



The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530

Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>

Detailed Site Plan Alternative Compliance Adelphi Friends Meeting, Inc.

**DSP-20039
AC-21012**

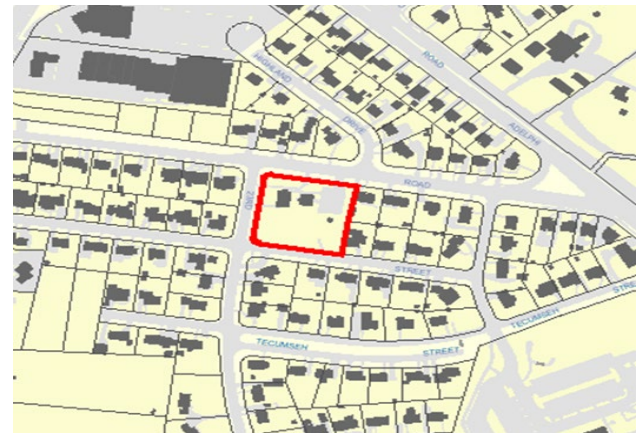
REQUEST	STAFF RECOMMENDATION
Construction of a 4,660-square-foot addition to an existing church, including office space, religious education classrooms, and fellowship space.	APPROVAL with conditions

Location: On the south side of Metzerott Road, at its intersection with 23rd Avenue.

Gross Acreage:	1.30
Zone:	R-R
Dwelling Units:	0
Gross Floor Area:	9,826 sq. ft.
Planning Area:	65
Council District:	02
Election District:	17
Municipality:	N/A
200-Scale Base Map:	211NE02

Applicant/Address:
Adelphi Friends Meeting, Inc.
2303 Metzerott Road
Hyattsville, MD 20783

Staff Reviewer: Tierre Butler
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Planning Board Date:	06/24/2021
Planning Board Action Limit:	06/28/2021
Staff Report Date:	06/07/2021
Date Accepted:	04/19/2021
Informational Mailing:	11/18/2020
Acceptance Mailing:	04/06/2021
Sign Posting Deadline:	05/25/2021

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/. Please call 301-952-3530 for additional information.

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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-20039
 Alternative Compliance AC-21012
 Adelphi Friends Meeting, Inc.

The Urban Design staff has reviewed the application for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions of the detailed site plan, as described in the Recommendation section of this report.

EVALUATION

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

- a. The requirements of the Prince George's County Zoning Ordinance in the Rural Residential (R-R) Zone and the site design guidelines;
- b. The requirements of the 2010 *Prince George's County Landscape Manual*;
- c. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- d. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- e. Referral comments.

FINDINGS

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

1. **Request:** The subject detailed site plan (DSP) requests approval for construction of a 4,660-square-foot addition to an existing church, including office space, religious education classrooms, and fellowship space.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	R-R	R-R
Use(s)	Church	Church
Gross Acreage	1.3	1.3
Number of Lots	1	1
Total Gross Floor Area	5,166 sq. ft.	9,826 sq. ft. (4,660 proposed)

PARKING DATA

	REQUIRED	PROPOSED
Total Parking Spaces	25*	25**
Handicapped-Accessible Spaces	1	2

Notes: *Required parking per Section 27-584(a)(3) of the Prince George's County Zoning Ordinance. The proposed addition, for supportive uses, does not require a greater number of parking or loading spaces than that approved for the church under permit No. 51225-82-GU.

**Eight spaces are provided off-site at the Metzerott Plaza shopping Center, in accordance with Section 27-586 of the Zoning Ordinance.

3. **Location:** The subject property is located on the south side of Metzerott Road at its intersection with 23rd Avenue. The project is also in Planning Area 65 and Council District 2.
4. **Surrounding Uses:** The subject property is zoned Rural Residential (R-R). The property is surrounded by rights-of-way of Metzerott Road, 23rd Avenue, and Apache Street on the north, west, and south sides, respectively. The site is also in an established single-family detached neighborhood in the R-R and One-Family Detached Residential (R-55) Zones, with the Metzerott Plaza shopping center further to the northwest of the site in the Commercial Shopping Center Zone.
5. **Previous Approvals:** The subject property is a legal acreage parcel known as Lot 9, shown on Tax Map 24 in Grid E-4 of the Prince George's County Land Records. The property is improved with a house that was originally constructed around 1910 but was turned into a church around 1958. A one-story meeting house was added to the property around 1960 and a parking lot around 1980. The church exists as an approved non-conforming use on the property under Certification of Nonconforming Use CNU-14714-2017. Special Exception SE-3682 was approved for a school on the property, which no longer exists or is proposed. The development has an approved Stormwater Management (SWM) Concept Plan, 39970-2019-00, which was approved on April 8, 2020.

