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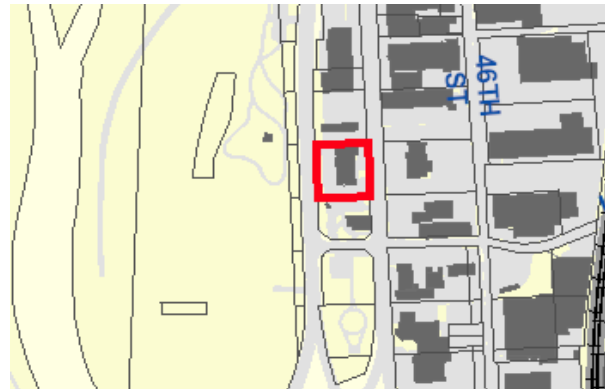
## Detailed Site Plan

**DSP-20005**

## Washington Pentecostal Assembly

REQUEST	STAFF RECOMMENDATION
Conversion of an existing building to a place of worship with architectural modifications.	APPROVAL with conditions

<b>Location:</b> Northeast of the intersection of US 1 (Baltimore Avenue) and Upshur Street.	
Gross Acreage:	0.58
Zone:	IE/IDO
Zone Prior:	M-X-T/D-D-O/I-D-O
Reviewed per prior Zoning Ordinance:	Section 27-1703 (b)
Dwelling Units:	None
Gross Floor Area:	7,818 sq. ft.
Planning Area:	69
Council District:	05
Municipality:	Town of Bladensburg
<b>Applicant/Address:</b> Washington Pentecostal Assembly, Inc. P.O. Box 522 Hanover, MD 21076	
<b>Staff Reviewer:</b> Joshua Mitchum <b>Phone Number:</b> 301-952-4132 <b>Email:</b> Joshua.Mitchum@ppd.mncppc.org	



Planning Board Date:	04/11/2024
Planning Board Action Limit:	04/15/2024
Staff Report Date:	03/28/2024
Date Accepted:	02/05/2024
Informational Mailing:	05/04/2020
Acceptance Mailing:	08/24/2023
Sign Posting Deadline:	03/12/2024

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THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

**SUBJECT:** Detailed Site Plan DSP-20005  
Washington Pentecostal Assembly

The Urban Design Section has reviewed the detailed site plan for the subject property and recommends APPROVAL with conditions, as described in the Recommendation section of this technical staff report.

**EVALUATION CRITERIA**

The subject property is within the current Industrial, Employment (IE) Zone. It is located within the prior Mixed Use-Transportation Oriented (M-X-T) Zone. Pursuant to Section 27-1900 of the Zoning Ordinance et seq., for a period of two years, until April 1, 2024,\* the applicant can submit a detailed site plan (DSP) for property in the IE Zone under the requirements of the Zoning Ordinance in effect prior to April 1, 2022 ("prior Zoning Ordinance"). The applicant has chosen to proceed with the development under the provisions of the prior Zoning Ordinance, as allowed by Section 27-1900 of the current Zoning Ordinance. The applicant's proposed DSP application meets the prerequisites for proceeding under the prior Zoning Ordinance, as outlined in Section 27-1903 and 27-1904. Accordingly, staff has reviewed the subject DSP under the property's former M-X-T zoning and the standards and procedures of the prior Zoning Ordinance. The DSP was reviewed and evaluated under following criteria:

- a. The requirements of the 2009 *Approved Port Towns Sector Plan and Sectional Map Amendment*;
- b. The requirements of the prior Prince George's County Zoning Ordinance for the Mixed Use-Transportation Oriented (M-X-T) and Development District Overlay (D-D-O) Zones and the 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. The requirements of the Chesapeake Bay Critical Area Overlay Ordinance;
- g. Referral comments; and
- h. Community feedback.

\*Note: Due to newly adopted Prince George's County Council Resolutions (CR-22-2024 and CR-25-2024), Sections 27-1900 and 24-1900 remain in effect until April 1, 2026, such that applicants may elect to utilize the prior Zoning Ordinance and prior Subdivision Regulations until that date.

