




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 Spirit of God Deliverance Church

DSP-21012
AC-21020

| REQUEST | STAFF RECOMMENDATION |
|--|--------------------------|
| To construct an 18,112-square-foot church with 126 parking spaces. | APPROVAL with conditions |

| | | | |
|---|---------------------|---|------------|
| Location: In the southwest and southeast corners of the intersection of Westphalia Road and Rock Spring Drive. | |  | |
| Gross Acreage: | 5.28 | | |
| Zone: | R-M/R-R/C-S-C/M-I-O | | |
| Dwelling Units: | N/A | | |
| Gross Floor Area: | 18, 112 sq. ft. | | |
| Planning Area: | 78 | | |
| Council District: | 06 | | |
| Election District: | 15 | | |
| Municipality: | N/A | | |
| 200-Scale Base Map: | 205SE08 | | |
| Applicant/Address: Annette Dreher 601 Kawa Court Upper Marlboro, MD 20774 | | Planning Board Date: | 03/03/2022 |
| Staff Reviewer: Tierre Butler Phone Number: 301-780-2458 Email: Tierre.Butler@ppd.mncppc.org | | Planning Board Action Limit: | 03/09/2022 |
| | | Staff Report Date: | 02/16/2022 |
| | | Date Accepted: | 12/14/2021 |
| | | Informational Mailing: | 07/02/2021 |
| | | Acceptance Mailing: | 12/07/2021 |
| | | Sign Posting Deadline: | 02/01/2022 |

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-21012
 Type 2 Tree Conservation Plan TCP2-043-2021
 Alternative Compliance AC-21020
 Spirit of God Deliverance Church

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

EVALUATION CRITERIA

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

- a. The requirements of the Prince George's County Zoning Ordinance for the Rural Residential (R-R), Residential Medium Development (R-M), Commercial Shopping Center (C-S-C) and Military Installation Overlay (M-I-O) Zones;
- b. The requirements of Preliminary Plan of Subdivision 4-17022;
- 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; and
- f. Referral comments.

FINDINGS

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

- 1. **Request:** This detailed site plan (DSP) requests the construction of an 18, 112-square-foot church with 126 parking spaces within the Military Installation Overlay (M-I-O) Zone.

2. Development Data Summary:

| | EXISTING | PROPOSED |
|---------------------------------------|---------------------|----------------------|
| Zone(s) | R-R/R-M/C-S-C/M-I-O | R-R/R-M/C-S-C/M-I-O |
| Use(s) | Vacant | Institutional/Church |
| Total Gross Acreage | 5.28 | 5.28 |
| R-R Zone | 1.90 | 1.90 |
| R-M Zone | 0.05 | 0.05 |
| C-S-C Zone | 3.33 | 3.33 |
| Lots/Parcels | 4 | 3 |
| Square Footage/Gross Floor Area (GFA) | 0 sq. ft. | 18,112 sq. ft. |

Parking Spaces

| Use | NUMBER OF SPACES REQUIRED | NUMBER OF SPACES PROVIDED |
|--|----------------------------------|---|
| 500-seat church @ 1 space per 4 seats in sanctuary | 125 | 126 |
| handicap-accessible spaces | 5 | 5 |
| Total | 125 | 126 (121 standard, 5 handicap-accessible) |

Loading Spaces

| | Required | Provided |
|---|-----------------|-----------------|
| Institutional Use: 1 loading space per 10,000–100,000 sq. ft. GFA | 1 | 0* |
| Total | 1 | 0 |

Note: *The site plan does not show the required loading space. Therefore, a condition has been included herein requiring it be added.

