall be provided on the plans for the project.

Site Details—A proposed retaining wall is to be located along the northeastern and southeastern property lines and is specified to be constructed of Jeffry Court Ledgerstone in a Colorado color, finished in clefted stone, with a Pennsylvania flagstone cap. A screening fence is proposed on the landscape plan along the northeastern property line and a portion of northwestern property line where the subject property abuts a retail use. As the sight-tight screening fence provides a better separation than a chain-link fence otherwise located between the subject church and the adjacent land uses, a proposed condition, in the Recommendation section of this report, would require that, prior to certificate approval, all the chain-link fence along the property line be replaced with the sight-tight screening fence. Though a detail of sight-tight fence has been provided on the plans, the construction material is unclear. Therefore, a proposed condition, in the Recommendation section of this report would require that, prior to certificate approval, the material be specified. Additionally, as the fence is shown only on the landscape plan, a second proposed condition would require that the identical screening fence be indicated on the detailed site and landscape plan for the project. A "vehicle turning" sheet has been included in the plan set. As vehicular circulation is adequately described on the DSP, a condition of this approval would require the removal of the separate sheet entitled "vehicle turning" prior to certificate approval. Lastly, a note on Sheet 4 of the DSP, which references incorrectly the City of Gaithersburg should be removed from the plan set.

COMPLIANCE WITH EVALUATION CRITERIA

7. **The 2010 Approved Central Annapolis Road Sector Plan and Sectional Map Amendment and the standards of the Development District Overlay (D-D-O) Zone:** The subject property is located in the Retail Town Center character area within the (D-D-O) Development District Overlay Zone in the land area covered by the 2010 *Approved Central Annapolis Road Sector Plan and Sectional Map Amendment and Sectional Map Amendment* (The Sector Plan). The character area is intended to create a pedestrian-friendly retail center that is oriented toward Annapolis Road (MD 450). Further, the center should accommodate a mix of retail establishments serving the region, as well as local neighborhoods. The D-D-O imposes urban design standards to implement the plan's vision for the corridor and this character area.

The subject property is currently occupied by a church, and the applicant proposes an addition to the existing church. Since a site plan has been submitted for the development of this addition, the property is required to comply with the intent and the development district standards of the Central Annapolis Road Sector Plan and SMA. Compliance with the applicable standards has been evaluated as part of the DSP process.

Development District Standards

The submitted application and statement of justification indicates that the project is in conformance with the development district standards. However, staff's review determined that certain amendments should have been requested for the subject project. Note that, per Section 27-548.25 of the Zoning Ordinance, alternate standards may be approved if they can be found to benefit the development and the development district and will not substantially impair implementation of the master plan, master plan amendment, or the sector plan. Each development district standard which should have been sought to be amended is included in **boldface** type below, followed by staff comment (all page numbers reference the sector plan).

a. **IV. Retail Town Center**

D. Building Design Guidelines (Page167-168)

3. Style and Detail

- a. **Building designs shall use materials with high aesthetic character, such as brick, decorative masonry, decorative metals, and decorative wood, to be determined through the design review process.**
- b. **Low-quality materials, such as concrete masonry units, exterior insulating finishing system, or prefabricated panels, shall be minimized and masked wherever possible.**
- c. **Side and/or rear elevations of buildings that are visible from streets and/or internal drive aisles (excluding alleys and drive aisles used exclusively for loading or trash pickup) shall be designed so that they are equal to the front elevation in terms of quality of materials and detailing.**

Comment: The applicant is proposing to use vinyl siding and brick on the north elevation and vinyl on the east and south elevations to match the existing structure, which design is not in conformance with the above architecturally-related district development standards. In order to be more in keeping with the building design guidelines, staff does not find that an amendment in this respect is warranted and has included a proposed condition that would require revisions to the architectural elevations prior to certificate approval to include brick as the exclusive finishing material on the first story of the building, to include fenestration on the east elevation and to improve the design quality of all the elevations to be equal to the front elevation in terms of quality of materials and detailing as required by the sector plan. Final design of the architecture should be approved by staff as the designee of the Planning Board. Inclusion of the above condition would bring the application into conformance with the requirements of this development district standard, and an amendment would not be necessary.