## FINDINGS

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

1. **Request:** The applicant proposes to convert a building, including architectural modifications, to operate a place of worship.
2. **Development Data Summary:**

	EXISTING	EVALUATED
Zone(s)	IE/IDO (Prior: M-X-T/D-D-O/I-D-O)	M-X-T/D-D-O/I-D-O
Use(s)	Nail and hair salon	Place of worship
Gross Tract Acreage	0.59	0.59
Parcels	2	2
Square Footage /Gross Floor Area	7,818	7,818

### Other Development Data:

### Parking Requirements per the 2009 Approved Port Towns Sector Plan and Sectional Map Amendment

	REQUIREMENT	EVALUATED
Place of worship	80% of (1.0 space per 4 seats in the main auditorium + 1.0 space per 4 seats in other rooms at the same time as main auditorium)	160 / 4 seats = 40 spaces 80% of 40 spaces = 32 spaces
Standard spaces (9.5 feet x 19 feet)	-	20 spaces
Compact parking (8.0 feet x 16.5 feet)	Maximum of one-third of total parking	10 spaces (less than one-third of total parking)
Handicap-Accessible	2	1 + 1 (van-accessible) = 2 spaces
<ul style="list-style-type: none"> <li>Handicap van-accessible (8 feet wide with 8-foot access aisle)</li> </ul>	1	1 space
<b>Total Parking</b>	Min. 32 spaces Max. 40 spaces	32 spaces

### Bicycle Spaces per the Sector Plan

Required (1 space per 3 parking spaces) *	4
Provided	4

\*Note: U-style bike racks measuring 3 feet by 22 inches are proposed.

### Loading Spaces (per Section 27-582(a) of the prior Zoning Ordinance)

Required (Church or similar place of worship)	0
Provided	0

3. **Location:** The subject property is located at 4318 Baltimore Avenue, Bladensburg, Maryland 20710. The subject property is located northeast of the intersection of US 1 (Baltimore Avenue) and Upshur Street.
4. **Surrounding Uses:** To the north of the property are commercial uses in the Industrial Employment (IE)/Chesapeake Bay Critical Area Intense Development Overlay (IDO) (prior Mixed Use-Transportation Oriented(M-X-T)/Development District Overlay(D-D-O)/I-D-O) Zones. To the east of the property are commercial service uses in the IE/IDO (prior M-X-T/D-D-O/I-D-O) Zones. To the west of the property is land owned by The Maryland–National Capital Park and Planning Commission in the Reserved Open Space (ROS) and Chesapeake Bay Critical Area Resource Conservation Overlay (R-C-O) Zones. Finally, to the south of the property is a historic structure in the IE/IDO Zone.
5. **Previous Approvals:** There are no previously approved development applications applicable to the review of this application.
6. **Design Features:** The existing building is colonial in style and clad with vinyl siding. The southern wing of the building is a one-story structure, oriented north to south, with dormers facing US 1 in both directions. The building has a covered entrance on both its eastern and western façades. The northern wing of the building is oriented east to west and has a roofline that extends above the southern wing of the building. The property abuts George Washington House, which has a gravel parking lot adjacent to an existing concrete parking lot located on the eastern, western, and southern parts of the building.

The subject site also has an existing 144.84-square-foot wooden shed, located in the right side yard.

The application proposes the conversion of the building to operate as a place of worship, with no increase in gross floor area. Furthermore, no grading or modifications to the parking lot are proposed. The application is proposing to increase the roof height of the one-story portion of the building, adding a prefabricated steeple, and creating a “more inviting vestibule” on the western and eastern façades, per the submitted statement of justification (SOJ). The created vestibules will be within the existing footprint of the

building, through the use of fascia treatment. The vestibules are proposed to be faced with stone, glass, and wooden materials.

### **Architecture**

The architectural design of the converted building will be colonial style, with a pitched roof (asphalt shingles), and will be finished with a mix of materials including vinyl, stone, wood, and glass. The main vestibule entrance on the west façade of the building will feature faux stone siding and two 24-inch, nonstructural, half columns that will be attached to the wall of the façade.