- 3. Location:** The subject site is located in the southwest and southeast corners of the intersection of Westphalia Road and Rock Spring Drive, in Planning Area 78 and Council District 6. The site is zoned Rural Residential (R-R), Residential Medium Development (R-M), and Commercial Shopping Center (C-S-C) and is within the M-I-O Zone and the 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment* (Westphalia Sector Plan and SMA).
- 4. Surrounding Uses:** The subject property is bifurcated by Rock Spring Drive and abuts Westphalia Road to the north. Beyond Westphalia Road are residential uses and a church in the R-R Zone, as well as an industrial use in the Light Industrial Zone. Abutting the property to the east and south are single-family dwellings in the R-R Zone. To the southeast of the property is the Parkside development (formerly known as Smith Home Farms), in the R-M Zone. Abutting the property to the west is the campus of the Prince George's

Community College Westphalia Training Center, in the R-R and Commercial Office Zones. The subject property and its surroundings are also located in the M-I-O Zone for height and noise.

5. **Previous Approvals:** The subject property consists of four existing parcels, and one outparcel including Parcel A, Parcel 67, Outparcel 91, and two parcels both known as Parcel 211. The site is located on Tax Map 82 in Grid D4 and Tax Map 90 in Grid D1. The development has an approved Stormwater Management (SWM) Concept Plan (2314-2017-00). The property has a Preliminary Plan of Subdivision (PPS), 4-17022, which was approved by the Prince George's County Planning Board on March 11, 2021 (PGCPB Resolution No. 2021-40).
6. **Design Features:** The proposed 18,112-square-foot, one-story church is oriented towards Westphalia Road on proposed Parcel 1 and will include a canopy in front for pick up and drop off. The site will be accessed from a 30-foot-wide driveway off of Westphalia Road, in the northwest corner of the property. There is a proposed eight-foot-wide sidewalk located along the frontage of the property with a connection to the front of the church. The site will contain a total of 126 parking spaces, including five Americans with Disabilities Act (ADA) spaces on the sides of the church and one bike rack. An enclosed dumpster is located to the southwest of the building. There are multiple SWM micro-bioretenention facilities located along the northeast, southwest, and southern edges of the property.

The church and associated improvements are located fully within the R-R and C-S-C-zoned portions of the property, on the west side of Rock Spring Drive, on proposed Parcel 1. The R-M-zoned portion of the property, along the southern edge to the west of Rock Spring Drive, is to remain undeveloped, except for landscaping, and will be platted as Outparcel 1. The remainder of the property, to the east of Rock Spring Drive, is fully within the C-S-C Zone and will be platted as proposed Parcel 2 for potential future commercial development. No development is proposed on Parcel 2 with this application.

Signage

The site proposes one freestanding and one building-mounted sign both along the Westphalia Road frontage. The DSP indicates they are provided in conformance with Sections 27-613 and 27-614 of the Prince George's County Zoning Ordinance; however, Section 27-617 of the Zoning Ordinance applies to institutional uses in all zones, including this church in the C-S-C and R-R Zones. This allows one sign per the street that the property fronts on and requires that the sign face the street frontage. While the subject property fronts on two streets, both signs front on only Westphalia Road, which is not permitted. In addition, it is unclear if the proposed signs meet the other requirements in Section 27-617, and the proposed freestanding sign is located within the public utility easement (PUE). Conditions have been included herein requiring these issues to be corrected.

Lighting

Pole-mounted lighting is proposed throughout the parking lot, and building-mounted lights are provided at all doors. A photometric plan was submitted with this application and reflects adequate lighting throughout the site with minimal spillover onto adjacent neighboring properties. Staff recommends approval of the lighting, as proposed.