6. **Design Features:** The subject application proposes to construct a two-story, 33-foot-high, 4,660-square-foot addition to the existing church for the purpose of providing more space for gatherings, religious education, and administrative functions. The site is accessed from Metzert Road and contains two existing buildings oriented towards it. The proposed addition will be located on the front of the existing one-story building, on the west side of the property, and connect the two existing buildings with a proposed 20-foot by 20-foot deck. The site contains 17 parking spaces, including 2 handicapped accessible spaces, on the eastern side of the property, which are to remain unchanged except for restriping. There is an existing bike rack and shed located to the south of the parking lot. The applicant is also proposing to add a dumpster and enclosure southeast of the parking lot. A six-foot-tall fence is also being proposed along the eastern side of the site, adjacent to existing single-family detached homes.

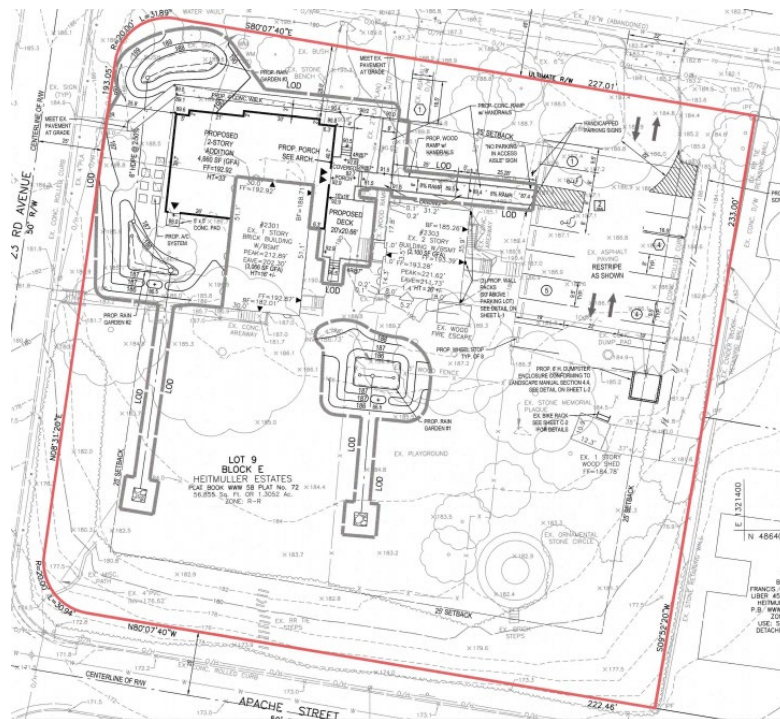


Figure 1: Site Plan

The existing building is finished in reddish-brown brick and the proposed addition includes a brownish asphalt shingle roof and white clapboard siding with matching white gutters, fascias, windows, and casing. A proposed covered porch, facing east towards the parking lot, will include white columns. A gabled roofline and multiple residential-style windows and trim will help the addition blend with the other existing building on the property and the surrounding residential neighborhood.

One existing, approximately six-foot-high, white, wood, freestanding sign facing Metzert Road is proposed to remain. Proposed lighting for the parking lot will provide sufficient illumination without excessive spillover onto to the adjacent residential properties.



Figure 2: Architectural Elevations

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the R-R Zone, and the site plan design guidelines of the Zoning Ordinance.

