



*Note: Staff reports can be accessed at <http://mncppc.igmp2.com/Citizens/Default.aspx>.*

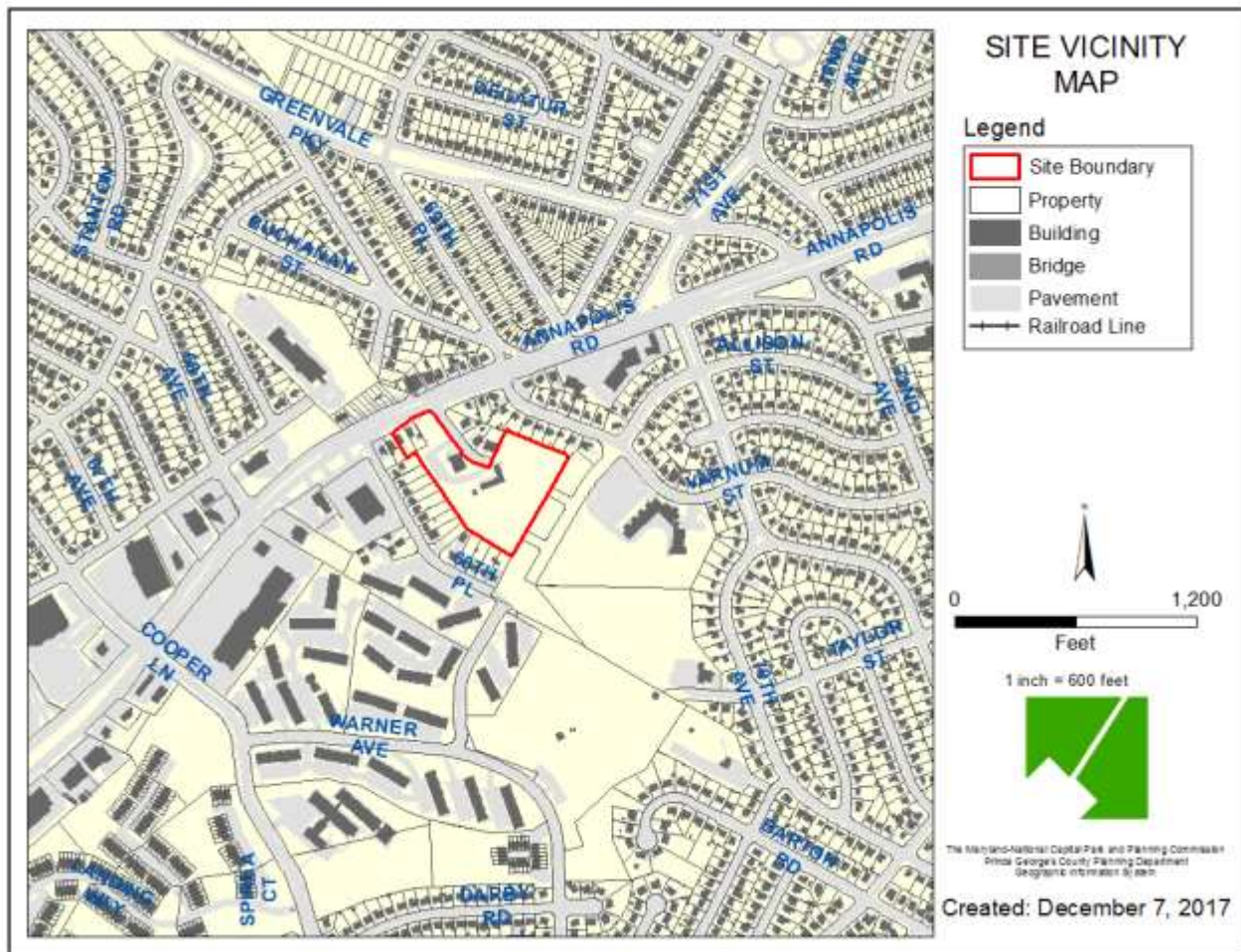
## Detailed Site Plan

## DSP-17050

Application	General Data	
<b>Project Name:</b> Iglesia Roca de le Eternidad  <b>Location:</b> On the south side of MD 450 (Annapolis Road), in the southwestern quadrant of the intersection of MD 450 and 69th Avenue.  <b>Applicant/Address:</b> Iglesia Roca de la Eternidad Herber Paredes 4610 69th Avenue Landover Hills, MD 20784  <b>Property Owner:</b> Same as applicant	Planning Board Hearing Date:	06/14/18
	Staff Report Date:	06/07/18
	Date Accepted:	03/28/18
	Planning Board Action Limit:	06/14/18
	Plan Acreage:	6.47
	Zone:	R-55/D-D-O
	Dwelling Units:	N/A
	Gross Floor Area:	23,260 sq. ft.
	Planning Area:	69
	Council District:	03
	Election District	02
	Municipality:	Landover Hills
	200-Scale Base Map:	205NE06

Purpose of Application	Notice Dates	
The subject application proposes to convert an existing single-family home to a rectory and construct a new 17,971-square-foot church building with additional parking.	Informational Mailing:	12/07/17
	Acceptance Mailing:	03/28/18
	Sign Posting Deadline:	05/14/18

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> N. Andrew Bishop <b>Phone Number:</b> 301-952-4897 <b>E-mail:</b> Andrew.Bishop@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-17050  
Type 2 Tree Conservation Plan TCP2-001-08-01  
Iglesia Roca de le Eternidad

The Urban Design staff has completed its review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this report.

EVALUATION

This detailed site plan was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of the 2010 *Approved Central Annapolis Road Sector Plan and Sectional Map Amendment*;
- b. The requirements of the Prince George's County Zoning Ordinance in the One-Family Detached Residential (R-55) Zone and the Development District Overlay (D-D-O) Zone;
- c. The requirements of Preliminary Plan of Subdivision 4-17001;
- d. The requirements of the 2010 *Prince George's County Landscape Manual*;
- e. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- f. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- g. Referrals.