b. **VI. Landscape Standards**

D. Parking lot requirements (Pages 182-183)

- 2.a. **Landscaping strip consisting of a minimum four-foot-wide landscape strip between the right-of-way line and the parking lot, with a brick, stone, finished concrete wall between three and four feet in height shall be provided to screen the parking lot. The wall shall be located adjacent to but entirely outside the four-foot-wide landscaped strip. Plant with a minimum of one-shade tree per 35 linear feet of frontage, excluding driveway openings, and with a mixture of evergreen ground cover and low shrubs planted between the shade trees.**

Comment: Though the standard requires a brick, stone, or finished three to four-foot-tall wall to screen the parking lot, with a four-foot-wide landscape strip, the applicant is proposing a screen fence, a three- to four-foot tall hedge in a 2.5-wide-foot strip between the right-of-way line and the parking lot. Staff supports this amendment, with one modification. In order to provide a more pleasing visual streetscape along the corridor and additional screening of the parking lot, staff would recommend that the handicapped parking shown along the Annapolis Road (MD 450) frontage be replaced by a street tree and additional shrubs and that the handicapped parking space be relocated to the parking space most proximate and adjacent to the building. This will help ensure safe passage from the handicapped space into the building and provide a more aesthetically-pleasing streetscape along Annapolis Road (MD 450). Final redesign of the landscaping and parking should be approved by staff as the designee of the Planning Board.

c. **VI. Landscape Standards**

C. Street Trees (Page 183)

2. **Street Trees (Arterial Frontage Road and New Commercial Streets): Street trees shall be planted along the Arterial Frontage Road and all New Commercial Streets in the DDOZ according to the streetscape sections. Street trees shall be a minimum of three-inch caliper in size, located 30**

feet on center, planted in tree pits (minimum five feet by ten feet), limbed up to six feet above finished grade, provide a minimum five cubic feet of continuous tree bed underneath the sidewalk pavement system, provide a positive drainage system, and provide an automated irrigation system to promote the health and vigor of the root system. Street trees species shall be large, broad spreading, open canopy trees at maturity. Tree species that will not grow beyond 25 feet in height shall be planted underneath utility wires. If the utility wire is buried with the road construction, then larger tree species are recommended.

Comment: This is an issue for the Maryland State Highway Administration (SHA), which has a separate permitting process to enforce their regulations.

d. **VI. Landscape Standards**

D. Parking lot requirements (Pages 182-183)

- 2.g. **A curb or wheelstop shall be provided for all parking spaces adjacent to planting or pedestrian areas to protect those areas from overhanding by parked vehicles.**

Comment: The site plan does not propose curb or wheelstops in the parking area. Therefore, a proposed condition in the Recommendation section of this report, would require that, prior to certificate approval, the applicant revise the plans to show a curb or wheelstop provided for all parking spaces adjacent to planting or pedestrian areas. Inclusion of this condition would bring the application into conformance with the development district standard and an amendment would not be necessary.

e. **VI. Landscape Standards**

E. Screening requirements (Page 183)

All development is subject to Section 4.4 screening requirements of the Landscape Manual unless otherwise specified below:

1. **Heating Ventilating Air Conditioning (HVAC) equipment, telecommunications buildings and equipment rooms related to monopoles and telecommunications towers, and satellite dish antennas shall be hidden from public streets, walks, and from all adjacent property containing residential, commercial, and mixed-uses, either by locating such equipment upon a roof behind a parapet wall or other device, or by utilizing landscaping, buffer walls, or other method to screen the equipment.**

Comment: Though the applicant has stated that the HVAC equipment for the project will be located to the rear of the church, it has not been indicated on the detailed site plan. Therefore, a proposed condition, in the Recommendation section of this report would require that, prior to

certificate approval of the subject DSP, the HVAC equipment be shown and that it be hidden from public streets, walks, and from adjacent property containing residential, commercial, and mixed-uses by utilizing landscaping, buffer walls, or other method to screen the equipment in conformance with this requirement and an amendment would not be necessary.

f. **IV. Retail Town Center**

A. **Table 8.10 summarizes the bulk and yard requirements for the Retail Town Center Area. (Page 164)**

Front Building Placement Line

1. **Minimum: 65 feet (On the south side of MD 450)**
2. **Maximum: 75 feet (On the south side of MD 450)**

Comment: The front building placement line of the project (79 feet) is established by the existing building on the site. As the proposed addition is to the rear of the existing building, the project will not change or increase the lack of conformance with this development district standard. Therefore, staff supports the Planning Board granting an amendment to this development district standard necessary for the development of the subject project.

g. **VI. Landscape Standards**

D. **Parking lot requirements**

- 2.c. **In all parking lots, one shade tree per every ten spaces should be provided in corners, bump outs or islands.**

Comment: The site plan submitted for the project includes a row of 12 compact spaces without a shade tree provided. The plan requires that a minimum nine-foot-wide parking island be provided. Therefore, in a proposed condition, in the Recommendation section of this report which requires parking lot redesign, requires one such shade tree in a parking island every 10 parking spaces, in accordance with this requirement.

