

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 www.mncppc.org/pgco/planning/plan.htm.

DETAILED SITE PLAN

DSP-95031/05

Application	General Data
Project Name: Outreach Christian Center Location: South side of Clinton Manor Drive approximately 1,300 feet east of its intersection with Brandywine Road. Applicant/Address: Keith Butler Now or Later Consulting Services 14701 Danto Court Bowie, MD, 20721	Date Accepted: 2/13/04
	Planning Board Action Limit: Waived
	Plan Acreage: 12.45 acres
	Zone: R-80
	Dwelling Units: NA
	Square Footage: 10,800 proposed additional 36,031 existing
	Planning Area: 81A
	Council District: 9
	Municipality: NA
	200-Scale Base Map: 212SE06

Purpose of Application	Notice Dates
To revise a detailed site plan for a church to add a 10,800-square-foot activity and recreation center.	Adjoining Property Owners Previous Parties of Record Registered Associations: 11/18/03 (CB-12-2003)
	Sign(s) Posted on Site: 6/28/04
Staff Recommendation	Staff Reviewer: GROVER, RUTH
APPROVAL	APPROVAL WITH CONDITIONS
	X
DISAPPROVAL	DISCUSSION

July 19, 2004

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Ruth Grover, Urban Design Section, Development Review Division

SUBJECT: Detailed Site Plan, DSP-95031/05
Outreach Christian Center

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

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

- a. The requirements of the Zoning Ordinance in the R-80 Zone.
- b. The requirements of Preliminary Plan of Subdivision 4-02103.
- c. The requirements of Detailed Site Plan DSP-95031.
- d. The requirements of the *Landscape Manual*.
- e. The requirements of the Prince George's County Woodland Conservation Ordinance.
- f. Referral comments.

FINDINGS

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

1. **Request:** The subject application requests a revision to detailed site plan DSP-95031 for a church and day care to add a 10,800-square-foot activity and recreation center.

2. **Development Data Summary**

	EXISTING	PROPOSED
Zone	R-80	R-80
Use(s)	Church and Day Care for Children	Church and Day Care for Children
Acreage	12.45	12.45
Parcels	1	1
Building Square Footage/GFA	36,031	46,131

OTHER DEVELOPMENT DATA

	REQUIRED	PROVIDED
Church: Total parking spaces	50	73
Of which handicapped spaces	2	3
Loading	1	1
Daycare: Total parking spaces	10	73
Of which handicapped spaces	2	3
Loading	1	1
Total required parking for both uses	60	73
Total required loading for both uses	1	1

3. **Location:** The site is in Planning Area 81A, Council District 9. More specifically, it is located on the south side of Clinton Manor Drive approximately 1,300 feet east of its intersection with Brandywine Road.
4. **Surroundings and Use:** The subject property is flanked on both sides by single-family homes and by agricultural use to the south. Land use located directly across Clinton Manor Drive from the subject property is also single-family residential. The site is well buffered by natural tree cover along its sides, but not along Clinton Manor Drive, where the single-family homeowners have a direct view into the subject property.
5. **Previous Approvals:** Resolution No. 95-220 was approved for original detailed site plan DSP-95031 on July 13, 1995, and has been revised four times. These revisions include:

DSP Number	Nature of Revision	Date Approved
DSP-95031/01	Add number of day care children and reduce seating for the church	10/18/96
DSP-95031/02	Change sanctuary seating and number of children allowed in the day care	9/18/97
DSP-95031/03	Day care issues	9/5/00
DSP-95031/04	Day care issues	10/11/02

6. The subject site is also the subject of preliminary plan of subdivision 4-04096, which, as of the writing of this staff report, is under consideration for approval at the Planning Board's July 22 meeting. Staff is recommending approval with conditions for the application.

The site has an approved stormwater management concept plan, approval #21874-2003.