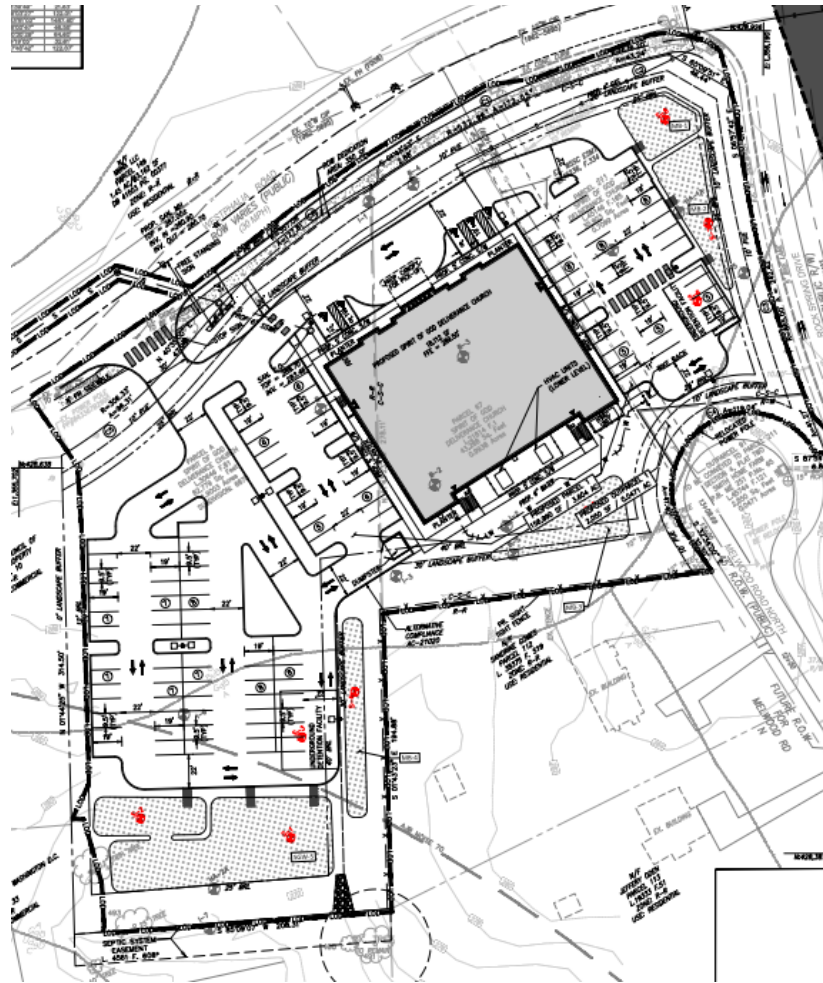