FINDINGS

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

1. **Request:** The subject detailed site plan (DSP) is for construction of an approximately 17,971-square-foot church building, an additional parking compound, and conversion of an existing single-family home to a rectory.

2. **Development Data Summary:**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone	R-55/D-D-O	R-55/D-D-O
Use(s)	Church	Church
Acreage	6.47	6.45*
Existing Building Square Footage /GFA	9,609 (4,320 sq. ft. to be razed)	
Proposed Building Square Footage/GFA		17,971
Total GFA		23,260

**OTHER DEVELOPMENT DATA**

**Parking Requirements**

**Per Section 27-568(a)**

**Parking Allowed per  
the Sector Plan\*\***

**Church or Similar Place of Worship**

1 space/ 4 seats (258 seats Existing Church) = 65 spaces	33–65
1 space/ 4 seats (535 seats Proposed Church) = 134 spaces	67–134

**Rectory**

2 spaces/ Dwelling Unit = 2 spaces	1–2
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**Secondary School Classroom**

1 space/4 Seats for 154 seats = 39 spaces	20–39***
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**Church Nursery for Children**

1 space/4 Seats for 27 seats = 7 spaces	4–7***
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**Total Parking Required Per Section 27-568(a)**

247

**Total Parking Allowed per the Sector Plan\*\***

124–247

**Total Parking Provided**

**141**

135 standard @ 9.5 feet x 19 feet  
6 handicap-accessible

**Total Loading Spaces Required\*\*\*\***

1 (15 feet x 33 feet)

**Total Loading Spaces Provided\*\*\*\***

0

**Total Handicap-Accessible Spaces Required**

6\*\*\*\*\*

**Total Handicap-Accessible Spaces Provided**

6\*\*\*\*\*

**Notes:**

- \* The reduction in gross acreage is the result of a condition from Preliminary Plan of Subdivision 4-17001, which required dedication of 62 feet from the baseline of MD 450 (Annapolis Road) and will occur at the time of final plat.

- \*\* The number of parking spaces required is per D-D-O Standard II.C.3. on page 156 of the 2010 *Approved Central Annapolis Road Sector Plan and Sectional Map Amendment*. This standard sets the minimum required on-site parking for commercial uses to be 50 percent of the required minimum, as determined by the Zoning Ordinance, Section 27-568(a), and the maximum to be 100 percent of the Zoning Ordinance requirement.
  - \*\*\* It is noted that the DSP calculated the total number of spaces incorrectly and this should be revised to indicate the correct number of required spaces. Therefore, a condition has been added to the Recommendation section of this report requiring the applicant to revise the parking schedule to show the required number of parking spaces.
  - \*\*\*\* The D-D-O Zone does not have a standard for required loading spaces. The DSP does not propose a loading space. Staff notes that one is required by the Zoning Ordinance, since the use is more than 10,000 square feet. Therefore, a condition has been added to the Recommendation section of this report requiring the applicant to provide a loading space, as required by Section 27-582 of the Zoning Ordinance.
  - \*\*\*\*\* The DSP is shows six handicap-accessible parking spaces on the site plan, but these spaces are not shown in the parking schedule. The number of handicap-accessible spaces should be shown in the parking schedule for clarification. Therefore, a condition has been added to the Recommendation section of this report requiring the applicant to revise the parking schedule to show the number of required and proposed handicap-accessible spaces.
3. **Location:** The site is in Council District 3, Planning Area 69, and is known as Lot 11, Block A. The property is in the southwest corner of the intersection of 69th Avenue and MD 450 (Annapolis Road), at 4610 69th Avenue in Landover Hills, Maryland.
  4. **Surrounding Uses:** The subject property is bounded by the public rights-of-way of MD 450, 69th Avenue, and single-family homes in the One-Family Detached Residential (R-55) Zone on the northern and eastern property lines; the property abuts single-family homes in the R-55 Zone to the west, with the public right-of-way of 68th Avenue beyond; and to the south by vacant property in the R-55 Zone, with the public right-of-way of Allison Street beyond.
  5. **Previous Approvals:** The subject property is located on Tax Map 51 in Grid C-2. The site is known as Lot 11, Block A, in the Grayling subdivision recorded in Plat Book WWW 75–96 and Tax Parcels 83 and 84 recorded in Liber 34467 at folio 457 and Liber 34993 at folio 520, respectively. The subject site is developed with 9,609 square feet of existing gross floor area (GFA), which includes an existing church (4,536 square feet), an accessory building (4,320 square feet), and a rectory (753 square feet). The 2010 *Approved Central Annapolis Road Sector Plan and Sectional Map Amendment* (Central Annapolis Road Sector Plan and SMA) retained the property in the R-55 Zone. On December 07, 2017, the Planning Board approved Preliminary Plan of Subdivision (PPS) 4-17001 (PGCPB Resolution No. 17-156) for the proposed development on the subject property. Additionally, the site is the subject of Stormwater Management (SWM) Concept Plan 24494-2016-00, which was approved by the Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE) on September 6, 2016 and valid until September 6, 2019.

6. **Design Features:** The subject application proposes to raze the existing framed building on the southern portion of the site, convert the existing single-family home to a rectory, and construct a 17,971-square-foot building, additional parking, associated site features, utilities, and SWM facilities.

The new building will be located on the northern portion of the property, adjacent to MD 450, near its intersection with 69th Avenue. An existing parking compound will be used to serve the building and is located to the east of the building. It is accessed from 69th Avenue and includes a 22-foot-wide drive aisle for two-way traffic with parking located on each side. The existing parking lot will be restriped to provide 22 parking spaces with six handicap-accessible parking spaces.

An existing church and parking area is located on the southern portion of the site. The church is proposed to remain, and the existing parking area is being reconfigured to provide additional parking. It includes two access points from 69th Avenue circling the existing building. The parking compound includes a 22-foot-wide drive aisle, 115 parking spaces, and a central green area at the southernmost portion of the site, which is proposed to be landscaped. Bicycle racks are proposed near the new building along 69th Avenue and provide enough parking for five bicycles.