- 2.f. **A minimum of 60 square feet of continuous pervious land area shall be provided for each tree. No planting area shall be less than five feet wide in any dimension.**

Comment: This requirement is being brought forward as a condition of this approval.

8. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the C-S-C and D-D-O Zones and the site plan design guidelines of the Zoning Ordinance, as follows:

- a. The subject church, per Section 27-461 (b) of the Zoning Ordinance, is permitted in the C-S-C Zone.

- b. The subject church is in conformance with Section 27-462 (b) of the Zoning Ordinance, regulations in commercial zones, in so far as they apply.
- c. The DSP is in general conformance with the applicable site design guidelines contained in Section 27-283, which references to Section 27-274, such as provisions of on-site safe and efficient pedestrian and vehicular circulation and the provision of adequate illumination.
- d. Development District Overlay Zone Required Findings

Section 27-548.25 Site Plan Approval

- (a) **Prior to issuance of any grading permit for undeveloped property or any building permit in a Development District, a Detailed Site Plan for individual development shall be approved by the Planning Board in accordance with Part 3, Division 9. Site plan submittal requirements for the Development District shall be stated in the Development District Standards. The applicability section of the Development District Standards may exempt from site plan review or limit the review of specific types of development or areas of the Development District.**

Comment: The DSP has been submitted in fulfillment of the above requirement.

- (b) **In approving the Detailed Site Plan, the Planning Board shall find that the site plan meets applicable Development District Standards.**
- (c) **If the applicant so requests, the Planning Board may apply development standards which differ from the Development District Standards, most recently approved or amended by the District Council, unless the Sectional Map Amendment text specifically provides otherwise. The Planning Board shall find that the alternate Development District Standards will benefit the development and the Development District and will not substantially impair implementation of the Master Plan, Master Plan Amendment, or Sector Plan.**

Comment: In response to Section 27-548.25(b) and (c) of the Zoning Ordinance, the applicant requests that the Planning Board apply development standards, which differ from the development district standards. Staff believes that the alternate development district standards will benefit the development and will not substantially impair implementation of the 2010 Approved Central Annapolis Road Sector Plan and SMA, given the property's location and site constraints.

- (e) **If a use would normally require a variance or departure, separate application shall not be required, but the Planning Board shall find in its approval of the site plan that the variance or departure conforms to all applicable Development District Standards.**

Comment: No variances or departures would otherwise be required for the subject project.

9. **The 2010 Prince George's County Landscape Manual:** The development district standards contained in the Sector Plan modify all those contained in the 2010 *Prince George's County Landscape Plan* (Landscape Manual), except for those contained in Section 4.9, Sustainable Landscaping Requirements. Discussion of the DSP's conformance with the landscape-related development district standards is provided in Finding 7 of this report. The submitted plans contain a Section 4.9, Sustainable Landscaping Requirements schedule, which demonstrates conformance with the requirements of Section 4.9. The project is in conformance with the applicable portion of the Landscape Manual. A proposed condition, in the Recommendation section of this report, would require that the other non-applicable Landscape Manual schedules be removed from the landscape plan.
10. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The site is exempt from the provisions of the Woodland and Wildlife Habitat Conservation Ordinance because it is less than 40,000 square feet in size and has no previous TCP approvals. A standard letter of exemption, valid until April 12, 2018, was submitted with the application.
11. **Prince George's County Tree Canopy Coverage Ordinance:** This property is subject to the requirements of Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance (TCC) which requires C-S-C-zoned properties to provide 10 percent of tree canopy coverage. As the overall site measures 0.65 acre, 2,844 square feet must be provided in tree canopy coverage. The submitted landscape plan provides the required schedule, which indicates that the requirement will be met through the provision of two ornamental and three deciduous minor shade trees, providing 2,880 square feet of tree canopy coverage, meeting and exceeding the requirement.
12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
 - a. **Historic Preservation and Archeological Review**—In a memorandum dated March 9, 2017, the Historic Preservation Section stated that a search of current and historic photographs, topographic and historic maps and locations of currently known archeological sites indicates that the probability of archeological sites within the property is low and concluded that the proposal will not impact any historic sites, historic resources or known archeological sites.
 - b. **Community Planning**—In a revised memorandum dated April 12, 2017, the Community Planning Division staff stated that the application is generally consistent with the Plan Prince George's 2035 policies for Established Communities. More particularly, they stated that the site is located within the Established Communities policy area and that the plan recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries and schools), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met. With respect to the 2010 Approved Central Annapolis Road Sector Plan and SMA, the Community Planning Division staff stated that the application conforms to the land-use recommendations for commercial use. However, staff stated that it is not in compliance with the plan's design recommendations.