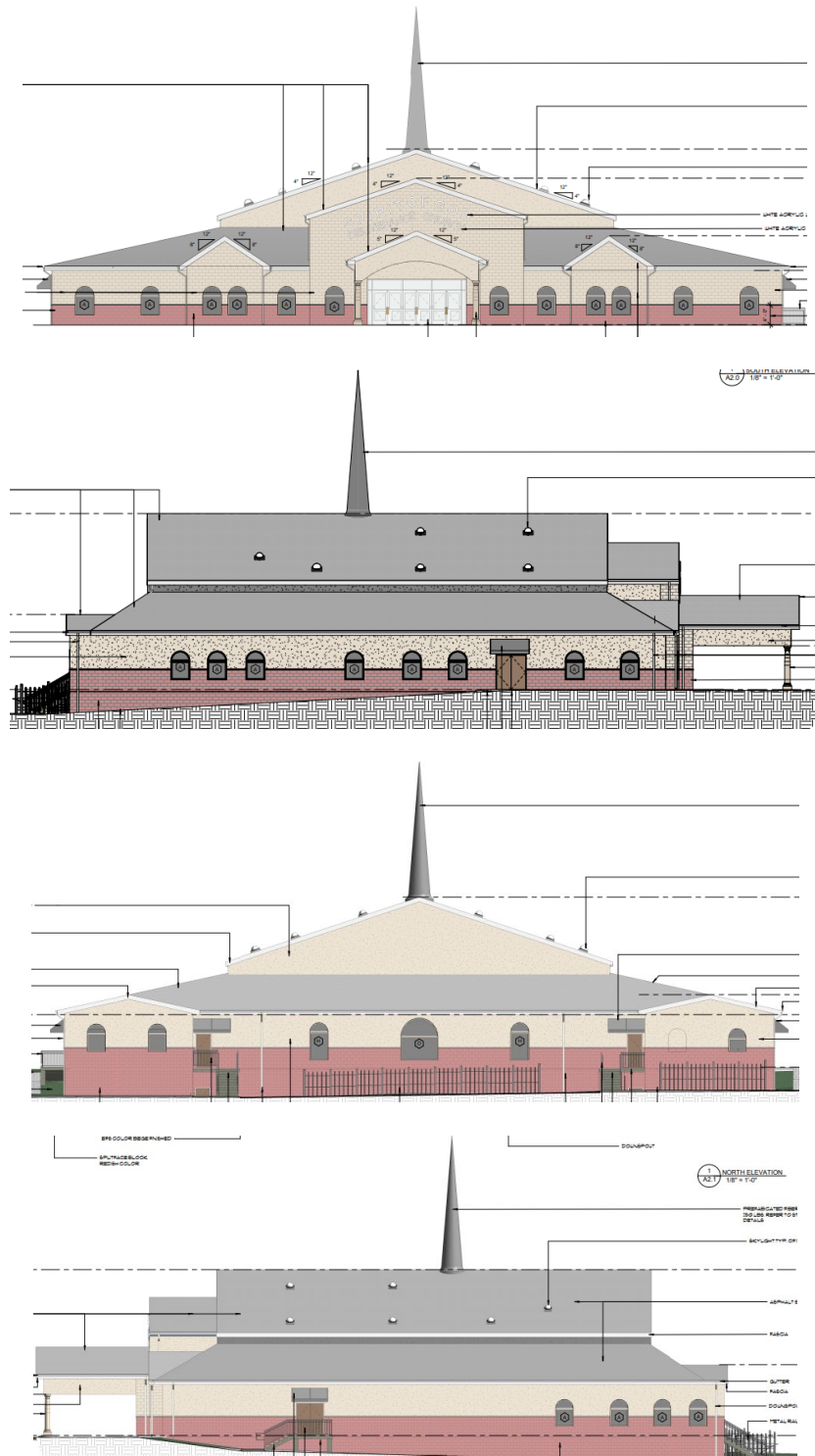