### **Architecture**

The proposed one-story building (with partial basement) is generally square in shape and faces 69th Avenue, and the proposed parking compound is to the east. The façade of this elevation is composed of a combination of stone and stucco and is finished in natural colors, with stone proposed to accent the building's main entrance. The main entrance includes double glass doors with lighting proposed to accent the building entry. The building is approximately 25 feet in height to the top of the structure and features a flat roof.

The northern elevation of the building, facing MD 450, is also composed of a combination of stone and stucco and includes a portion that is finished in white metal panels. The southern elevation faces the existing church and slopes to the south, exposing the partial basement which is finished with poured concrete. The western elevation also slopes to the south and continues the same material and fenestration pattern as the other building elevations.

No new freestanding or building-mounted signage is being proposed with this application.

### **Lighting**

The proposed pole-mounted lighting in the parking area, near the building and throughout the site, provides a balanced lighting pattern. The lighting placement has been designed to enhance the building entrances, pedestrian pathways, site design character, and to improve safety, while not causing a glare onto adjoining properties, as evidenced by the photometric plan.

## **COMPLIANCE WITH EVALUATION CRITERIA**

7. **2010 Approved Central Annapolis Road Sector Plan and Sectional Map Amendment and the Development District Overlay (D-D-O) Zone:** The subject site is located within the Existing Residential Neighborhood Character Area of the Central Annapolis Road Sector Plan and SMA. The character area is intended to retain the residential-scale character of established single-family neighborhoods and preserve and enhance the quality of life of established communities. The character area features safer pedestrian and bike crossings, improved connections between community schools, parks, and the Landover Hills shopping center, and

enhanced lighting and landscaping. The D-D-O Zone imposes urban design standards to implement the plan's vision for the Central Annapolis Road Corridor and this character area.

The subject property is currently occupied by an existing church, an existing single-family dwelling, and a one-story framed building on the southern portion of the property. The applicant proposes to raze the existing one-story framed building, use the single-family home as a rectory, and construct a new church building and parking compound to serve the facility.

Since a site plan has been submitted, the entire development is required to comply with the development district standards and the intent of the Central Annapolis Road Sector Plan. Compliance with the applicable standards has been evaluated as a part of the DSP process, as discussed below.

### **Requests to Amend Development District Standards**

The submitted application and justification materials indicate the need to deviate from a number of development district standards to accommodate the proposed development on the subject property. Per Section 27-548.25 of the Prince George's County Zoning Ordinance, these 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 sector plan. These alternate standard requests, along with other standards, warrant discussion, as follows (all page numbers reference the sector plan):

a. **II.A. Front Building Placement Line**

**Table 8.8 Existing Residential Area Bulk Table** (page 154)

This standard requires properties located in the Existing Residential Neighborhood Character Area to have a minimum front building placement line of 70 feet from the centerline of MD 450, which is designated as a residential arterial, without a service road, and the maximum front building placement line to be 80 feet. It also states that the front building placement line on 69th Avenue, which is designated as a local residential street, is to be a minimum of 20 feet and a maximum of 30 feet.

The site plan shows the proposed building fronting 69th Avenue with a minimum front building placement line of 77 feet from the property line. The site plan also shows the minimum front building placement line from the centerline of MD 450 to be 85 feet.

The sector plan provides a clear vision for the future transformation of the Central Annapolis Road Corridor from an auto-dominated roadway into a series of vibrant, transit-friendly walkable nodes. In the long-term, MD 450 would be transformed into a pedestrian- and bike-friendly complete street that serves and enhances new development, while helping to safeguard existing communities.

The applicant states that, due to the location of the existing rectory and parking compound on the property, in conjunction with the slope of the topography, it is not practical to locate the proposed building closer to MD 450 or 69th Avenue. Therefore, in designing the site to accommodate the proposed use, the applicant is unable to strictly adhere to the frontage requirement and requests an amendment to this standard.

Staff notes that the building is fronting 69th Avenue and proposes a building setback that contrasts with the sector plan's vision and recommendations for this area. However, given the site constraints on the property and the location of the existing structures

on-site, the required building frontage is not feasible. For these reasons, staff recommends **approval** of the amendment request.

Due to the building placement on MD 450, staff recommends that the side elevation of the building along this road be designed to include additional architectural features, so it is equal to the front elevation in terms of quality of materials and detailing, as required by Standard II.D.(2)(d.). Therefore, a condition has been included in the Recommendation section of this report requiring the applicant to provide additional architectural features on the side elevation of the building facing MD 450.

b. **II.C.(3)(b) Parking and Access Management** (page 156)

The minimum required on-site parking for all uses shall be 50 percent of the current required minimum spaces, pursuant to Section 27-568(a) of the Zoning Ordinance. The permitted maximum on-site parking spaces shall be equal to 100 percent of the minimum required by Section 27-568(a).

The site plan shows 141 parking spaces, which is between the minimum and maximum parking spaces allowed for the site as determined by the Central Annapolis Road Sector Plan and SMA. The parking capacity shown on the site plan conforms to the parking standards for the site, and staff notes that the applicant does not need an amendment for this standard. However, the Parking table shown on the site plan should be revised to show the correct total number of parking spaces.

c. **II.D1.(b) Building design guidelines** (page 156)

For commercial development, general massing elements, such as store front columns, party walls, and window bays, should reflect the scale and rhythm of the surrounding residential character.

The applicant is requesting an amendment to this standard and states that the building being proposed is a sanctuary, there are no guidelines for a sanctuary. To help keep the residential character in the area, the proposed building is being painted neutral colors and no signs are being proposed on the outside of the building.

