



*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

## Detailed Site Plan

## DSP-88115-08

Application	General Data	
<b>Project Name:</b> Riverdale Baptist Church  <b>Location:</b> South side of Landover Road (MD 202), west of the intersection with Watkins Park Drive.  <b>Applicant/Address:</b> Riverdale Baptist Church 1177 Largo Road Upper Marlboro, MD 20774	Planning Board Hearing Date:	10/04/12
	Staff Report Date:	09/19/12
	Date Accepted:	06/18/12
	Planning Board Action Limit:	Waived
	Plan Acreage:	139.65
	Zone:	R-E
	Dwelling Units:	N/A
	Gross Floor Area	137,056 sq. ft.
	Planning Area:	79
	Tier:	Developing
	Council District:	06
	Election District	03
	Municipality:	N/A
	200-Scale Base Map:	202SE11

Purpose of Application	Notice Dates	
Addition of a team house and a field house on the property of an existing church and school.	Informational Mailing:	03/29/12
	Acceptance Mailing:	06/13/12
	Sign Posting Deadline:	09/04/12

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Henry Zhang, AICP. <b>Phone Number:</b> 301-952-4151 <b>Email Address:</b> henry.zhang@ppd.mncppc.org	
<b>APPROVAL</b>	<b>APPROVAL WITH CONDITIONS</b>	<b>DISAPPROVAL</b>	<b>DISCUSSION</b>
	X		

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-88115-08  
Type 2 Tree Conservation Plan TCP2-016-11/01  
Riverdale Baptist Church

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

EVALUATION CRITERIA

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

- a. The requirements in the R-E (Residential-Estate) Zone and the site plan design guidelines of the Zoning Ordinance.
- b. The requirements of Detailed Site Plan DSP-88115 and its revisions.
- c. The requirements of the 2010 *Prince George's County Landscape Manual*.
- d. The requirements of the Prince George's County Woodland Conservation Ordinance and the Tree Canopy Coverage Ordinance.
- e. Referral comments.

FINDINGS

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

1. **Request:** The DSP is for addition of a field house and a team house for a total of 15,200 square feet of gross floor area (GFA) to the existing church and school on a 139.65-acre site in the R-E Zone.
2. **Location:** The subject site is located on the south side of Landover Road (MD 202), in Council District 6 and in the Developing Tier.

3. **Development Data Summary:**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone(s)	R-E	R-E
Use(s)	Church and School	Church and School (Team house and field house accessory to the existing school)
Acreage	139.65	139.65
Parcels	1	1
Square Footage/GFA	121,856	137,056
Of which Team House	-	12,500
Field House	-	2,700

**OTHER DEVELOPMENT DATA**

**Parking Requirements\***

	<b>REQUIRED</b>	<b>EXISTING</b>
Total Parking Spaces (1 space per every 4 seats for 2500-seat church plus 1 space per 3 students 10 <sup>th</sup> grade and higher-total 130, 1 space per 6 students-total 762 below 10 <sup>th</sup> grade)	796	868
Of which	16	16
Handicap Spaces		(10 Van-Accessible)
 Total Loading Spaces	 2	 2

**Note:\*** The proposed addition of a field house and team house as accessory uses to the existing school does not increase the enrollment number and therefore does not have any impact on the previously approved required numbers of parking and loading spaces for this site.

4. **Surrounding Uses:** The subject site is located within an existing larger church and school campus known as Riverdale Baptist Church, which has never been subdivided. To the west of the campus are undeveloped properties in the R-E Zone, to the south and east of the campus are single-family detached subdivisions and open spaces in the Rural Residential (R-R) Zone and Reserved Open Space (R-O-S) Zone.
5. **Previous Approvals:** The larger property of 139.65 acres has never been the subject of a record plat. However, the larger site has an approved Detailed Site Plan DSP-88115 with a Type II tree conservation plan for a church and private school that was approved on December 5, 1989. The detailed site plan (DSP) has been revised subsequently seven times. This application is the eighth revision. The site also has a Stormwater Management Concept Approval 8861-2010-01, which is valid through April 26, 2013.