The Community Planning Division staff noted that the property is located in the Retail Town Center character area within the Development District Overlay (D-D-O) Zone and that this character area is intended to create a pedestrian-friendly retail center, oriented toward Annapolis Road and that the center should accommodate a mix of retail

establishments servicing the region, as well as local neighborhoods. The D-D-O Zone imposes urban design standards to implement the plan's vision for the corridor and this character area.

The applicant has requested modifications to amend the development district standards. See Finding 7 for a detailed discussion of those requested modifications.

Comment: Note that a proposed condition in the Recommendation section of this report would require that the architecture of the proposed addition and the streetscape treatment be revised and improved so as to better meet the requirements of the Central Annapolis Road Sector Plan.

- d. **Transportation**—In a memorandum dated March 13, 2017, the Transportation Planning Section staff stated that the site is subject to the general requirements of site plan review, which include attention to parking, loading, on-site circulation, etc. No traffic-related findings are required. Further, staff stated that the site is located on the southeast side of Annapolis Road (MD 450), a divided six-lane facility. The right-of-way is shown as variable width on the site plan. The existing right-of-way is consistent with the short to medium term vision for MD 250 in the Central Annapolis Road Sector Plan. The long-term ultimate roadway section is dependent upon an overall redevelopment of the site.

The plan shows and proposes to utilize the two-existing right-in/right-out commercial driveways on MD 450 and the Transportation Planning Section finds this acceptable. For the existing church building and the proposed addition, the site plan shows provision of 23 surface parking spaces, which is between the required minimum and maximum number of parking spaces allowed by the Central Annapolis Road Sector Plan. In conclusion, the Transportation Planning Section stated that the proposed site plan is deemed acceptable as required by Section 27-285 of the Zoning Ordinance.

- e. **Subdivision**—In an e-mail dated March 7, 2017, the Subdivision Section stated that the site is not the subject of any previously approved preliminary plan of subdivision or final plat and none are required for the proposed development. In summary, there are no subdivision issues connected with the subject project.
- f. **Permit Review**—In a memorandum dated March 6, 2017, the Permit Review Section offered numerous comments that have either been addressed by revisions to the plans or the conditions in the Recommendation section of this report.
- g. **Environmental Planning**—In an e-mail dated March 9, 2017, the Environmental Planning Section offered the following:

The site has been issued a standard exemption from the Woodland and Wildlife Habitat Conservation Ordinance (S-075-16) because the property is less than 40,000 square feet in size and has no previous TCP approvals. The exemption letter is valid until April 21, 2018. An NRI equivalency letter (NRI-096-2016) has been issued based on the standard woodland conservation exemption and that no regulated environmental features are located on the subject property. The NRI equivalency letter is valid until April 21, 2021.

A Stormwater Management Concept plan and approval letter were submitted (19326-2016-00). The approved concept shows water quality control requirements being

met with micro-bioretenion. On March 10, 2017, at the Subdivision Development Review Committee (SDRC) meeting for the project, a representative of the Soil Conservation District expressed a concern regarding a stormwater management outfall on steep slopes in the southwestern corner of the site. This concern will be addressed through their separate permitting process.

The site fronts on Annapolis Road (MD 450), a Master Plan designated arterial roadway which is regulated for noise with respect to residential uses; however, since the proposal is not residential in nature no additional information with respect to noise is required for the current application. The site does not front on any designated scenic or historic roadway.