Staff notes that the proposed use is a church and is keeping with the existing use on the site, but it is noted that no architectural elements have been proposed along MD 450. Staff believes it should be designed to include additional architectural features, so that it is equal to the front elevation and to reinforce the neighborhood scale and character. The application proposes to use painted corrugated metal panels on a substantial portion of the new building. Due to the residential character of the surrounding community and the high visibility of the building from the public rights-of ways of MD 450 and 69th Avenue, staff recommends that the northern and western building elevations be revised to incorporate higher quality building materials such as brick, decorative masonry, or decorative metal. For these reasons, staff recommends **disapproval** of the amendment request.

d. **VI.C.(1) Landscape Standards, Street Trees** (page 182)

Street trees shall be provided along all streets to enhance and soften building façades, create street character, and provide shade for pedestrian street-level activity. Street trees shall be planted at the time of development and spaced 30 feet apart, on center.



The applicant is requesting an amendment to this standard and states that the placement of trees spaced greater than 30 feet apart, on center, is necessary because of existing sidewalks and utilities.

Staff notes that the existing sidewalks and utilities on the site make it difficult to provide the appropriate spacing, in keeping with the standards outlined by the sector plan. The alternative planting plan provides a comparable streetscape and softens the building façades, creating street character and providing shade for pedestrian street-level activity. Given the site constraints on the property and the location of the existing structures and utilities on-site, staff recommends **approval** of the amendment request.

e. **VI.D.(2)(a) Landscape Standards, Parking Lot Requirements** (page 182)

“A landscaped strip consisting of a minimum four-foot-wide landscape strip between the right-of-way line and the parking lot, with a brick, stone, or 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 mixture of evergreen ground cover and low shrubs planted between the shade trees.”

The landscape plan shows landscaping with two-foot-high shrubs and shade trees along MD 450, along the north elevation; however, no shrubs are shown to screen the parking lot along MD 450.

The development district standards require a brick, stone, or finished-concrete wall, between three and four feet tall to screen the parking lot, and a minimum four-foot-wide landscape strip. The landscape plan should be revised to show a wall along the MD 450 frontage to screen the parking lot.

The applicant is requesting an amendment to this standard and states that there is not enough space for a wall and a landscape strip because of where the existing parking lot is located, and believes that shrubs in this area will be sufficient enough for screening.

Staff notes that landscaping alone is not in keeping with the sector plan and would not create the sufficient amount of screening required along MD 450 during all seasons. In addition, a wall to screen the parking area would reflect the scale and rhythm of the surrounding residential character, and staff recommends **disapproval** of the amendment request to use an alternative technique to screen the parking lot from the streetscape along the corridor.

Staff notes that the site constraints on the property still allow for the required wall and landscaping to effectively screen the parking lot facing MD 450. Therefore, a condition has been included in the Recommendation section of this report requiring this provision.

8. **Prince George’s County Zoning Ordinance:** The subject site plan has been reviewed for conformance with the requirements of the R-55 and D-D-O Zones. The following discussion is offered regarding these requirements.

a. **Requirements of the R-55-Zone:**

**Section 27-548.21.—Relationship to other zones.**

**The Development District Overlay Zone shall be placed over other zones on the Zoning Map, and may modify specific requirements of those underlying zones. Only those requirements of the underlying zones specifically noted in this Subdivision and elsewhere in this Subtitle are modified. All other requirements of the underlying zones are unaffected by the Development District Overlay Zone...**

The applicable D-D-O Zone contains requirements regarding uses and setbacks that modify the requirements of the R-55 Zone.

b. **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.**

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.**

In response to Section 27-548.25(b) and (c), 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 Central Annapolis Road Sector Plan and SMA, given the property's location and site constraints.

- (d) **Special Exception procedures shall apply to uses within a Development District as provided herein. Uses which would normally require a Special Exception in the underlying zone shall be permitted uses only if the Development District Standards so provide within a table of uses, and such**

uses shall instead be subject to site plan review by the Planning Board. Development District Standards may restrict or prohibit any such uses. The Planning Board shall find in its approval of the site plan that the use complies with all applicable Development District Standards, meets the general Special Exception standards in Section 27-317 (a)(1), (4), (5), and (6), and conforms to the recommendations in the Master Plan, Master Plan Amendment, or Sector Plan.

No uses that would typically require special exception are proposed.

- (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.**

No departures or variances are requested with this application.

- 9. **Preliminary Plan of Subdivision 4-17001:** Preliminary Plan of Subdivision 4-17001 for Iglesia Roca de la Eternidad was approved by the Planning Board on December 7, 2017, and was formalized in PGCPB Resolution No. 17-156, containing 16 conditions, adopted by the Planning Board on January 4, 2018. The relevant requirements of that approval are indicated below in **boldface** type, followed by staff comment:

- 2. **Development of this site shall be in conformance with Stormwater Management Concept Plan 24494-2016-00 and any subsequent revisions.**

The DSP is consistent with approved SWM Concept Plan 24494-2016-00.

- 3. **Total development shall be limited to uses, which generate no more than 12 AM and 13 PM peak-hour weekday vehicle trips, and 280 peak-hour vehicle trips on Sunday. Any development generating an impact greater than that identified herein shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

In a memorandum dated April 18, 2018 (Masog to Bishop), the Transportation Planning Section concluded that the trip cap is not being exceeded and that the proposal meets the trip cap.

- 5. **In conformance with the 2009 *Approved Countywide Master Plan of Transportation* and the 2010 *Approved Central Annapolis Road Sector Plan and Sectional Map Amendment*, prior to signature approval, the plans shall be revised to include the following:**

- a. **Revise the plans to include the American Disabilities Act compliant sidewalk along the subject site's frontage of MD 450 (Annapolis Road), unless modified by the Maryland State Highway Administration or the Prince George's County Department of Permitting Inspections and Enforcement.**

- b. Mark and label the existing sidewalk along the site's frontage of 69th Avenue.**

Sidewalks are shown on the site plan as previously required by the PPS.

