



## Preliminary Plan of Subdivision BAPS Gymnasium

## PPS-2023-023

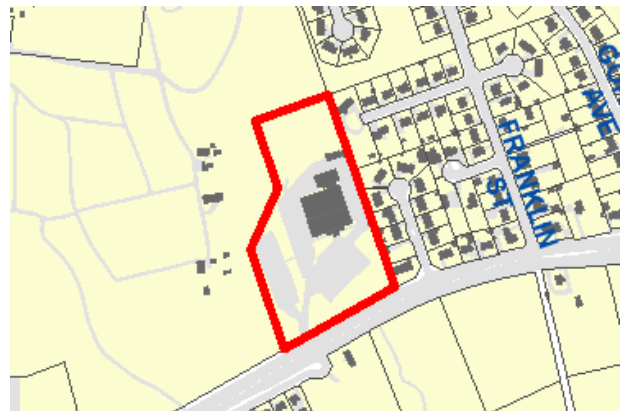
REQUEST	STAFF RECOMMENDATION
One parcel for institutional development.	With the conditions recommended herein: <ul style="list-style-type: none"><li>• APPROVAL of Preliminary Plan of Subdivision PPS-2023-023</li><li>• Approval of Type 1 Tree Conservation Plan TCP1-003-2025</li></ul>

**Location:** On the north side of Ammendale Road, approximately 2,000 feet east of its intersection with Old Gunpowder Road.

Gross Acreage:	10.06
Zone:	CGO
Gross Floor Area:	70,376 sq. ft.
Dwelling Units:	0
Lots:	0
Parcels:	1
Planning Area:	61
Council District:	01
Municipality:	N/A

**Applicant/Address:**  
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P.O. Box 519  
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Planning Board Date:	05/01/2025
Planning Board Action Limit:	05/19/2025
Mandatory Action Timeframe:	70 days
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Date Accepted:	03/10/2025
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Acceptance Mailing:	03/05/2025
Sign Posting Deadline:	04/01/2025

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THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Plan of Subdivision PPS-2023-023  
Type 1 Tree Conservation Plan TCP1-003-2025  
BAPS Gymnasium

**OVERVIEW**

The site is located on the north side of Ammendale Road, approximately 2,000 feet east of its intersection with Old Gunpowder Road, on Tax Map 12 Grid F2 and Tax Map 13 Grid A2. The property consists of one deed parcel known as Parcel 25, recorded in the Prince George's County Land Records in Book 39183 page 436. The property is located in the Commercial, General and Office (CGO) Zone. The site is subject to the 2010 *Approved Subregion 1 Master Plan and Sectional Map Amendment* (master plan), Subtitles 24 and 27 of the Prince George's County Code, and other applicable plans as outlined herein.

The subject property is 10.06 acres and is proposed to be subdivided into one parcel for institutional development. The property is currently improved with a 64,176-square-foot religious building, which is to remain. The development proposed on the subject property includes a 6,000-square-foot indoor recreational facility and an approximately 200-square-foot outdoor storage shed. There is no prior preliminary plan of subdivision (PPS) applicable to the subject property. In accordance with Section 24-3402(b)(3)(A)(ii) of the Prince George's County Subdivision Regulations, the proposed development of a tract of land, which was previously divided by deed, requires the approval of a PPS and a final plat prior to the issuance of a building permit.

This PPS is required in accordance with Section 24-3402(b)(3) of the Subdivision Regulations. The applicant participated in a pre-application conference for the subject PPS on July 28, 2023, pursuant to Section 24-3302(b)(1) of the Subdivision Regulations, and held a pre-application neighborhood meeting on October 16, 2023, pursuant to Section 24-3303(b)(1) of the Subdivision Regulations. In accordance with Section 24-4503 of the Subdivision Regulations, this PPS is supported by and subject to an approved Certificate of Adequacy, ADQ-2023-042.

Staff recommend **APPROVAL** of the PPS and Type 1 tree conservation plan (TCP1), with conditions, based on the findings contained in this technical staff report.

**SETTING**

The subject site is located on Tax Map 12 Grid F2 and Tax Map 13 Grid A2; and is within Planning Area 61. The project is bounded to the east by single-family detached residential development, in the Residential, Rural (RR) Zone, and to the north and west by agricultural use in

the RR and Agriculture and Preservation (AG) Zone. The improved right-of-way (ROW) of Ammendale Road lies to the south, with parkland owned by the The Maryland-National Capital Park and Planning Commission (M-NCPPC) in the Reserved Open Space Zone and vacant property in the Residential, Single-Family-95 Zone beyond.

## FINDINGS AND REASONS FOR STAFF RECOMMENDATION

- 1. Development Data Summary**—The following information relates to the subject PPS application and the evaluated development.

	EXISTING	EVALUATED
Zone	CGO	CGO
Use(s)	Institutional	Institutional
Acreage	10.06	10.06
Lots	0	0
Parcels	1	1
Outparcels	0	0
Dwelling Units	0	1
Nonresidential Gross Floor Area	64,176	70,376
Variation	No	No
Subtitle 25 Variance	No	No

The subject PPS was accepted for review on March 10, 2025. Pursuant to Section 24-3305(e) of the Subdivision Regulations, this case was referred to the Subdivision and Development Review Committee, which held a meeting on March 28, 2025, where comments were provided to the applicant. Plans received at the time of acceptance on March 10, 2025, were used for the analysis contained herein.