No other environmental requirements have been identified for this application.

- h. **Prince George's County Fire Department**—In a letter dated March 23, 2017, the Prince George's County Fire Department offered comment regarding needed accessibility, private road design and the location and performance of fire hydrants. Those requirements will be addressed by the applicant through a separate permitting process of the Fire Department.
- i. **Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of this writing, DPIE did not provide comment on the subject project.
- j. **Prince George's County Police Department**—At the time of this writing, the Prince George's County Police Department has not provided comment on the subject project.
- k. **Prince George's County Health Department**—In a memorandum dated April 6, 2017, the Environmental Engineering Program of the Prince George's County Health Department stated that they had completed a desktop health impact assessment review of the detailed site plan submission for Mount Olive Baptist Church, and has the following comments/recommendations. Each comment is included in **boldface** type below, followed by staff comment:

There is an increasing body of scientific research suggesting that artificial light pollution can have lasting adverse impacts on human health. Indicate that all proposed exterior light fixtures will be shielded and positioned so as to minimize light trespass caused by spill light. It is recommended that light levels at residential property lines should not exceed 0.05 footcandles and light levels at commercial property lines should not exceed 0.1 footcandles (fc).

Comment The applicant has been provided with this information.

During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

Comment: A condition of this approval would require the applicant to add a note to the plans prior to certificate approval stating his intention to be in conformance

with the above-cited standards regarding dust control during the construction phase of the project.

During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.

Comment: A condition of this approval would require the applicant to add a note to the plans prior to certificate approval stating his intention to be in conformance with the above-cited standards regarding noise control during the construction phase of the project.

- l. **Maryland State Highway Administration (SHA)**—In an e-mail dated March 20, 2017, SHA stated that as the applicant is not changing the points of access to the site, they had no comment. However, they noted, an access permit would be required if the applicant seeks to perform any work in the SHA right-of-way.
 - m. **Washington Suburban Sanitary Commission (WSSC)**—In an e-mail dated March 9, 2017, WSSC stated that staff had no comment on the subject project.
 - n. **Verizon**—At the time of this writing, Verizon did not provide comment on the subject project.
 - o. **Potomac Electric Power Company (PEPCO)**—At the time of this writing, PEPCO did not provide comment on the subject project.
 - p. **Town of Landover Hills**—At the time of this writing, the Town of Landover Hills did not provide comment on the subject project.
 - q. **New Carrollton, Cheverly, and Bladensburg**—In a telephone conversation on April 5, 2017, a representative of the Town of Cheverly stated that they did not wish to provide comment on the subject project. At the time of this writing, the Towns of New Carrollton, and Bladensburg did not provide comment on the subject project.
13. Based on the foregoing analysis and as required by Section 27-285(b)(1) of the Zoning Ordinance, the detailed site plan (DSP), if approved, with the proposed conditions below, represent a most reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.
14. Section 27-285(b)(4) of the Zoning Ordinance provides the following required finding for approval of a detailed site plan:

The plan shall demonstrate the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible.

Comment: As the site does not contain any regulated environmental features, this finding is not applicable.

15. The subject application adequately takes into consideration the requirements of the D-D-O Zone and the Central Annapolis Road Sector Plan and SMA. The amendments to the development district standards required for this development would benefit the development and the development district as required by Section 27-548.25(c) of the Zoning Ordinance, and would not substantially impair implementation of the sector plan.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-16040, Mt. Olives United Missionary Baptist Church, as follows:

- A. APPROVE the following alternative development district standard for:
 1. **Standard VI.D.2.a.:** To allow the substitution of the required four-foot-wide landscape strip and a three-to-four-foot-tall, brick, stone or finished concrete wall, screening the parking lot, with a 2.5-foot-wide landscape strip with a screening fence, a three-to-four-foot-tall hedge, and other planting of shrubs and perennials.
 2. **Standard IV.A:** To allow the existing building to sit four feet beyond the maximum front building placement line of 75 feet (permit a 79-foot building placement line).
- B. APPROVE Detailed Site Plan DSP-16040, Mt. Olives United Missionary Baptist Church, subject to the following conditions:
 1. Prior to certification of the detailed site plan (DSP), the applicant shall revise the plan and submit additional documentation as follows:
 - a. Add shrubbery/a hedge across the project's Annapolis Road frontage in order to screen the parking area and replace the handicapped parking space located along the Annapolis Road (MD 450) frontage with a street tree and evergreen ground cover. Move the handicapped parking space to the current location of the two spaces located most proximate and adjacent to the church. Applicant shall provide a maximum of 30 percent of the parking as compact (6.5 feet by 8 feet) and a minimum of one shade tree in a ten-foot-wide parking island every ten parking spaces. Final design of this landscaping and the parking adjustments shall be reviewed and approved by the Urban Design Section as the designee of the Planning Board.
 - b. Revise the detail of the screening fence included on Sheet L-1 of the project plans to clearly indicate the construction material. The detail of the screening fence shall be included on the DSP.
 - c. Applicant shall revise the architecture of the east, north and south elevations to be equal to the front elevation in terms of quality of materials and detailing as required by the 2010 *Approved Central Annapolis Road Sector Plan and Sectional Map Amendment* including brick as the exclusive finishing material on the first story of the building, fenestration on the east elevation of the building and improving the design quality of all the elevations. Final design of the

architectural elevations shall be approved by the Urban Design Section as the designee of the Planning Board.

- d. The applicant shall revise the parking schedule for the project to include the dimensions for the standard, compact and handicapped parking spaces provided for the project.
- e. The plans shall be revised to include a detail of the method to be utilized to identify the accessible parking space on-site.
- f. Plans shall be revised to indicate that all existing six-foot-tall chain-link fence along the property line be replaced with the proposed composite sight-tight screening fence.
- g. The note on Sheet 4 of the plan set stating that: "All materials/colors are subject to availability. Any substitutions are to be approved by the architect or engineer. Final approval must be obtained from the City of Gaithersburg prior to installation" shall be removed from the plan set.
- h. Add the following two notes to the general notes for the plan set:
 - (1) During the demolition and construction phases, this project will conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control."
 - (2) During the demolition and construction phases, this project will conform to construction activity noise control requirements as specified in the Code of Maryland Regulations (COMAR).
- i. Wheel stops or curbing shall be added to all parking spaces adjacent to landscaped or pedestrian areas on the detailed site and landscape plans for the project.
- j. Applicant shall add the year of construction of the original church to in a general note on the detailed site plan.
- k. Remove the general note regarding invasive species and their removal and deal with invasive species as required by the 2010 *Prince George's County Landscape Manual*.
- l. Include a detail of the existing sign on-site, to scale, specifying color, sign face area and material.
- m. The HVAC equipment to be located behind the church, shall be shown on both the DSP and the landscape plan and shall be hidden from all public streets, walks, and from all adjacent property containing residential, commercial, and mixed-uses, including the adjacent townhome development to the southwest of the subject site, which shall be correctly labeled as such on both the DSP and landscape plan. Screening shall be by either locating such equipment upon a roof behind a parapet wall or other device, or by utilizing landscaping, buffer walls, or

other methods. Additionally, this adjacent land use shall be correctly labeled as a townhouse development on both the DSP and the landscape plan. The Urban Design Section, as designee of the Planning Board, shall approve the required screening.

- n. Revise the DSP to correctly identify the approved development district standard amendment granted herein.
- o. After the parking configuration on the site is revised, revise the parking schedule, if necessary to reflect accurately the number and types of parking spaces included on the site.
- p. The 2010 *Prince George's County Landscape Manual* schedules for Sections 4.2, 4.3, 4.7 and the note regarding the "Central Annapolis Road Approved Sector Plan and Sectional Map Amendment" shall be removed from Sheet L-2, Landscape Plan Notes.
- q. The name of the project shall be corrected to Mount Olives United Missionary Baptist Church throughout the plan set.
- r. The note regarding the survey of the property shall be corrected to reflect that one-foot contour lines are shown thereon.
- s. The second redundant reference to the stormwater management concept plan shall be removed from the general notes of the DSP.
- t. The "vehicle turning" sheet shall be removed from the plan set.
- u. The typical concrete retaining wall section shall be removed from the "Details and Notes" Sheet.
- v. The compact spaces in accordance with the requirements of Part 11 of the Prince George's County Zoning Ordinance, shall be dimensioned on the site plan.
- w. A minimum of 60 square feet of continuous pervious land area shall be provided for each tree. No tree planting area shall be less than five feet wide.