6. **Design Features:** The larger site is triangular in shape with one short side fronting Landover Road (MD 202), which is an open section freeway/ historic roadway with a median designated by the 2009 *Approved Countywide Master Plan of Transportation* (MPOT). The site has a main entrance off MD 202. A secondary access to the site is provided at the intersection of MD 202 and Watkins Park Drive. The proposed team house and field house are located south of the existing track/football field, north of an existing practice field, and are accessed via the main driveway off MD 202 within the existing larger campus. South of the proposed development site on the property is Historic Site #79-57. The other Historic Site 18PR939 is located further south of Historic Site #79-57. To the west of the main driveway into the site is the existing church and school compound with surface parking lots. The rest of the larger campus is undeveloped.

The team house and field house are one-story buildings with hipped metal roofs and yellowish split-face masonry block walls. The color scheme of the proposed building walls is a reflection of the color schemes of the school uniform and the logo of the school's sports team. The buildings on the existing campus are finished with predominantly dark red brick, but a few of the existing buildings are also finished with a combination of vinyl and the same color brick. The elevations of both buildings are functional with minimal embellishment. The color scheme of the proposed buildings is different from the majority of the existing buildings and the applicant could have selected a color for the proposed buildings that is more compatible with the other buildings on the campus. However, regardless of exterior color selected, because the buildings are so utilitarian in nature, the building design in general is acceptable. No signage is included in this DSP.

#### 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-E Zone and the site plan design guidelines of the Zoning Ordinance as follows:
- a. The subject application is for an addition of a team house and a field house to the existing church and school. In accordance with Section 27-441 (b) of the Zoning Ordinance, which governs uses in residential zones, a church and school are permitted in the R-E Zone. The team house and field house are accessory uses to the existing school.
  - b. The DSP proposes two buildings between the existing track/football field and practice field in the middle of a larger existing church and school campus. The proposed buildings meet the required setbacks of the R-E Zone.
  - c. The DSP is in conformance with the applicable site design guidelines as referenced in Section 27-283 and contained in Section 27-274 of the Zoning Ordinance. The proposed buildings are accessory uses to the existing church and school. No additional parking and loading spaces are required because this revision does not alter the enrollment number of the existing private school, nor increase the number of the seats of the existing church.
8. **Detailed Site Plan DSP-88115:** This DSP was approved by the Planning Board on December 5, 1988, with no conditions. The subsequent seven revisions were all reviewed and approved administratively without any conditions. The existing church and school campus was improved in accordance with prior approvals.
9. **2010 Prince George's County Landscape Manual:** The DSP for the addition of a team house and a field house to the existing church and school is subject to Section 4.2 Requirements for

Landscape Strips Along Streets; Section 4.3 Parking Lot Interior Planting Requirements; Section 4.6 Buffering Development from Streets (Special Roadways); Section 4.7 Buffering Incompatible Uses and Section 4.9 Sustainable Landscaping Requirements of the 2010 *Prince George's County Landscape Manual* (LM).

- a. **Section 4.2 Requirements for Landscape Strip Along Streets**—The site plan shows the required Section 4.2 landscape strip along the site's frontage of Landover Road (MD 202) and complies with this requirement. However, a Section 4.2 schedule should be provided to show conformance with the requirement.
- b. **Section 4.3 Parking Lot Interior Planting Requirements**—The larger existing church and private school site was developed under the previous *Prince George's County Landscape Manual*. In December 2010, a new landscape manual was adopted that increases the required percentage of the interior planting area within any given parking lot that is larger than 6,999 square feet in area. In addition, the new landscape manual also requires that a minimum of one interior planting island be provided on average for every ten contiguous parking spaces. Even though the proposed addition will not have any impact on the existing parking lots, the new landscape manual does not provide grandfathering provisions that exempt this type of development from the aforementioned new parking lot interior planting requirements. The applicant should either revise the DSP and landscape plans to show conformance with the requirements of Section 4.3 or seek Alternative Compliance from the requirements. A condition has been included in the recommendation section to require the applicant address the conformance issue prior to certification of this DSP.
- c. **Section 4.6 Buffering Development from Streets**—The larger site has frontage on MD 202 (also known as Landover Road), which is a designated historic roadway. According to Section 4.6 (c)(2)(A)(ii) of the 2010 *Prince George's County Landscape Manual* in the Developing Tier, a minimum 20-foot-wide buffer is required to be planted with a minimum of eighty plant units per one hundred linear feet of frontage, excluding driveway openings. Currently, there are many existing large, mature shade trees along the site's frontage that can be utilized to satisfy the requirements of this section. However, there is no Section 4.6 schedule provided with the Landscape Plan. The applicant should show complete conformance with Section 4.6 or seek Alternative Compliance from the requirement prior to certification of this DSP.
- d. **Section 4.7 Buffering Incompatible Uses**—The larger existing site is adjacent to a single-family detached subdivision in the R-R Zone to the east and south of the site. The existing church and school as well as the proposed accessory uses are classified as medium impact uses. Section 4.7 requires a Type C bufferyard, which consists of a minimum 40-foot building setback and a 30-foot-wide landscape bufferyard to be planted with 120 plant units per 100 linear feet of property line. The proposed addition and the existing church and school compound are located deep inside the larger site. The boundary area of the site that is adjacent to the existing single-family detached subdivision is undeveloped and wooded. Conformance with Section 4.7 should not be an issue. However, the landscape plan does not provide the required Section 4.7 schedule. A condition has been proposed in the recommendation section to require the applicant to provide the Section 4.7 schedule on the site plan prior to certification of this DSP.
- e. **Section 4.9 Sustainable Landscaping Requirements**—Section 4.9 requires a percentage of plants within each plant type, including shade trees, ornamental trees,