7. **Design Features:** Two separate entrances on Clinton Manor Drive feed directly into an existing parking area (to be revised as part of the subject application) located at the front of the site and to the west of part the existing buildings on the site. The existing one-story building on the site is divided into the three following sections: an 8,482-square-foot section in the front of the site, near the subject property's Clinton Manor Drive frontage; a 10,081-square-foot section, formerly the Highroad High School for special needs children; and an 8,904-square-foot section that has been newly renovated for work shops for youth training classes. The proposed 10,800-square-foot activity/recreation center is proposed to sit on the easterly portion of the site parallel to the building known formerly as the Highroad High School. The proposed activity/recreation center will be clearly visible from Clinton Manor Road and from the single-family houses located directly across the street. Parking for the project will be provided in a newly redesigned and expanded parking lot to be accessed via the current easterly access to the property from Clinton Manor Drive. A smaller number of additional parking spaces will be provided along the westerly access to the property. The applicant has included a commercial and industrial landscaped strip along the subject property's Clinton Manor Drive frontage in accordance with the requirements of Section 4.2 of the *Landscape Manual*. The front elevation of the proposed building has little fenestration, but its base material metal, cream colored wall panels are decorated by use of a combination of brick and tile, with signage integral to the façade. The predominant decorative material on the façade, red brick, is similar in color to the existing main building on the subject property. The red brick is complemented by eight-inch square cream brick tiles, along the lower portion of the façade, as a base to the sign for the center and as decorative accents. The side facades, similar to the front façade, have little fenestration, but are decorated by the use of cream-colored tile at the base of the façade topped by use of brick extending down the lower portion of the side elevations and above the doors to the building. The building is to be erected at grade level on a concrete slab.

COMPLIANCE WITH EVALUATION CRITERIA

8. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the R-80 Zone, the site plan design guidelines of the Zoning Ordinance, and regulations regarding day care centers for children in residential areas.
- a. The subject application is in conformance with the requirements of Section 27-441, which governs permitted uses in residential zones. The subject church and day care for children are permitted uses in the R-80 Zone.
 - b. The proposal is also in conformance with the requirements of Section 27-442, Regulations, regarding additional regulations for development in residential zones.
 - c. The subject project is in accordance with the requirements of Section 27-465.03, Day care center for children.
9. **Preliminary Plan of Subdivision 4-04096:** Preliminary Plan 4-04096 is under consideration for approval at the Planning Board's July 22, 2004, meeting. The proposed plan is in conformance with the preliminary plan and conditions of approval as proposed. Please note that staff has included a recommended condition below that the activity center shall not operate between the hours of 6:30 a.m.–9:00 a.m. and 4:00 p.m.–6:30 p.m., Monday through Friday, as required by a recommended condition suggested to attach to the approval of the Preliminary Plan of Subdivision.

10. **Landscape Manual:** The proposed development is subject to the requirements of Section 4.2 of the *Landscape Manual*.

The Urban Design staff reviewed the proposed landscape plan and found that the submittals are in general compliance with the applicable sections of the *Landscape Manual*.

11. **Woodland Conservation Ordinance:** The property is not subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the proposed activity will disturb less than 5,000 square feet of woodland, and there are no previously approved tree conservation plans. The site is over 40,000 square feet in area and contains more than 10,000 square feet of woodland. If additional clearing of woodlands is proposed, a revision to the letter of exemption is required. If clearing in excess of 5,000 cumulative square feet is proposed in a five-year period or subdivision is proposed, entire site is more than 40,000 square feet in area, more than 5,000 square feet of woodland was disturbed, and there is a previously approved Type I Tree Conservation Plan, a Type II Tree Conservation Plan would be required.

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

- a. **Community Planning**—In a memorandum dated April 1, 2004, the Community Planning Division stated that the application is not inconsistent with the 2002 General Plan Development Pattern policies for the Developing Tier, and that the addition of an activity/recreation center to an existing church/school/day care center conforms to master plan concepts for land use in residential living areas.

The Community Planning Division further stated as a planning issue and master plan guideline that, “visual attractiveness [in] residential areas should be increased through the provision of open space, public and private maintenance programs, and other actions to ensure an interesting, varied and harmonious appearance.” Staff is of the opinion that the upgrade in the architecture of the front façade and the application of brick to the base of the side elevations furthers this master plan goal.