### **Signage**

The application is not proposing new signage; however, it proposes to reface the two existing signs on the subject site. The first sign is an existing freestanding sign, located at the eastern part of the site, measuring 19 feet 9.5 inches by 11 feet 5.5 inches. The second sign is an existing monument sign located at the western part of the property, measuring 9 feet by 6 feet.

### **Lighting**

The subject detailed site plan (DSP) proposes the installation of nine wall-mounted light fixtures, measuring 16 inches, at the entrances of the eastern and western façades of the building. Furthermore, four wall-mounted light fixtures, measuring 37 inches, are proposed at the entrances of the eastern and western façades of the building.

## **COMPLIANCE WITH EVALUATION CRITERIA**

7. **2009 Approved Port Towns Sector Plan and Sectional Map Amendment:** This sector plan sets policies that will guide future development pertaining to urban design, historic resources, economic development, roads, trails, transit, public facilities, parks and recreation, and environmental infrastructure in the planning area.

The subject site is located within the land area covered by the *2009 Approved Port Towns Sector Plan and Sectional Map Amendment* (sector plan). Specifically, the subject site is located within the Port Towns Waterfront Character Area. In general, projects that involve an increase of less than 10 percent gross floor area (GFA) do not have to show compliance with pertinent character area development standards (page 150–151).

However, as also stated therein: “All applications for subdivision, permits for construction of façade or building additions, renovations including signage, parking and loading, and fencing beyond routine maintenance and repair on these sites shall comply with the standards.” Therefore, the proposed improvements to the architectural façades, signage, and parking are subject to the development district standards.

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

The applicant requested modification of requirements from five development district standards of the sector plan. In accordance with Section 27-548.25(c) of the prior Prince George’s County Zoning Ordinance, if an applicant so requests, the Prince George’s County Planning Board may apply development standards which differ from the approved development district standards. 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. This application meets the standards of the development district, such as the parking and loading standards and use table. However, the applicant is requesting the following modifications from the development district standards of the Port Towns Waterfront Character Area (the following page numbers reference the sector plan):

- a. **General Building Envelope Standards for Height (page 174):** Per the General Building Envelope Standards for Height section of the sector plan, buildings shall be a minimum of four stories, and a maximum of ten stories. The existing building on the subject site is one-story to two-stories in height.

First, adding additional stories to the building would require additional parking spaces to an already constrained 25,000-square-foot site (based on the proposed use, the required minimum number of parking spaces is 32 spaces, which is provided “as is”).

Second, the subject property is adjacent to an existing historic site, George Washington House historic site. The Historic Preservation Commission recently reviewed this application and recommended approval, without conditions. Increasing the height of the building to four stories would have a substantial impact on the viewshed of the historic site, which is also only two-stories in height. The one- to two-stories in height, with the steeple, effectively mitigates without impeding viewshed of the historic site and provides a reasonable alternative to an extent possible.

The modification will not substantially impair implementation of the sector plan. Therefore, staff recommend approval of this modification.

- b. **General Building Envelope Standards for Elements – Fenestration (page 176):** Per the General Building Envelope Standards for Elements section of the sector plan, ground-level façade fenestration shall comprise between 40 and 90 percent of the façade and the upper-story shall be between 20 and 60 percent. Given the fact that the proposal is improving the existing building fenestration within the range not to impede the structural integrity, staff can generally support the modification. However, the applicant should provide further improved fenestration, to the extent possible, with exhibits showing the percentage of the opening, and reviewed by urban design staff for certification. Therefore, the condition is included herein.
- c. **Storefront Building Envelope Standards for Height – Building Height (page 178):** Similar to the modification requested for the General Building Envelope Standards for Height, the applicant is requesting to modify the building height standards. Per the Storefront Building Envelope Standards for Height section of the sector plan, buildings shall be a minimum of four stories, and a maximum of ten stories. The existing building on the subject site is one-to two-stories in height. Being an already fully developed site and being constrained by having roadways on both sides, it would be very difficult to construct a four-story building on a 25,000-square-foot parcel. Similar rationales from the General Building Envelope Standards for Height apply here.

This request will not substantially impair implementation of the sector plan. Therefore, staff recommend approval of this modification.