evergreen trees and shrubs to be native species or the cultivars of native species. The subject application is technically subject to this requirement because there is no exemption provision in the 2010 *Prince George's County Landscape Manual* for the proposed development of this DSP. However, this DSP does not propose any new planting and all landscaping on the site has been installed in accordance with prior approvals. The applicant should provide a Section 4.9 landscape schedule for the existing site to demonstrate conformance with the 2010 *Prince George's County Landscape Manual* or seek Alternative Compliance if the required percentage of native species within the existing plants cannot be satisfied. A condition has been included in the Recommendation Section of this report.

10. **Prince George's County Woodland and Wildlife Habitat Conservation and Tree Canopy Coverage Ordinance:** The project is subject to the Woodland and Wildlife Habitat Conservation Ordinance because the subject site is greater than 40,000 square feet in area and contains more than 10,000 square feet of woodland and has a previously approved tree conservation plan.
  - a. A Natural Resource Inventory (NRI-034-11), which was approved on June 14, 2011, has been submitted with this DSP. According to the approved NRI, there are streams, wetlands, 100-year floodplain, and woodlands on the subject property. However, the NRI does not show the location of the two historic cultural sites on the property and is therefore not consistent with the detailed site plan, which shows the two sites. The detailed site plan and Type 2 tree conservation plan (TCP2) show the environmental features that are consistent with the approved NRI. No action is required for the approved NRI.
  - b. The property is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the site is greater than 40,000 square feet in area and contains more than 10,000 square feet of woodland. In 2007, a numbered letter of exemption (E-064-07) was issued for the site for placement of three modular trailers on the site. The exemption was revised in 2010 for grading of a turf field. However, this application is exempt because there is no woodland disturbance proposed in order to build the team house and field house. Any future development of the site that cumulatively disturbs more than 5,000 square feet of woodlands will be required to show conformance with the requirements of the WCO.
  - c. The Tree Canopy Coverage Ordinance came into effect on September 1, 2010. All activities that require a grading permit after September 1, 2010, must provide the tree canopy coverage percentages required by Section 25-128 of the Prince George's County Woodland and Wildlife Habitat Conservation and Tree Canopy Coverage Ordinance. A tree canopy coverage schedule has been provided on the Landscape Plan that demonstrates the site's conformance with the requirement. The required tree canopy for this site is 20 percent of the site area or a total of 27.93 acres. The existing woodland on the site provides 67.42 acres or 48 percent of tree canopy coverage that exceeds the requirement for the site.
11. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
  - a. **Community Planning South Division**—In a memorandum dated July 31, 2012, the Community Planning South Division offered the following determinations:

- Conformance with the **2002 Prince George's County Approved General Plan:** This application is consistent with the 2002 *Prince George's County Approved General Plan* Development Pattern policies for the Developing Tier.
  - Conformance with the **2009 Approved Subregion 6 Master Plan and Sectional Map Amendment:** This DSP conforms with the 2009 *Approved Subregion 6 Master Plan and Sectional Map Amendment* recommendations for institutional use.
- b. **Transportation Planning Section**—In a memorandum dated August 13, 2012, the Transportation Planning Section has no issues regarding the on-site traffic circulation because the DSP does not propose any increase in the existing school's enrollment.
  - c. **Trails**—In a memorandum dated June 6, 2012, the trails coordinator indicated that there is one master plan trail recommendation in the vicinity of the subject site. Both *the 2009 Approved Countywide Master Plan of Transportation* and the *Approved Subregion 6 Master Plan and Sectional Map Amendment* designate MD 202 as a master plan bikeway corridor. The section of MD 202 that fronts the subject site is open section and includes paved shoulders. Since the development proposed in this DSP is internal to the site and does not have any impact on the existing bikeway facilities and pavement markings along MD 202, the trail planner does not have any issue with the proposed development.
  - d. **Subdivision Review Section**—In a memorandum dated July 20, 2012, the Subdivision Review Section stated that Parcel 47, where the subject site is located, is an acreage parcel and has never been the subject of a record plat. The site plan shows the boundary of the parcel as reflected on the tax map. Pursuant to Section 24-107(c)(7)(E) of the Subdivision Regulations, the application is exempt from the requirement of filing a preliminary plan of subdivision because the proposed addition of 15,200 square feet of team house and field house does not increase the school's enrollment number. There are no other subdivision issues at this time.
  - e. **Environmental Planning Section**—In a memorandum dated August 27, 2012, the Environmental Planning Section recommended approval of this DSP and the companion Type 2 Tree Conservation Plan subject to two conditions regarding the Natural Resources Inventory (NRI) and Type 2 Tree Conservation Plan (TCP2-016-11). The two conditions have been incorporated in the Recommendation Section of this report.
  - f. **Historic Preservation Section**—In comments dated June 19, 2012, the Historic Preservation Section stated that their review of Detailed Site Plan DSP-88115-08, Riverdale Baptist Church, found that the proposed revision to add a team house and a field house to the existing church and school will have no effect on Historic Site #79-057, known as Woodlawn and Murdock Tenant House Site because the development proposed is outside of the environmental settings of Historic Site #79-057.
  - g. **Permit Review Section**—In a memorandum dated July 18, 2012, the Permit Review Section provided four comments regarding landscaping, tree canopy coverage, and site plan information that have been addressed by the applicant's revisions to the plans during the review process.
  - h. **The Prince George's County Health Department**—In a memorandum dated July 11, 2012, the Health Department offered no comments on this DSP.

- i. **Maryland State Highway Administration (SHA)**—On June 20, 2012, the Maryland State Highway Administration (SHA) approved the subject project.
12. Based upon the foregoing analysis and as required by Section 27-285(b) (1) of the Zoning Ordinance, the subject DSP 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. In addition, as required by Section 27-285(b) (4) of the Zoning Ordinance, the Planning Board should also find that the regulated environmental features on a site have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirements of Subtitle 24-130 (b) (5) of the Subdivision Regulations. This application is limited to a small area between the existing track/football field and an existing practice field on a larger existing campus and does not impact any regulated environmental features, such as streams, wetlands, or floodplain. Therefore, no preservation or restoration of environmental features is required as part of this DSP approval.

## RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-88115-08 and Type 2 Tree Conservation Plan TCP2-016-11/01, Riverdale Baptist Church, subject to the following conditions:

1. Prior to certification of this DSP, the applicant shall:
  - a. Revise the NRI to show the location of the two historic cultural sites on the subject property
  - b. Revise Tree Conservation Plan TCP2-016-11/01 as follows:
    - (1) Add the line types to the legend for the historic environmental setting and the property line.
    - (2) Provide a signed Owner's Certification on the TCP2 to indicate that the plan has been reviewed by the property owner or their agent.
    - (3) Provide a complete site statistics table as required on the NRI.
    - (4) Have the revised plans signed and dated by the qualified professionals who prepared it.
  - c. Revise the Landscape Plan either to show complete conformance with or seek Alternative Compliance (AC) from the requirements of Sections 4.3, 4.6 and 4.9 of the 2010 *Prince George's County Landscape Manual*.
  - d. Revise the Landscape Plan to provide Sections 4.2 and 4.7 schedules to demonstrate conformance with the requirements.