Figure 1: Site Plan

Architecture

The proposed approximately 36-foot-tall church will be finished mostly with split-face block in red and beige colors, with beige exterior insulation finish system along the top, sides, and rear of the building. The top portion of the building will be beige with the bottom four feet being red. The gabled roof will consist of asphalt shingles and have solar tube skylights with a prefabricated fiberglass steeple at the top. The north elevation, which is the front of the building, will have 12 arched windows and a nine-foot-high canopy supported by columns with six front entrance doors. The south elevation, which is the rear of the building, will include multiple exit doors with grey colored awnings and metal railing and concrete steps and ramps leading to the ground level. The west and east elevations, which are the sides of the building, show the elevation dropping approximately five feet from the front to the rear of the building and include various windows and exit doors with awnings.



COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements of the R-R, R-M, and C-S-C Zones of the Zoning Ordinance:
- a. The subject application is in conformance with the requirements of Section 27-441 and Section 27-461 of the Zoning Ordinance, as the proposed church use, on a lot more than two acres, is permitted in the R-R and C-S-C Zones.
 - b. The DSP conforms with Sections 27-442 and 27-462 of the Zoning Ordinance, Regulations for the R-R and C-S-C Zones. However, the provided notes do not list the conformance to height, coverage, and yard requirements. Therefore, a condition is included herein, requiring this to be added to the plan.
 - c. **Military Installation Overlay Zone:** The project is also located within the Height Conical Surface and Noise Intensity Contour under the M-I-O Zone, Sections 27-548.54 and 27-548.55 of the Zoning Ordinance. Under this zoning, the applicant must meet the requirements for height and noise. The site is required to meet a clearance of 20:01. The proposed building height is 41.27 feet (top of steeple) which meets the height and clearance requirements. A condition is included herein, to label the dimension height of the steeple on the architectural elevations and provide a detail of it. The project also falls in the Noise Intensity Contour where noise levels may range from 60db to 74db. For the proposed institutional use, no noise mitigation is required.
 - d. The DSP is in conformance with the applicable site design guidelines contained in Section 27-274 of the Zoning Ordinance and as cross-referenced in Section 27-283 of the Zoning Ordinance. For example, adequate illumination is provided, the parking spaces are located close to the use they serve, and the architecture proposed for the building employs a variety of architectural features and designs, such as arched windows and cross-gables.
8. **Preliminary Plan of Subdivision 4-17022:** On March 11, 2021, the Planning Board approved PPS 4-17022, with 15 conditions, for two parcels and one outparcel for the development of a church (PGCPB Resolution No. 2021-40). The relevant conditions are discussed, as follows:
- 2. **At the time of final plat, the applicant shall dedicate public utility easements as shown on the approved preliminary plan of subdivision.**

The 10-foot-wide PUEs are shown along the public rights of-way, in accordance with the approved PPS.
 - 4. **A substantial revision to the mix of uses on the subject property that affects Subtitle 24 of the Prince George's County Subdivision Regulations adequacy findings, as set forth in a resolution of approval, shall require the approval of a new preliminary plan of subdivision, prior to approval of any building permits.**

The proposed DSP does not represent a substantial revision to the mix of uses on the subject property that affects Subtitle 24 adequacy findings. A new PPS is not needed prior to building permits.

5. **Total development within the subject property shall be limited to uses which generate no more than 10 AM peak-hour trips and 10 PM peak-hour vehicle trips and 181 Sunday peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

The proposed development is consistent with the prior approved trip cap and satisfies this condition.

6. **At the time of final plat, the applicant shall dedicate right-of-way along Westphalia Road as shown on the approved preliminary plan of subdivision.**

The right-of-way dedication along Westphalia Road has been shown on the DSP, in accordance with the approved PPS.

9. **Development of this site shall be in conformance with the approved Stormwater Management Concept Plan (2314-2017-0) and any subsequent revisions.**

The applicant submitted a copy of approved SWM Concept Plan 2314-2017-00. The DSP is in general conformance with the SWM concept plan.

10. **In conformance with the 2009 *Approved Countywide Master Plan of Transportation* and the 2007 *Approved Westphalia Sector Plan*, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following facilities, and shall provide an exhibit that depicts the following facilities prior to acceptance of any detailed site plan:**

- a. **Bikeway signage and shared lane markings (e.g., "sharrow") along the subject site's frontage of Rock Spring Drive, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.**
- b. **A minimum 10-foot-wide shared-use path along the subject site frontage of Westphalia Road, consistent with the 2012 AASHTO Guide for the Development of Bicycle Facilities, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.**
- c. **A minimum 10-foot-wide shared-use path along the subject site frontage of Rock Spring Drive, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.**

The frontage improvements along Rock Spring Drive include a newly constructed five-foot-wide sidewalk and bicycle lane as part of a separate roadway project per the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), modifying Conditions 10a and 10c. In addition, per DPIE, the applicant is to provide an eight-foot-wide side path and standard bicycle lanes along the property frontage of Westphalia Road to be consistent with adjacent prior approvals therefore modifying Condition 10b. The correspondence provided by DPIE, detailing the modification road improvements in DSP-21012, are included in the backup materials.

- d. Continental style crosswalks and associated perpendicular Americans with Disabilities Act curb ramps crossing all entrances proposed along Westphalia Road, the intersection of Rock Spring Drive and Westphalia Road, and all entrances proposed along Rock Spring Drive, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.**

Continental style crosswalks and associated perpendicular ADA curb ramps are shown crossing the building entrance along Westphalia Road. However, the DSP does not show any crosswalks at the intersection of Rock Spring Drive and Westphalia Road. No entrances are proposed along Rock Spring Drive. A condition is included herein, requiring the additional crosswalks to be shown.