- d. **Storefront Building Envelope Standards for Elements – Fenestration (page 180):** Similar to the modification requested for the General Building Envelope Standards for Elements – Fenestration, the applicant is requesting to modify the façade fenestration requirement. Per the Storefront Building Envelope Standards for Elements section of the sector plan, ground-level façade fenestration must be between 40 and 90 percent of the façade. The existing building does not meet this requirement, and even with the proposed stone vestibule with glass and large doors, the building will not meet the fenestration requirement. Similar rationales apply from the General Building Envelope Standards for Elements to this modification.

Therefore, staff recommend approval of this modification with the condition provided herein.

- e. **Architectural Standards – Signage – General Design and Materials (page 196):** Per the Architectural Standards for Signage – General Design and Materials section of the sector plan, sign types such as freestanding and monument are prohibited. There is an existing freestanding sign and an existing monument sign on the subject site. The application is not proposing to add new signage to the site, but rather to reface the existing signs.

The applicant is requesting a modification to the development standards, to allow for the refacing of the signs. The applicant stated that the signs are necessary to maintain because they will assist drivers in locating the place of worship, which is partially obscured from the north and south by vegetation. The development standards are intended to regulate signage for new construction with buildings closer to the street. As the existing building is set back 30 feet, even if the signage is provided as design standards, the legibility and visibility would be minimal by drivers.

This request will not substantially impair implementation of the sector plan and staff recommend approval of this modification.

8. **Prince George’s County Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements of the M-X-T and D-D-O Zones.

- a. Section 27-285(b)(2) of the Zoning Ordinance states the following:

**(2) The Planning Board shall also find that the Detailed Site Plan is in general conformance with the approved Conceptual Site Plan (if one was required).**

With respect to the requirement of the M-X-T Zone, for approval of a conceptual site plan, the sector plan (page 152) states that “the D-D-O-Z and the Development District Standards meet the purposes of and requirements for a conceptual site plan as set forth in Section 27-272 and Section 27-273, thereby serving as the conceptual site plan for properties zoned M-X-T



within the development district and satisfying the requirements of Section 27-547(d).”

- b. In accordance with Section 27-546(d) of the Zoning Ordinance, the Planning Board must make the following findings, in addition to the requirements of Section 27-285(b), for approval of a DSP in the M-X-T Zone.

**(d) In addition to the findings required for the Planning Board to approve either the Conceptual or Detailed Site Plan (Part 3, Division 9), the Planning Board shall also find that:**

**(1) The proposed development is in conformance with the purposes and other provisions of this Division;**

The proposed development is in conformance with the purposes of the M-X-T Zone, which includes promoting the orderly development and redevelopment of land in the vicinity of major interchanges, major intersections, major transit stops, and designated general plan centers. By improving the existing building, to operate as a place of worship, the development beautifies the site and activates it, thus creating an amenity for the surrounding community.

The subject site is served by Metro bus services, with a Washington Metropolitan Area Transit Authority bus stop directly across the street. The proximity to local bus services will ensure that the site will promote the effective and optimal use of transit services and reduce automobile usage of the congregation and surrounding community.

The proposed re-use of the existing structure will promote economic vitality and investment by redeveloping a former commercial use. Instead of potential vacancy, the surrounding community will have a beautified structure and site.

**(2) For property placed in the M-X-T Zone, through a Sectional Map Amendment approved after October 6, 2006, the proposed development is in accordance with the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment...;**

The subject property was placed within the M-X-T Zone, with a D-D-O Zone overlay through the sector plan. The DSP is in conformance with the development district standards for the proposed architectural modifications. Analysis of this conformance is found in Finding 7 above.

- (3) The proposed development has an outward orientation which either is physically and visually integrated with existing adjacent development or catalyzes adjacent community improvement and rejuvenation;**

The proposed development has an outward orientation that has its most ornate design facing US 1. The proposed modifications will beautify the existing building and may serve to catalyze adjacent community redevelopment and rejuvenation.