- a. The subject application is in conformance with the requirements of Section 27-441(b) of the Zoning Ordinance, which governs permitted uses in residential zones. The proposed church, which is located on a lot between one and two acres in size, is a permitted use subject to Footnote 52, which states the following:

A church or similar place of worship that is located on a lot between one (1) and two (2) acres in size shall require a Detailed Site Plan in accordance with Part 3, Division 9, of this subtitle. In addition to the requirements of Section 27-285(b), the following requirements shall be met:

- (A) **The minimum setback for all buildings shall be twenty-five (25) feet from each lot line.**

The existing church and the proposed addition exceed the 25-foot setback requirement from all property lines.

(B) When possible, there should be no parking or loading spaces located in the front yard; and

There is one parking space located in the front yard, however the remaining parking spaces are located in the side yard, in conformance with this requirement. Eight of the required 25 parking spaces are located off-site.

(C) The maximum allowable lot coverage for the zone in which the use is proposed shall not be increased.

The maximum allowable lot coverage for the R-R Zone is 60 percent. The submitted DSP indicates the proposed lot coverage is 18.3 percent in conformance with this requirement.

- b. The DSP is in compliance with the requirements of Section 27-442, Regulations, of the Zoning Ordinance, for development in the R-R Zone.
- c. The DSP is in general conformance with the applicable site design guidelines, as referenced in Section 27-283 of the Zoning Ordinance and contained in Section 27-274 of the Zoning Ordinance. For example, grading will be minimized to the extent practicable, and all disturbed areas will be restored, and the architecture proposed for the building is constructed of durable, low-maintenance materials and employs a variety of architectural features and designs, such as specialty window and door treatments.

8. **2010 Prince George's County Landscape Manual:** The site, as an addition to an existing church, is subject to the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual), specifically, Section 4.2, Landscape Strips Along Streets; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements. The DSP is in general compliance with the Landscape Manual, with the exception of Section 4.7. The applicant submitted a request for alternative compliance, AC-21012, to Section 4.7, Buffering Incompatible Uses, for the eastern side of the property as follows:

The development is subject to Section 4.7, Buffering Incompatible Uses, of the Landscape Manual because the subject site is adjacent to existing single-family detached houses along the eastern boundary area and there is an increase of more than 10 percent in the gross floor area of the church. Alternative compliance is being requested because an existing tool shed with concrete foundation and a portion of the existing parking lot are within the required building setback and landscape bufferyard. The applicant is seeking alternative compliance approval to compensate for the intrusion of existing improvements into the required bufferyard by providing a 6-foot-high, sight-tight, vinyl fence along 104 feet of the boundary, and also utilizing approximately 32 existing trees as follows:

REQUIRED: Section 4.7, Buffering Incompatible Uses, along the eastern property line adjacent to existing single-family detached houses

Length of bufferyard	198 linear feet
Minimum building setback	40 feet
Landscape yard	30 feet
Plant units (120 per 100 linear feet)	238

PROVIDED: Section 4.7, Buffering Incompatible Uses, along the eastern property line adjacent to existing single-family detached houses

Length of bufferyard	198 linear feet
Minimum building setback	100 feet
Landscape yard	Varied from 18 to 30 feet
Fence or wall	Yes, 104 linear feet
Plant units	317

Justification

The applicant is requesting alternative compliance from Section 4.7, Buffering Incompatible Uses, of the Landscape Manual, along the eastern boundary of the property adjacent to existing single-family detached houses in the R-55 Zone. A Type C bufferyard, which includes a 40-foot-wide building setback and a 30-foot-wide landscape yard to be planted with 120 plant units per 100 linear feet of property line, is required along this property line. The eastern edge of the existing parking lot is approximately 18 feet from the eastern property line. The applicant is proposing a 6-foot-high, sight-tight, vinyl fence along 104 feet of the eastern property line to provide screening and privacy between the existing single-family detached houses and the subject site. In addition, the applicant has proposed 317 planting units, which is 33 percent more than normally required.

The Planning Director finds that the proposed alternative design options proposed by the applicant are as equally effective as normal compliance with Section 4.7(c)(4)(B), for the eastern boundary area.

The Planning Director recommends APPROVAL of Alternative Compliance AC-21012, for Adelphi Friends Meeting, Inc., from the requirements of Section 4.7, Buffering Incompatible Uses, of the 2010 *Prince George's County Landscape Manual*, for the eastern side of the property abutting existing single-family detached houses in the R-55 Zone, with no conditions.

9. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The site has been issued a standard exemption from the Woodland and Wildlife Habitat Conservation Ordinance (S-098-2020) because the site is greater than 40,000 square feet in size, has no woodland on-site, and has no previous tree conservation plan approvals. A natural resources inventory equivalency letter (NRI-100-2019) was issued based on the standard woodland conservation exemption and that no regulated environmental features will be impacted.

10. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, of the Tree Canopy Coverage Ordinance requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading or building permit for more than 5,000 square feet of disturbance. Properties zoned R-R are required to provide a minimum of 15 percent of the gross tract area covered in TCC. The site is 1.3 acres and provides the required 0.19 acre of TCC with existing trees, in conformance with the requirement.
11. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows, and are incorporated herein by reference:
- a. **Community Planning**—In a memorandum dated May 11, 2021 (Mierow to Butler), the Community Planning Division indicated that pursuant to Part 3, Division 9, Subdivision 3 of the Zoning Ordinance, master plan conformance is not required for this application.
 - b. **Subdivision**—In a memorandum dated May 20, 2021 (DiCristina to Butler), the Subdivision Section indicated that there is no record of a preliminary plan of subdivision (PPS) approved for this site. Furthermore, there are no notes regulating development listed on the record plat. The DSP is in conformance with the record plat with the correct bearings and distances. This application is exempt from filing a PPS per Section 24-111(c)(3) of the Prince George's County Subdivision Regulations. The subject property was platted prior to 1970, and the application proposes an addition to development which was in existence prior to January 1, 1990 and is less than 5,000 square feet of gross floor area.
 - c. **Transportation Planning**—In a memorandum dated May 25, 2021 (Howerton to Butler), the Transportation Planning Section stated that the multimodal transportation site access and circulation of this plan is acceptable, consistent with the site design guidelines pursuant to Sections 27-283 and 27-274, parking and loading requirements pursuant to Sections 27-568 and 27-582 of the Zoning Ordinance, and meets the findings required by Section 27-584 (a)(3) for a DSP for multimodal transportation.

Staff would recommend that standard sidewalks be provided along the subject site's frontages of Metzerott Road, 23rd Avenue, and Apache Road. However, the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) has approved a total waiver to road frontage improvements, including sidewalks. While staff does not agree with the waiver, these roads are within the public right-of-way and DPIE has authority to make the ultimate decision regarding sidewalks within the public right-of-way. Should DPIE change and require frontage improvements, including sidewalks, staff would be in support.
 - d. **Environmental Planning**—In an email dated April 27, 2021 (Finch to Butler), the Environmental Planning staff indicated that a SWM concept plan and approval letter (39970-2019-00) were submitted and show the use of a modified raingarden and a fee-in-lieu of providing on-site attenuation/quality control measures.

- e. **Historic Preservation**—In a memorandum dated April 30, 2021 (Berger to Butler), the Historic Preservation Section noted that the subject property does not contain and is not adjacent to any designated Prince George’s County historic sites or resources. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low.
 - f. **Permits**—In a memorandum dated May 24, 2021 (Jacobs to Butler), the Permits Section had additional comments that have been addressed through revisions to the plan or included as conditions herein.
12. As required by Section 27-285(b) of the Zoning Ordinance, the DSP, if revised as conditioned, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George’s County Code, without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
13. Section 27-285(b)(4) of the Zoning Ordinance provides the following required finding for approval of a DSP:
- (4) The plan shall demonstrate the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130 (b)(5).**
- No regulated environmental features such as streams, wetlands, 100-year floodplain, associated buffers, and primary management areas are located on-site. Therefore, this finding does not apply.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-20039 and Alternative Compliance AC-21012, for Adelphi Friends Meeting, Inc., subject to the following condition:

- 1. Prior to certification, the detailed site plan (DSP) shall be revised, as follows:
 - a. Revise the information shown for adjoining properties with the correct plat and deed references.
 - b. Increase the width of the proposed sidewalk from four feet to the standard five feet.
 - c. Revise the DSP to show the location of the existing freestanding sign and setback from the right-of-way.
 - d. Include the alternative compliance number on the landscape plan.