- e. A minimum of two inverted U-style, or similar style, bicycle parking racks near the building entrance.**

One bike rack is located at the southeast side of the proposed building, but no bike racks are proposed near the building entrance. Therefore, a condition is included herein, requiring the plan be revised to be in conformance with this requirement.

- 14. Prior to the issuance of permits for this subdivision, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:**

"This plat is subject to the recordation of a Woodland Conservation Easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 Tree Conservation Plan, when approved."

A Type 1 Tree Conservation Plan, TCP1-019-2020, was approved with the PPS, and a Type 2 Tree Conservation Plan, TCP2-043-2021, was submitted with this DSP. The Environmental Planning staff has reviewed the TCP2 and provided conditions of approval.

15. **A detailed site plan (DSP) shall be approved for the proposed church use prior to approval of a final plat. The DSP shall ensure that development on the property has high quality architectural design, landscaping, and construction materials and effective on-site buffering for existing or future residential, or institutional land uses in the area.**

The subject application has been submitted in conformance with this condition and has been reviewed for architectural design, materials, landscaping, and buffering. The DSP proposes high-quality architectural design with visual interest and ample fenestration and quality materials such as split-faced block. The DSP is in conformance with the 2010 *Prince George's County Landscape Manual* (Landscape Manual), with the exception of a small portion of a bufferyard for which Alternative Compliance AC-21020 is recommended for approval.

9. **2010 Prince George's County Landscape Manual:** The application is subject to the requirements of Section 4.2, Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual. The landscape plan provided with the subject DSP contains the required schedules demonstrating conformance to these requirements, except for Section 4.7. Alternative Compliance AC-21020 has been recommended for approval, as follows:

The proposed church is considered a medium-impact use by the Landscape Manual. The subject property abuts existing single-family detached dwellings in the R-R Zone along the eastern and southern lot lines. A Section 4.7 Type 'C' bufferyard, which includes a 40-foot building setback and a minimum 30-foot-wide landscape yard to be planted with 120 plant units per 100 linear feet of property line, is required along these lot lines. Specifically, the applicant is seeking relief as follows:

REQUIRED: Section 4.7-1 Buffering Incompatible Uses, adjacent to single-family detached dwelling

| | |
|---|-------------------------|
| Minimum building setback | 40 feet |
| Minimum width of landscape yard | 30 feet |
| Linear feet of bufferyard | 413 feet |
| Number of plant units (120 per 100 linear feet) | 248 (reduced for fence) |

PROVIDED: Section 4.7-1 Buffering Incompatible Uses, adjacent to single-family detached dwelling

| | |
|-------------------------|-------------------------------|
| Building setback | Approximately 53 feet |
| Width of landscape yard | Varies from 21 to 30 feet |
| Fence | Yes, 6-foot-high, sight-tight |
| Number of plant units | 253 (reduced for fence) |

Along the southern and eastern lot lines, the property abuts a single-family detached dwelling in the R-R Zone on Parcel 112. Due to space limitations created by the usually shaped lot, the applicant is proposing to provide a varied bufferyard that is a minimum of 21 feet for approximately 10 percent of the length and increases to the required

30-foot-wide for the remainder. In addition, the bufferyard includes 253 plant units, five more than required, in combination with a six-foot high board-on-board fence.

Given the minor deviation and the provision of a fence and the full plant unit requirement, the Alternative Compliance Committee found that the applicant's proposal is equally effective as normal compliance with Section 4.7 of the Landscape Manual. The Alternative Compliance Committee recommended approval with the condition to revise the landscape plan and the Section 4.7 schedule to reflect the correct building setback and buffer width.