- (4) The proposed development is compatible with existing and proposed development in the vicinity;**

The proposed development is compatible with existing development in the area. The existing building and proposed improvement on the subject property is colonial in style and is clad with siding. The southern wing of the building is a one-story structure, oriented north to south, with dormers facing US 1 in both directions. There is a covered entrance to the building on both the eastern and western façades. The northern wing of the building is oriented east to west and the roofline extends above the southern wing of the building. The architectural modifications to the existing structure, to convert it into a place of worship use, would make the site more compatible with the adjacent George Washington House historic site.

- (5) The mix of uses, arrangement and design of buildings and other improvements, and provision of public amenities reflect a cohesive development capable of sustaining an independent environment of continuing quality and stability;**

The mix of uses that a place of worship can provide, such as a church, will contribute to the quality and stability of the conjoining neighborhoods. The proposed architectural modifications will result in a more cohesive site, which will advance the goals of the sector plan, by introducing a place of worship use in a historically commercial and industrial-heavy area.

- (6) If the development is staged, each building phase is designed as a self-sufficient entity, while allowing for effective integration of subsequent phases;**

This finding is not applicable, as the proposed development is not staged.

- (7) The pedestrian system is convenient and is comprehensively designed to encourage pedestrian activity within the development;**

The subject site includes sidewalks and marked crosswalks along the frontage and crossing the access points. There is a direct path from

the frontages of the building that provides convenient and continuous connection.

- (8) On the Detailed Site Plan, in areas of the development which are to be used for pedestrian activities or as gathering places for people, adequate attention has been paid to human scale, high quality urban design, and other amenities, such as the types and textures of materials, landscaping and screening, street furniture, and lighting (natural and artificial);**

Since the proposal is limited to the architectural improvement, this is not applicable.

- (9) On a Conceptual Site Plan for property placed in the M-X-T Zone by a Sectional Map Amendment, transportation facilities that are existing; that are under construction; or for which one hundred percent (100%) of construction funds are allocated within the adopted County Capital Improvement Program, or the current State Consolidated Transportation Program, will be provided by the applicant, (either wholly or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, through participation in a road club), or are incorporated in an approved public facilities financing and implementation program, will be adequate to carry anticipated traffic for the proposed development. The finding by the Council of adequate transportation facilities at the time of Conceptual Site Plan approval shall not prevent the Planning Board from later amending this finding during its review of subdivision plats.**

This finding is not applicable, as the subject application is for a DSP, not a conceptual site plan.

- (10) On the Detailed Site Plan, if more than six (6) years have elapsed since a finding of adequacy was made at the time of rezoning through a Zoning Map Amendment, Conceptual Site Plan approval, or preliminary plat approval, whichever occurred last, the development will be adequately served within a reasonable period of time with existing or programmed public facilities shown in the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, or to be provided by the applicant...**

The Transportation Planning Section has reviewed this aspect of the subject plan in detail, and concluded that the proposed development will operate adequately during weekday peak-hours, as well as, the Sunday peak-hour period. See Finding 13 (c) for the Transportation Planning Section's detailed analysis of this required finding.

- (11) On a property or parcel zoned E-I-A or M-X-T and containing a minimum of two hundred fifty (250) acres, a Mixed-Use Planned Community including a combination of residential, employment, commercial and institutional uses may be approved in accordance with the provisions set forth in this Section and Section 27-548. (CB-1-1989; CB-26-1991; CB-13-2002; CB-78-2006)**

This finding is not applicable as the subject site does not contain a minimum of 250 acres.

- c. The subject DSP application is also in conformance with the additional regulations of the M-X-T Zone, as follows:

**Section 27-544. Regulations.**

- (a) Except as provided in Subsection (b), additional regulations concerning the location, size, and other provisions for all buildings and structures in the M-X-T Zone are as provided for in Divisions 3 and 4 of this Part, General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.**

As the subject project is located in the area covered by the sector plan, regulations for proposed improvements are subject to the development district standards therein. See Finding 7 for a detailed discussion of conformance to those requirements.

**Section 27-548. M-X-T Zone.**

- (a) Maximum floor area ratio (FAR):**

- 1. Without the use of the optional method of development — 0.40 FAR; and**
- 2. With the use of the optional method of development — 8.00 FAR.**

The development's FAR ratio is approximately 0.299, below the maximum FAR of 0.40.