- 6. At the time of detailed site plan, mark and label a location for a bicycle rack, accommodating a minimum of five bicycles, at a location convenient to the multipurpose sanctuary. A detail for the bicycle rack shall be included with the plan sheets.**

It is noted that the site plan does not clearly show the location of the required bicycle rack, as conditioned, and the plan should be updated to provide this. Therefore, a condition has been included in the Recommendation section of this report requiring that the applicant revise the site plan to clearly show the location of the bicycle rack, accommodating a minimum of five bicycles, and revise the parking schedule to show the five bicycle parking spaces.

- 7. Prior to approval of any building permit for the subject property, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that the following required adequate pedestrian and bikeway facilities, as designated below or as modified by the Prince George's County Department of Public Works and Transportation, the Prince George's County Department of Permitting Inspections and Enforcement, and/or the Prince George's County Department of Parks and Recreation, in accordance with Section 24-124.01 of the Subdivision Regulations, have (a) full financial assurances, (b) have been permitted for construction through the applicable operating agency's access permit process, and (c) have an agreed-upon timetable for construction and completion with the appropriate operating agency:**

- a. Construct an American with Disabilities Act compliant sidewalk within the state right-of-way of MD 450 (Annapolis Road) along the frontages of Parcels 81 and 82 to the intersection with 68th Avenue. Improvements within the right-of-way shall be within the cost cap specified in Section 24-124.01(c).**
- b. At the time of detailed site plan (DSP), provide an exhibit that illustrates the location and limits of the on- and off-site sidewalk along MD 450 (Annapolis Road) for review by the operating agencies. This exhibit shall show the location, limits and details of all off-site improvements, including the sidewalk and any necessary curb cuts or ramps, consistent with Section 24-124.01(f). If it is determined at the time of DSP that alternative off-site improvements are appropriate, the applicant shall demonstrate that the substitute improvements shall comply with the facility types contained in Section(d), be within one-half mile walking or bike distance of the subject site, within the public right-of-way, and within the limits of the cost cap contained in Section(c). The Prince George's County Planning Board shall find that the substitute off-site improvements are consistent with the bicycle and pedestrian impact study adequacy finding made at the time of preliminary plan of subdivision.**

In a memorandum dated April 18, 2018 (Shaffer to Bishop), the Transportation Planning Section noted that the site was subject to Section 24-124.01 of the Subdivision Regulations at the time of PPS. Off-site sidewalk construction is required along MD 450. The bicycle and pedestrian impact statement (BPIS) exhibit for the required off-site sidewalk improvement needs to be submitted per Condition 7(b) of the PPS, prior to signature approval.

8. **At the time of detailed site plan (DSP), the applicant shall demonstrate the use of full cut-off optic light fixtures on this site to reduce light intrusion and eliminate spill-over light through the submittal of a photometric plan to be approved with the DSP.**

It is noted that full cut-off optic light fixtures are proposed on this site; however, a photometric plan was not submitted with this application. Therefore, a condition has been included in the Recommendation section of this report requiring that the applicant submit a photometric plan with the DSP, at the time of certification, demonstrating that appropriate lighting levels are being proposed and that there is no light spill-over onto adjacent properties.

16. **At the time of final plat, the applicant and the applicant's heirs, successors, and/or assignees shall:**
- a. **Dedicate 62 feet from the baseline of MD 450 (Annapolis Road) to public use as reflected on the approved preliminary plan of subdivision.**
  - b. **Grant a 10-foot-wide public utility easement along public rights-of-way**

It is noted that the dedication of 62 feet from the baseline along MD 450, and the 10-foot-wide public utility easement along public rights-of-way are being shown on the DSP. This is consistent with approved PPS 4-17004, and this condition has been met on the DSP.

10. **2010 Prince George's County Landscape Manual:** The development district standards contained in the Central Annapolis Road Sector Plan and SMA modify those contained in the 2010 *Prince George's County Landscape Manual* (Landscape Manual). Discussion of the DSP's conformance with the landscape-related development district standards is provided in Finding 7 above. The development district standards do not include any standards that modify Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual. The submitted plans demonstrate conformance to this section by providing the appropriate schedule and notes.
11. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This site is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size and it contains more than 10,000 square feet of existing woodland. This site has a Type 2 tree conservation plan (TCP2), which was submitted with this application and has been reviewed. The TCP2 was found to require minor revisions to satisfy the WCO.

The site has a woodland conservation threshold of 20 percent or 1.24 acres. According to the Woodland Conservation worksheet, the cumulative woodland conservation requirement, based on the total proposed clearing of 0.11 acre for this project, is 1.27 acres. The TCP2 proposes to meet this requirement with 3.37 acres of on-site preservation and off-site woodland conservation

credits. The worksheet indicates that 0.03 acre of previously dedicated land exists on-site; however, it is unclear where this previously dedicated land is located. The location of the previously dedicated land should be identified on the TCP2 or removed from the worksheet.

The location of the limits of disturbance (LOD) is not entirely consistent with the clearing and preservation shown on the western side of the proposed parking lot. The applicant should revise the woodland preservation area to be consistent with the LOD. Areas shown as woodland preservation, within the LOD, must be revised to show clearing on the plan and be reflected on the worksheet. The Site Information table states that 0.02 acre of woodlands are proposed to be cleared, while the worksheet indicates 0.11 acre of woodlands. The acreage of woodlands proposed to be cleared must be consistently shown on the plan.

Silt fence alone is not considered adequate for protecting woodland preservation areas on a TCP2. A suitable detail from the Environmental Technical Manual (ETM) for “Combination silt fence and tree protection fencing” must be specified on the TCP2. A Property Owner’s Awareness Certificate has been added to Sheet 1 only of the TCP2; however, the required information is absent from the certificate, and the certificate must be on each sheet of the TCP2. The certificates must be signed prior to certification of this DSP and signature approval of the TCP2.