The Planning Director recommends APPROVAL of Alternative Compliance AC-21012, for Spirit of God Deliverance Church, from Section 4.7, Buffering Incompatible Uses, of the Landscape Manual, along the eastern and southern property lines, subject to one condition included herein.

- 10. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This property is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance because it is greater than 40,000 square feet in size and it contains more than 10,000 square feet of existing woodland.

TCP1-019-2020 was approved with the PPS and TCP2-043-2021 was submitted with this application. The 5.29-acre property contains no floodplain and has a total of 3.33 acres of woodlands. The woodland conservation threshold is 0.89 acre. The subject site proposes to clear 2.54 acres of existing woodland. The woodland conservation worksheet shows the project meeting their 1.81-acre woodland conservation requirements with 0.79 acre on-site and 1.14 acres of woodland preservation off-site. The woodland conservation summary table identifies 3.10 acres of woodland cleared and only 0.23 acre of woodland preservation, while the plan and worksheet show 2.54 acres of clearing and meet the woodland conservation requirements with 1.93 acres of combined on-site and off-site conservation. Revise the conflicting numbers and reporting in the table to match what is shown in the worksheets. No impacts to regulated environmental features are proposed with this application. Other technical revisions are required and conditioned herein.

- 11. Prince George's County Tree Canopy Coverage Ordinance:** The DSP is subject to the requirements of the Prince George's County Tree Canopy Coverage Ordinance. Section 25-128 of the Prince George's County Code requires a minimum percentage of tree canopy coverage on projects that propose more than 5,000 square feet of disturbance. The subject DSP provides the required schedule demonstrating conformance to these requirements through existing trees and new plantings on the subject property.
- 12. 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. **Subdivision**—In a memorandum dated January 31, 2022 (Vatandoost to Butler), the Subdivision Section noted that the DSP has been found to be in substantial conformance with the approved PPS. Technical conditions have been included herein.

- b. **Transportation**—In a memorandum dated February 2, 2022 (Smith to Butler), the Transportation Planning Section noted that vehicular and pedestrian and bicycle access and circulation for this plan is acceptable, consistent with the site design guidelines pursuant to Section 27-283 and meets the findings for pedestrian and bicycle transportation purposes, if revised as conditioned.
- c. **Environmental Planning**—In a memorandum dated January 31, 2022 (Kirchhof to Butler), the Environmental Planning Section recommended approval of TCP2-043-2021, as well as the following summarized comments:

No unsafe soils containing Marlboro clay or Christiana complexes have been identified on this site.

Specimen trees numbered 4, 5, 6, and 7 were approved for removal as part of PPS 4-17022. No additional specimen trees are proposed to be removed with the subject application; however, Specimen Tree 8 is a Tulip poplar, which exists off-site. This tree is noted on the natural resources inventory as being in poor condition, and the TCP2 shows a significant portion of the critical root zone being impacted by the proposed development, as well as a stormdrain outfall directing water to the base of the tree. Tulip poplars generally do not tolerate construction impacts well, nor do they tolerate a significant change in hydrology. The applicant is encouraged to obtain permission from the adjacent property owner to remove the tree. If removal of the tree is not feasible, the applicant must provide details on the plan prior to certification demonstrating preservation efforts, such as root pruning and fertilization.

- d. **Historic**—In a memorandum dated December 27, 2021 (Smith to Butler), it was noted that the subject property does not contain and is not adjacent to any Prince George's County historic sites or resources. This proposal will not impact any historic sites, historic resources, or known archeological sites.
- e. **Permits**—In a memorandum dated February 3, 2022 (Bartlett to Butler), it was noted that the plan was acceptable with the conditions for technical revisions included herein.
- f. **Prince George's County Department of Permitting, Inspections and Enforcement (DPiE)**—DPiE staff noted modification to the road improvements, as included in the backup materials.
- g. **Community Planning**—In a memorandum dated January 26, 2022 (McCray to Butler), it was noted that the plan conforms to the 2014 *Plan Prince George's 2035 Approved General Plan* and the Westphalia Sector Plan and SMA.
- h. **Prince George's County Health Department**—In a memorandum dated January 5, 2022 (Adepoju to Butler), the Health Department offered two recommendations with respect to health-related issues on the property, which are included in the Recommendation section of this technical staff report.