- (b) The uses allowed in the M-X-T Zone may be located in more than one (1) building, and on more than one (1) lot.**

The proposed place of worship use is permitted in the M-X-T Zone, and will be located in one building on one lot. The subject project is in conformance with this requirement.

- (c) **Except as provided for in this Division, the dimensions for the location, coverage and height of all improvements shown on the Detailed Site Plan shall constitute the regulations for these improvements for a specific development in the M-X-T Zone**

Improvements on the subject site were mostly pre-existing, however, the proposed development regulations are shown on the DSP.

- (d) **Landscaping, screening, and buffering of development in the M-X-T Zone shall be provided pursuant to the provisions of the Landscape Manual. Additional buffering and screening may be required to satisfy the purposes of the M-X-T Zone and to protect the character of the M-X-T Zone from adjoining or interior incompatible land uses.**

The subject DSP is exempt from the requirements of the Landscape Manual under the D-D-O Zone.

- (e) **In addition to those areas of a building included in the computation of gross floor area (without the use of the optional method of development), the floor area of the following improvements (using the optional method of development) shall be included in computing the gross floor area of the building of which they are a part: enclosed pedestrian spaces, theaters, and residential uses. Floor area ratios shall exclude from gross floor area that area in a building or structure devoted to vehicular parking and parking access areas (notwithstanding the provisions of Section 27-107.01). The floor area ratio shall be applied to the entire property which is the subject of the Conceptual Site Plan.**

The subject site proposes a FAR of 0.299, based on the above guidelines.

- (f) **Private structures may be located within the air space above, or in the ground below, public rights-of-way.**

The subject DSP is not subject to this requirement, as no new construction is being proposed in the air space above, in the ground below, or in public rights-of-way.

- (g) **Each lot shall have frontage on, and direct vehicular access to, a public street, except lots for which private streets or other access rights-of-way have been authorized pursuant to Subtitle 24 of this Code.**

The subject site has frontage on US 1 (north and southbound), with access to the site via US 1 northbound.

- (h) **Townhouses developed pursuant to a Detailed Site Plan for which an application is filed after December 30, 1996...**

This finding is not applicable as no townhouses are being proposed with the subject DSP.

- (i) **The maximum height of multifamily buildings shall be one hundred and ten (110) feet. This height restriction shall not apply within any Transit District Overlay Zone, designated General Plan Metropolitan or Regional Centers, or a Mixed-Use Planned Community.**

This finding is not applicable as no multifamily buildings are being proposed with the subject DSP.

- (j) **As noted in Section 27-544(b), which references property placed in the MXT Zone through a Sectional Map Amendment approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation, regulations for Conceptual or Detailed Site Plans (such as, but not limited to density, setbacks, buffers, screening, landscaping, height, recreational requirements, ingress/egress, and internal circulation) should be based on the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or the Sectional Map Amendment Zoning Change and any referenced exhibit of record for the property. This regulation also applies to property readopted in the MXT Zone through a Sectional Map Amendment approved after October 1, 2006 and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation of a concurrent Master Plan or Sector Plan (see Section 27-226(f)(3) of the Zoning Ordinance).**

This finding is not applicable to the subject DSP.

- 9. **2010 Prince George's County Landscape Manual:** Section 27-548 of the Zoning Ordinance states that landscaping, screening, and buffering within the M-X-T Zone should be provided pursuant to the provisions of the Landscape Manual. The proposal is exempt from the requirements of the Landscape Manual because it does not involve the change of a lower-intensity use to a higher-intensity use category or from a residential use to a nonresidential use. The existing use is a hair and nail salon, which is higher intensity than the proposed use, which is a place of worship. Furthermore, the subject DSP does not involve an increase in impervious surface and does not involve an increase in GFA.
- 10. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The site is exempt from the provisions of the Woodland Conservation Ordinance (WCO) because the property is located within the Chesapeake Bay Critical Area (CBCA).
- 11. **Prince George's County Tree Canopy Coverage Ordinance:** The subject DSP is exempt from the Tree Canopy Coverage Ordinance as less than 5,000 square feet of ground disturbance is being proposed.
- 12. **Chesapeake Bay Critical Area:** The subject site is located within the Intense Development Overlay (IDO) Zone of the Chesapeake Bay Critical Area (CBCA). Pursuant to Section 5B-116 (b)(2) of the prior Zoning Ordinance, the site is not required to obtain a CBCA conservation plan due to the area of disturbance being less than 500 square feet, and the proposed development having met the following criteria:

- (i) Disturbance will not occur in the Buffer; and
- (ii) Vegetation will not be removed as a result of the proposed activity; and
- (iii) Steep or severe slopes will not be disturbed; and
- (iv) Habitat Protection Areas will not be affected; and
- (v) Tidal or non-tidal wetlands will not be affected; and
- (vi) Existing property is in conformance with the requirements of the Zoning Ordinance and the proposed changes will retain this conformance; and
- (vii) A preliminary plan of subdivision is not required; and
- (viii) A Conservation Plan has not been approved for the subject property.

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

- a. **Historic Preservation and Archeological Review**—At the time of the writing of this technical staff report, comments have not been received from the Historic Preservation and Archeological Review Section regarding the subject project.
- b. **Community Planning**—In an updated memorandum dated March 27, 2024 (Selvakumar to Mitchum), the Community Planning Division provided an analysis of the subject DSP's conformance with the recommendations of the 2014 *Plan Prince George's 2035 Approved General Plan* and the sector plan, and supported the modification of the design standards, which are discussed in Finding 7 above.
- c. **Transportation Planning**—In a memorandum dated March 11, 2024 (Smith to Mitchum), the Transportation Planning Section offered an analysis of the subject DSP:

**Master Plan Right of Way**

The site is subject to the 2009 *Countywide Master Plan of Transportation* (MPOT) and sector plan. The property fronts US 1 along its southbound and northbound split. US 1 is identified as a collector roadway with a variable right-of-way (ROW) width. No ROW dedication is being proposed with this application.

**Master Plan Pedestrian and Bike Facilities**

Given the limited linear footage of the site frontage along US 1, staff does not recommend the installation of the bicycle lane at this time. The site plan includes 5-foot-wide Americans with Disabilities Act accessible sidewalks along the frontage and crosswalks crossing the access points. Designated space for bicycle parking is also provided at a convenient location. Staff find the proposed facilities and amenities to be acceptable.

### **Mixed-Use Transportation Zone**

The site plan includes sidewalk and marked crosswalks along the frontage and crossing the access points. In addition, a direct path from the frontage to the building is provided for a convenient and continuous connection. The subject application does not propose any additional development of square footage, so additional applications are not needed for approval. The proposed use is for a place of worship that conducts services outside of the standard peak-hours and is not projected to have an adverse impact on the surrounding transportation network. Staff find that the application meets the intent of the M-X-T Zone.

- d. **Subdivision Review**—In a memorandum dated March 11, 2023 (Gupta to Mitchum), the Subdivision Section provided an analysis of the subject DSP:

The subject site consists of two legal deed parcels, subdivided by deed prior to 1971. The subject property is currently improved with a 7,818-square-foot commercial building, which was first established on the subject property in 1980, after razing of two single-family dwellings. There is no prior preliminary plan of subdivision (PPS) applicable to the subject property. This DSP proposes to use the existing building for a place of worship and no addition to the existing GFA is proposed.

This referral is provided for the purpose of determining conformance with any underlying subdivision approvals for the subject property and Subtitle 24. All bearings and distances must be clearly shown on the DSP and must be consistent with the legal description of the property, or permits will be placed on hold.

- e. **Environmental Planning**—In a memorandum dated March 12, 2024 (Meoli to Mitchum), the Environmental Planning Section offered the following:

The site is entirely within the CBCA IDO Zone and is not subject to the WCO. The application proposes no grading or ground disturbance. A CBCA conservation plan is not required pursuant to Subtitle 5B Section 116(b)(2). The site has an approved Stormwater Management Concept Plan (37768-2020-00), which is valid until July 13, 2024. According to the approval letter, the project is not required to provide water quality controls but shall conform to the conditions of the floodplain waiver (FPS 202106) approved on August 17, 2021.

The Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) notes in the floodplain waiver that the site is protected by an existing levee but is affected by interior flooding. The project will be subject to further review, at the time of permitting, and DPIE reserves the right to impose restrictions, if necessary, prior to permitting. No other environmental review issues have been identified with this application.

The Environmental Planning Section recommends approval of the application, with no conditions.

- f. **Permit Review Section**—In a memorandum dated March 18, 2024 (Shaffer to Mitchum), the Permit Review Section offered a few comments related to the M-X-T Zone. However, since the subject site is under DDOZ, DDOZ standards will supersede M-X-T regulations.



- g. **Prince George's County Department of Parks and Recreation (DPR)**—At the time of the writing of this technical staff report, DPR did not offer comments on this application.
  - h. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated February 15, 2024 (De Guzman to Mitchum), DPIE stated that it had no objections to the application as presented.
  - i. **Prince George's County Fire/EMS Department**—In an email dated February 15, 2024 (Reilly to Mitchum), the Prince George's County Office of the Fire Marshal stated that it had no comments on this application.
  - j. **Prince George's County Police Department**—At the time of the writing of this technical staff report, the Police Department did not offer comments on this application.
  - k. **Prince George's County Health Department**—At the time of the writing of this technical staff report, the Health Department did not offer comments on this application.
  - l. **Maryland State Highway Administration (SHA)**—At the time of the writing of this technical staff report, SHA offered no comments on the subject application.
  - m. **Washington Suburban Sanitary Commission (WSSC)**—At the time of the writing of this technical staff report, comments have not been received from WSSC regarding the subject project.
14. **Community Feedback**—As of the writing of this report, staff did not receive any inquiries regarding the subject DSP from the community.
15. The subject application adequately takes into consideration the requirements of the D-D-O Zone and the sector plan. The modification of the design standards would benefit the development and the development district, as required by Section 27-548.25(c), and would not substantially impair implementation of the sector plan.

Based on the foregoing, and as required by Section 27-285(b)(1) of the prior Zoning Ordinance, the DSP, if approved with conditions, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the prior Prince George's County Code, without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.

16. Per Section 27-285(b)(4) of the prior Zoning Ordinance, which became effective on September 1, 2010, a required finding for approval of a DSP is, as follows:
- (4) **The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

No regulated environmental features (REFs) exist on-site; therefore, none will be impacted by the proposed development, and staff find that the REF have been preserved and/or restored in a natural state, to the fullest extent possible, in accordance with the requirement of Subtitle 24-130(b)(5) and Section 27-285(b)(4) of the prior Zoning Ordinance.

## RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Prince George's County Planning Board adopt the findings of this report and recommend the following:

1. APPROVAL of the modification from the 2009 *Approved Port Towns Sector Plan and Sectional Map Amendment* development district standards, as follows:
  - a. **General Building Envelope Standards for Height (page 174):** To allow for the minimum building height to be one-story to two-stories (less than the minimum of four).
  - b. **General Building Envelope Standards for Elements – Fenestration (page 176):** To allow for the building's ground-story façade fenestration to be less than the minimum of 40 percent.
  - c. **Storefront Building Envelope Standards for Height – Building Height (page 178):** To allow for the minimum building height to be one-story to two-stories (less than the minimum of four).
  - d. **Storefront Building Envelope Standards for Elements – Fenestration:** To allow for the building's ground-story façade fenestration to be less than the minimum of 40 percent.
  - e. **Architectural Standards – Signage – General Design and Materials (page 196):** To allow for the refacing of the existing monument and freestanding signs.
2. APPROVAL of Detailed Site Plan DSP-20005 for Washington Pentecostal Assembly, subject to the following:
  - a. Prior to certification, the applicant shall revise the detailed site plan (DSP), as follows, or provide the specified documentation:
    - (1) Detail sheet for items such as the prefabricated steeple and building materials.
    - (2) Improve fenestration (larger or additional windows and doors allowing light and views) for building elevations and obtain approval from Urban Design staff. Diagrams showing the percentage of openings should be provided as well.