The plans have been signed and dated by a professional engineer; however, a professional engineering qualification is not considered adequate for signature of a TCP2. A qualified professional must sign and date each sheet of the plan, per the ETM, in accordance with Section 25-118(b)(62) of the Prince George’s County Code.

The natural resources inventory indicates that 63 percent of Forest Stand A is covered in invasive vegetative species such as English Ivy (*Hedera helix*), Wisteria (*Wisteria sp.*), and Euonymous (*Euonymous sp.*). The standard TCP2 notes, pertaining to on-site invasive species management, must be included on the TCP2. An invasive species management plan, prepared by a qualified professional, must also be submitted prior to certification of the DSP and signature approval of the TCP2.

The TCP2 must be revised to be at the same scale as the DSP. The applicant should revise the TCP2 to have a cover sheet with a match line and two subsequent sheets at the same scale as those of the DSP.

After all revisions have been made, have the qualified professional who prepared the TCP2 sign and date it and update the revision box with a summary of the revisions made.

The plan, notes, and table revisions have been included as conditions in the Recommendation section of this report, requiring the applicant to complete the necessary technical revisions to the TCP2 prior to certification.

12. **Prince George’s County Tree Canopy Coverage Ordinance:** The site is subject to the Tree Canopy Coverage Ordinance because it proposes more than 5,000 square feet of building. The Tree Canopy Coverage Ordinance requires that, based on the zoning of the site, 15 percent of the site is to be covered in tree canopy. The overall site measures 6.47 acres and, therefore, it requires 0.97 acre, or 42,274 square feet, of the site to be in tree canopy. The site plan provides the tree canopy coverage (TCC), as required, but it has been calculated incorrectly and should be revised to indicate the correct minimum TCC required. Therefore, a condition has been included in the Recommendation section of this report requiring that the applicant revise the site plan and the Tree Canopy Coverage schedule to show conformance with Section 25-128 of the County Code,

indicating that this requirement is being met on-site, which is possible using woodland preservation.

13. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows:

- a. **Archeological Review**—In a memorandum dated April 11, 2018 (Stabler to Bishop), 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 subject property is low. There are no historic sites or resources on, or adjacent to, the subject property. This proposal will not impact any historic sites, historic resources or known archeological resources.

It was noted that the dwelling on Parcel 83, at 6831 Annapolis Road, was constructed *circa* 1923 and has not previously been recorded on a Maryland Inventory of Historic Properties form. Historic Preservation staff should be allowed to photograph all buildings on the subject property that are proposed to be demolished. A condition has been added to the Recommendation section of this report allowing photographic documentation of the structures before they are demolished.

- b. **Community Planning**—In a memorandum dated May 29, 2018 (White to Bishop), the Community Planning Division offered an in-depth discussion of the DSP’s conformance with the D-D-O Zone that has been incorporated into Finding 7 above.
- c. **Transportation Planning**—In a memorandum dated April 15, 2018 (Masog to Bishop), the Transportation Planning Section discussed the applicable conditions of the Preliminary Plan of Subdivision (4-17001) that have been incorporated into Finding 9 above and in the following summarized comments:

<b>Trip Generation Summary, DSP-17050, Iglesia Roca de la Eternidad</b>									
<b>Land Use</b>	<b>Use Quantity</b>	<b>Metric</b>	<b>AM Peak Hour</b>			<b>PM Peak Hour</b>			<b>Sunday</b>
			<b>In</b>	<b>Out</b>	<b>Tot</b>	<b>In</b>	<b>Out</b>	<b>Tot</b>	<b>Tot</b>
Existing and Proposed Church Facilities	23,280	square feet	7	5	12	6	7	13	280
<b>Total Site Trips</b>			<b>7</b>	<b>5</b>	<b>12</b>	<b>6</b>	<b>7</b>	<b>13</b>	<b>280</b>
<b>Trip Cap</b>					<b>12</b>			<b>13</b>	<b>280</b>

It is therefore determined that the proposal meets the trip cap. Access and circulation are acceptable, as shown. Access onto 69th Avenue is proposed, and this is acceptable. Since the Planning Board hearing for the PPS, staff has determined that 69th Avenue is a municipal street within the Town of Landover Hills. The County has no jurisdiction over the street, and the Town of Landover Hills must reasonably determine any pavement markings, signage, and overall operations along the street.

The site is adjacent to MD 450, a master plan arterial roadway. It is recommended in the Central Annapolis Road Sector Plan and SMA to be a “residential arterial” (page 141). It is described as a “multiway boulevard” on page 49, and the table on page 48 describes the adjacent portion of MD 450 as “four through lanes, left-turn lane, existing westbound

service lane, and parking lane (north side of Annapolis Road),” within 110 to 160 feet of right-of-way. Given all of this and noting the baseline on Maryland State Highway Administration (SHA) Plat 32653, staff believes that dedication must be 62 feet from the baseline to provide the minimum 110 feet required by the sector plan. The plan shows this acceptably as dedication, as required by Condition 16(a) of the PPS.

No traffic-related (or adequacy-related) findings are associated with DSP review, and the Transportation Planning Section has determined that the site plan is acceptable.

- d. **Subdivision Review**—In a memorandum dated May 5, 2018 (Bressler to Bishop), the Subdivision Review Section offered an analysis of the DSP’s conformance with the PPS conditions, which is incorporated into Finding 9 above, or is included in the Recommendation section of this report.
- e. **Trails**—In a memorandum dated April 18, 2018 (Shaffer to Bishop), the Transportation Planning Section provided an analysis of the DSP’s conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the Central Annapolis Road Sector Plan and SMA, as well as the requirements of the prior approvals.