13. 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.
14. Per Section 27-285(b)(4) of the 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.**

Based on the level of design information submitted with this application, the regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible. No impacts to regulated environmental features are proposed with this DSP.

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-21012, Alternative Compliance AC-21020, and Type 2 Conservation Plan TCP2-043-2021, for Spirit of God Deliverance Church, subject to the following conditions:

1. Prior to certification, the detailed site plan (DSP) shall be revised, or additional information shall be provided, as follows:
 - a. Revise General Note 5 to list the existing number of parcels as four parcels and one outparcel.
 - b. Provide the height of the prefabricated steeple, include it in the dimensions located on the architectural elevations, and provide a detail of the steeple.
 - c. Revise all references to the proposed height on the plan to include the height of the steeple.
 - d. Revise General Note 4 to include "Church with 500 proposed seats".
 - e. Revise General Note 11 to include "Subject to Part 10C, Section 27-548.54 and Section 27-548.55 of the Zoning Ordinance".
 - f. Revise the parking schedule to include the number of seats in the main auditorium.
 - g. Revise the site plan to show the required loading space.
 - h. Revise the proposed signage to conform to Section 27-617 of the Prince George's County Zoning Ordinance, which may include removing one sign, and to move any freestanding signs outside of any public utility easements.

- i. Provide notes on the site plan demonstrating conformance to Section 27-442 and Section 27-462 of the Prince George's County Zoning Ordinance, Regulations for the Rural Residential and Commercial Shopping Center Zones.
 - j. Provide a minimum of two bicycle parking racks closer to the building entrance.
 - k. Revise the DSP to show continental style crosswalks and associated perpendicular Americans with Disabilities Act curb ramps at the intersection of Rock Spring Drive and Westphalia Road, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.
 - l. Clarify the fence label on the site plan to include indication of height and type and reference to the applicable detail.
 - m. Label the handicapped van space on the plan.
 - n. Provide the following site plan notes:

"The applicant shall conform to construction activity noise control requirements, as specified in Subtitle 19 of the Prince George's County Code."

"The applicant shall conform to construction activity dust control requirements, as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control."
 - o. Indicate existing and proposed fire hydrants, with one being located within 200 feet of the proposed Fire Department Connection (FDC). Demonstrate that no exterior portion of the building will be more than 500 feet from a fire hydrant, as hose is laid by the Fire Department. The FDC should not be located on the east side of the building, as the drive aisles do not provide fire access.
 - p. Revise the eastern parking lot to demonstrate conformance to Section 27-560 of the Prince George's County Zoning Ordinance, relative to required driveway widths.
 - q. Revise the landscape plan and Section 4.7 schedule to reflect the correct building setback and buffer width.
2. Prior to signature approval of the detailed site plan, the Type 2 tree conservation plan (TCP2) shall be revised as follows:
- a. Update the TCP2 approval block to identify the correct TCP2 number, TCP2-043-2021.
 - b. Demonstrate due diligence in obtaining permission from the adjacent property owner for the potential removal of Specimen Tree 8. Written denial or permission for removal of the tree shall be provided. Should permission be granted, Specimen Tree 8 shall be shown on the plans as removed. Should permission be denied, the TCP2 shall show preservation measures along the limits of disturbance for root pruning and fertilization.

- c. Identify the associated Preliminary Plan of Subdivision, 4-17022, in the note on the removal of Specimen Trees 4-7.
- d. Resolve the conflict in the woodland clearing acreages in the worksheet and the woodland conservation summary table. Update the worksheet accordingly.