- b. **Transportation**—In comments dated May 26, 2004, the Transportation Planning Section stated that they found the site plan acceptable.
- c. **Subdivision**—The Subdivision Section has stated that the property is a deed parcel that has never been through the preliminary plan process. The addition of a 10,000-square-foot building will require approval of a preliminary plan of subdivision because the existing gross floor area is less than 10 percent of the total site area as per Section 24-107(c)(7)(D) of the Subdivision Regulations. As previously addressed in Finding 6 of this staff report, preliminary plan of subdivision 4-04096 is under consideration at the Planning Board's July 22, 2004, meeting. Approval of said plan will address the above concern of the Subdivision Section.
- d. **Trails**—Noting that the property's frontage on Clinton Manor Drive has a sidewalk, the trails planner of the Transportation Planning Section, in a memorandum dated March 15, 2004, stated that there are no master plan trails identified in the Adopted and Approved Subregion V Master Plan that impact the subject application.
- e. **Permits**—The Permit Review Section offered numerous comments that have either been addressed by revisions to the plans or in the recommended conditions below.

f. **Environmental Planning**—The Environmental Planning Section, in a memorandum dated June 15, 2004, offered the following:

- (1) This site is subject to the provisions of the Woodland Conservation Ordinance because it is more than 40,000 square feet in size and contains more than 10,000 square feet of woodland.

A letter of exemption, E-66-01, was previously issued because the proposed development impacted only 936 square feet of the existing woodland and there was no previously approved tree conservation plan; however, the Woodland Conservation Ordinance requires the approval of a Type I tree conservation plan with preliminary plans. A preliminary plan of subdivision, 4-04096, and Type I tree conservation plan, TCPI/48/95, are currently under review.

A Type II tree conservation plan, TCPII/66/04, has been reviewed. The plan proposes clearing 0.02 acre of the existing 6.11 acres of woodland. The woodland conservation requirement has been correctly calculated as 1.23 acres. The plan proposes retaining 1.23 acres on-site to meet the requirement, and the preservation on-site of an additional 4.86 acres but not part of any requirement. The Type II Tree Conservation Plan is consistent with TCPI/48/95.

Recommended Action: The Environmental Planning Section recommends approval of TCPII/66/04.

- (2) According to the *Prince George's County Soil Survey* the soils are in the Beltsville, Bibb, Mattawan and Sassafra series.

Discussion: This information is provided for the applicant's benefit. No further action is needed as it relates to this detailed site plan review. A soils report may be required by the Prince George's County Department of Environmental Resources during the permit process review.

- (3) A stormwater management concept plan, CSD# 21874-2003-00, has been approved by the Prince George's County Department of Environmental Resources.

Comment: No further action regarding the stormwater management is required with regard to detailed site plan review.

In summary, the Environmental Planning Section stated that they recommended approval of DSP-95031/05 and TCPII/66/04.

g. **Department of Environmental Resources (DER)**—DER, in comments dated March 8, 2004, stated that the site plan for the Outreach Christian Center, DSP-95031/05, is consistent with approved stormwater concept #21874-2003.

h. **Prince George's County Fire/EMS Department**—At the time of this writing, the Prince George's County Fire Department has not offered comment on this project.

- i. **The Department of Public Works and Transportation**—In a memorandum dated May 5, 2004, the Department of Public Works and Transportation offered comment. The requirements of the Department of Public Works and Transportation will be enforced through its separate permitting process.
 - j. **The Washington Suburban Sanitary Commission (WSSC)**—WSSC, in comments offered March 17, 2004, stated that water and sewer are available to the site.
13. As required by Section 27-285(b), the detailed site plan 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.

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-95031/05, Outreach Christian Center, and TCPII/66/04, subject to the following conditions:

- 1. Prior to signature approval of the detailed site plans, the applicant shall add or correct notes on the detailed site plan as follows:
 - a. The proposed activity center shall not operate between the hours of 6:30 a.m.–9:00 a.m. and 4:00 p.m.–6:30 p.m., Monday through Friday.
 - b. The metal building material identified as “26 Gauge Galvalume Wall Panels” on the “Building Elevations” drawing submitted for the project shall be a cream color to harmonize with the cream, 8-inch by 8-inch tile utilized elsewhere in the façade. The color shall be approved as appropriate by the Urban Design Section as designee for the Planning Board.
 - c. Red brick utilized on the facades of the subject building shall match the brick of the existing building on the subject property. The color shall be approved as appropriate by the Urban Design Section as designee for the Planning Board.
 - d. The applicant shall correct the total gross floor area (Note 15) to 36,031 square feet on the detailed site plan.