One master plan trail issue impacts the subject property, with MD 450 being designated as a trail/bikeway corridor in the MPOT, and the area master plan further recommending that future development accommodate a multiway boulevard. The MPOT includes the following recommendations for MD 450:

**MD 450 Standard or Wide Sidewalks with On-Road Bicycle Facilities: Provide continuous sidewalks and on-road bicycle facilities along this heavily traveled corridor. These sidewalks will improve access to the New Carrollton Metro Station, as well as several commercial areas. Areas of high pedestrian traffic may warrant wide sidewalks. Pedestrian amenities and safety features are also warranted in some areas. On-road bicycle facilities should be provided. Although right-of-way constraints may not allow full bicycle lanes, wide outside curb lanes are recommended (page 20).**

The MPOT also contains a section on complete streets, which provides guidance on accommodating all modes of transportation, as new roads are constructed or frontage improvements are made. It also includes the following policies regarding sidewalk construction and the accommodation of pedestrians.

**POLICY 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.**

**POLICY 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.**

A sidewalk exists along the south side of MD 450, including the frontage of the subject site. This sidewalk will need to be reconstructed along the frontage of the subject site to bring it into conformance with current American with Disabilities Act (ADA) requirements and County standards and specifications. A sidewalk also exists along the site’s frontage of 69th Avenue. The proposed road diet and the provision of buffered



bicycle lanes along MD 450 is beyond the scope of the subject site's limited road frontage and will have to be undertaken by SHA as part of a larger, corridor-wide restriping or reconstruction project. However, it should be noted that modeling done at the time of the master plan indicated that traffic volumes can accommodate the road diet, which will ultimately allow for buffered bicycle lanes and a wider pedestrian zone.

The subject application is a partially developed site within an established community. Sidewalks exist along the site's frontages of MD 450 and 69th Avenue, although the sidewalk along MD 450 does not meet current ADA specifications or standards. Sidewalk access is proposed on the site, from the existing sidewalk along MD 450, to the building entrance. Sidewalks are shown along three sides of the proposed building. An additional sidewalk has been added to the plans that connects the rear parking lot with the proposed building. Sidewalks internal to the subject site are adequate to provide access from the site to the surrounding community.

Due to the site's location within the Central Annapolis Road corridor (per the Adequate Public Facility Review Map of the *Plan Prince George's 2035 Approved General Plan*, the application is subject to the requirements of Prince George's County Council Bill CB-2-2012 and the associated 2013 "Transportation Review Guidelines, Part 2." The required finding of adequacy and appropriate off-site improvements were reviewed at the time of PPS. The Transportation Planning Section provided a discussion of the DSP's conformance to the PPS conditions regarding both on- and off-site pedestrian improvements that is included in Finding 9 above.

- f. **Permit Review**—In a memorandum dated April 27, 2018 (Jacobs to Bishop), the Permit Review Section offered numerous comments that have either been addressed by revisions to the plans or are addressed in conditions of approval included in the Recommendation section of this report.
- g. **Environmental Planning**—In a memorandum dated May 22, 2018 (Juba to Bishop), the Environmental Planning Section provided the following summarized comments on the subject application:

The subject property is located on the southwestern corner of the intersection of MD 450 and 69th Avenue. The plan acreage is 6.47 acres. The site contains 3.57 of woodlands, areas of steep slopes, 100-year floodplain, wetlands, streams, associated buffers, and primary management area (PMA). This site is located in the Lower Beaverdam Creek watershed, which drains into the Potomac River Basin. The site is located in a stronghold watershed. The predominant soils found to occur on-site, according to the U.S. Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey, include Christiana-Downer complex (15–25 percent slopes), Christiana-Downer complex (25–40 percent slopes), Christiana-Downer-Urban land complex (5–15 percent slopes), and Russett-Christian-Urban land complex (0–5 percent slopes). Soils containing Marlboro clay are not known to occur on-site. This site is not within a sensitive species protection review area (SSPRA), based on a review of the SSPRA GIS layer prepared by the Wildlife and Heritage Service, Maryland Department of Natural Resources. No forest interior dwelling species habitat is located on-site, and the site does not front a historic or scenic road. According to the 2017 *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan*, the Countywide Green Infrastructure Plan, the site contains regulated and evaluation areas only, and is not within an aviation policy area associated with an airport.

A signed Natural Resources Inventory (NRI-027-2016-01), which included a detailed forest stand delineation, was submitted with the application. The information is correctly reflected on the associated plans.

The site has an approved SWM Letter and Plan (24494-2016-00) that expires on September 6, 2019. The approval is in conformance with the current code. A fee payment of \$8,804.50 is required in lieu of providing on-site attenuation/quality control measures. One bioretention facility and one submerged gravel wetland are proposed on-site. One outfall structure is proposed within the PMA to convey stormwater off-site into the natural drainage course system. The SWM concept plan is consistent with the TCP2. No further information is required regarding SWM at this time.

- h. **Prince George's County Fire/EMS Department**—At the time of the writing of this technical staff report, the Fire/EMS Department did not offer comments on the subject application.
- i. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of the writing of this technical staff report, DPIE did not offer comments on the subject application.
- j. **Prince George's County Police Department**—At the time of the writing of this technical staff report, staff did not receive comment regarding the subject project from the Police Department.
- k. **Prince George's County Health Department**—At the time of the writing of this technical staff report, staff did not receive comment regarding the subject project from the Health Department; however, the following standard comments are recommended to be added as notes on the plan:
  - (1) During the demolition/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.
  - (2) During the demolition/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.
- l. **Washington Suburban Sanitary Commission (WSSC)**—In an email dated April 17, 2018, WSSC offered numerous comments regarding the provision of water and sewer to the development. These comments have been provided to the applicant and will be addressed through WSSC's separate permitting process.
- m. **Town of Landover Hills**—At the time of the writing of this technical staff report, the Town of Landover Hills did not provide any comments on the subject application.
- n. **Town of Cheverly**—At the time of the writing of this technical staff report, the Town of Cheverly did not provide any comments on the subject application.

- o. **City of Bladensburg**—At the time of the writing of this technical staff report, the City of Bladensburg did not provide any comments on the subject application.
- 14. Based on the foregoing and as required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use, if revised as conditioned.

As required by Section 27-285(b)(4), the Planning Board must also find that the regulated environmental features on a site have been preserved and/or restored in a natural state, to the fullest extent possible, in accordance with the requirements of Section 24-130(b)(5) of the Subdivision Regulations. In a memorandum dated May 22, 2018, the Environmental Planning Section noted that the application adequately demonstrates the preservation and/or restoration of regulated environmental features in a natural state, to the fullest extent possible, as no new impacts beyond what was approved with the PPS are being proposed.

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, as recommended for approval, 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 staff recommends the following:

- A. **APPROVAL** of the alternative development district standards for:
  - 1. **Standard II.A.:** To allow for a front building placement line of 85 feet along MD 450 (Annapolis Road) and 77 feet along 69th Avenue.
  - 2. **Standard VI.C.(1):** To allow alternative street tree spacing.
- B. **DISAPPROVAL** of the alternative development district standard for:
  - 1. **Standard II.D.1b.:** To allow for the absence of massing elements, such as store front columns, party walls, and window bays, that reflect the scale and rhythm of the surrounding residential character along the MD 450 (Annapolis Road) frontage.
  - 2. **Standard VI.D.2.a.:** To allow for landscaping in lieu of the required wall, to screen the parking compound facing MD 450 (Annapolis Road).

- C. APPROVAL of Detailed Site Plan DSP-17050 and Type 2 Tree Conservation Plan TCP2-001-08-01 for Iglesia Roca de le Eternidad, subject to the following conditions:
1. Prior to certification of the detailed site plan (DSP), the plans shall be revised, as follows:
    - a. Mark and label a location for a bicycle rack, accommodating a minimum of five bicycles, at a location convenient to the multipurpose sanctuary. A detail for the bicycle rack shall be included on the plan.
    - b. Provide an exhibit that illustrates the location and limits of the on- and off-site sidewalk along MD 450 (Annapolis Road), per Condition 7b of Preliminary Plan of Subdivision 4-17001 (PGCPB Resolution No. 17-156). This exhibit shall show the location, limits, and details of all off-site improvements, including the sidewalk and any necessary curb cuts or ramps, consistent with Section 24-124.01(f) of the Subdivision Regulations.
    - c. Add the following site plan notes:

“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.”

“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).”
    - d. Revise the parking schedule to show the five bicycle parking spaces.
    - e. Provide a photometric plan demonstrating that appropriate lighting levels are being proposed and that no light spill-over onto adjacent properties is occurring.
    - f. Correct the parking schedule to show the total required number of parking spaces.
    - g. Revise the parking schedule to show the number of required and provided handicap-accessible spaces.
    - h. Revise the site plan to provide a loading area, as required by Section 27-582 of the Prince George’s County Zoning Ordinance.
    - i. Revise the site plan and the Tree Canopy Coverage schedule to show conformance with Section 25-128 of the Prince George’s County Code.
    - j. Revise the site plan to correct the spelling of track to tract in General Note 6.
    - k. Revise the site plan to correct the spelling of SMW to SWM in General Note 10.
    - l. Revise the site plan to correct the wording of General note 21 from the word “of” to “or.”

- m. Provide the dimensions and setbacks for all existing and proposed structures on the plan.
  - n. Provide the specific uses of the multipurpose room and indicate the amount of square footage for each use. Update the Parking table accurately to reflect the proposed uses.
  - o. Clearly identify the van-accessible handicap parking spaces.
  - p. Revise the landscape plan to provide a wall and landscaping along MD 450 (Annapolis Road) to screen the parking lot, in accordance with the development district standard.
  - q. Label the height and setback of the proposed dumpster enclosure and all retaining walls and fences on the site plan.
  - r. Revise the DSP to correctly identify and demonstrate all of the approved development district standard amendments and departures.
  - s. Provide additional architectural features on the side elevation of the building facing MD 450 (Annapolis Road).
  - t. Revise the northern and western building elevations to incorporate higher quality building materials such as brick, decorative masonry, or decorative metal.
2. Prior to certification of the detailed site plan (DSP), the Type 2 tree conservation plan (TCP2) shall be revised, as follows:
- a. Identify the location of the previously dedicated land that is credited on the Woodland Conservation worksheet.
  - b. Revise the TCP2 by removing all woodland preservation from within the limits of disturbance and adjust the Woodland Conservation worksheet accordingly.
  - c. Revise the TCP2 so that all references to woodland clearing is consistent on the plan.
  - d. Revise the TCP2 by specifying a suitable detail from the Environmental Technical Manual for “Combination silt fence and tree protection fencing.”
  - e. Complete the Property Owner’s Awareness Certificate on each sheet of the TCP2.
  - f. Add the standard TCP2 notes pertaining to on-site invasive species management to the TCP2. Submit an invasive species management plan prepared by a qualified professional and place it on the TCP2.
  - g. Revise the TCP2 layout to the same scale as the DSP and include a coversheet.
  - h. Have the qualified professional who prepared the TCP2 sign and date it and update the revision box with a summary of the revisions made.

3. Prior to signature of the Type 2 tree conservation plan (TCP2), the required woodland conservation easements shall be prepared and submitted to the Environmental Planning Section for review by the Office of Law and submitted for recordation to the Office of Land Records. The following note shall be added to the standard TCP2 notes on the plan, as follows:

“Woodlands preserved, planted, or regenerated in fulfillment of on-site woodland conservation requirements have been placed in a Woodland and Wildlife Habitat Conservation Easement recorded in the Prince George’s County Land Records at Liber/folio. Revisions to this TCP2 may require a revision to the recorded easement.”
4. Prior to issuance of the first grading permit, copies of the recorded easement documents, with the liber and folio, shall be provided to the Environmental Planning Section, and the liber and folio of the recorded woodland conservation easement shall be added to the Type 2 tree conservation plan.
5. Prior to razing the existing structures on-site, the applicant is requested to notify the Historic Preservation Section to allow for photographic documentation of the structures before demolition.