- 2. Previous Approvals**—There are no prior development approvals for the subject property. The existing structures on the property (which are approximately 64,176 square feet) were constructed prior to January 1, 1990. The Prince George’s County Planning Department does not have any record of any prior development approvals before 1990.
- 3. Community Planning**—Pursuant to Sections 24-4101(b)(1) and 24-3402(e)(1)(D)(iv) of the Subdivision Regulations, a major PPS shall be consistent with the 2014 *Plan Prince George’s 2035 Approved General Plan* (Plan 2035) and shall conform to all applicable area master plans, sector plans, or functional master plans. Consistency with Plan 2035 and conformance with the master plan are evaluated as follows:

The master plan envisions that Subregion 1 “...is an integral community consisting of many healthy and historical residential neighborhoods, a regenerated and reinvented ‘main street’ US 1 Corridor, upgraded commercial and industrial areas, and a vibrant ‘downtown’ at the Konterra Town Center. The Subregion 1 community offers open spaces, trails, quality school, and other public facilities, as well as multiple transportation modes and public safety.” (page 1)

The subject property was originally constructed in 1991 and operated as a commercial or office facility. It is bounded by agricultural land, undeveloped woodland, and a low-density residential neighborhood. While the original use of the property was a commercial or office facility, BAPS Beltsville LLC purchased it in 2017, and it has operated as a religious site (Institutional – Church land use) since.

The master plan recommends a Commercial (Retail/Office) facility land use on the subject property (Map 13, Approved Future Land Use for Subregion 1, page 160). The master plan does not provide a definition for Commercial (Retail/Office) land uses. Plan 2035 describes Commercial land uses as “Retail and business areas, including employment uses such as office and service uses. A range of services are provided at the neighborhood to regional level. New commercial areas have access to multimodal transportation options.” (Table 14, Generalized Future Land Use Categories, page 100). Despite any discrepancy in the current or future land uses, staff believe the existing Institutional use is conformant to the intent of the master plan, and Plan 2035.

Staff find that, pursuant to Section 24-3402(e)(1)(D)(iv) of the Subdivision Regulations, this application conforms to the master plan because the proposal constitutes an improvement of a repurposed commercial property, and an overall redevelopment of the subject property within the master plan area.

Staff find that, pursuant to Section 24-4101(b)(1) of the Subdivision Regulations, this PPS is consistent with Plan 2035 because the proposed gym development constitutes an improvement of an allowable land use.

To further support this PPS, the applicant should consider the following plan policy and strategy to achieve a greater level of master plan conformance:

#### **Developing Tier**

**Policy 3: “Plan and provide public facilities to support the planned development.” (page 13)**

#### **Strategies**

- **Proactively plan for construction of new school and recreational facilities.**

As the property is located adjacent to residential neighborhoods, the applicant is encouraged to permit wider public use of the new gymnasium facility. The new gymnasium would be a substantial public amenity, and the applicant is encouraged to conduct outreach to the surrounding residential communities to offer this new recreational facility.

There are other provisions of the master plan, including policies and strategies, that are found to be applicable to the development of the subject property. The preliminary plan’s conformance to these is discussed throughout this technical staff report.

- 4. Stormwater Management**—Pursuant to Section 24-4303(b) of the Subdivision Regulations, a PPS shall not be approved until evidence is submitted that a stormwater management (SWM) concept plan has been approved by the Prince George’s County

Department of Permitting, Inspections and Enforcement (DPIE). An approved SWM Concept Plan (10793-2023-INC) was submitted with the PPS, which confirms that the project is exempt from SWM requirements because the limits of disturbance are less than 5,000 square feet. This SWM concept plan was approved on December 12, 2024, and expires on December 12, 2027.

Staff find that development of the site, in conformance with SWM concept approval and any subsequent revisions approved by DPIE, will ensure compliance with SWM policies, standards, and practices. Green building techniques and green infrastructure are highly encouraged. Therefore, this PPS satisfies the requirements of Sections 24-4303 and 24-4403 of the Subdivision Regulations.

5. **Parks and Recreation**—This PPS has been reviewed for conformance with the requirements and recommendations of Plan 2035, the master plan, the 2022 *Land Preservation, Parks and Recreation Plan for Prince George's County*, the 2013 *Formula 2040: Functional Master Plan for Parks, Recreation and Open Space*, and the Subdivision Regulations, as they pertain to public parks and recreational facilities.

In accordance with Section 24-4601(b)(1) of the Subdivision Regulations, the subject PPS is exempt from the mandatory dedication of parkland requirement because it consists of nonresidential development. The project will have no impact on any master plan park recommendations.

6. **Transportation (pedestrian, bicycle, and vehicular)**—This PPS was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation (MPOT)*, the master plan, the Zoning Ordinance, and the Subdivision Regulations, to provide the appropriate transportation recommendations.

#### **Master Plan Right-of-Way**

The subject property has frontage along master-planned roadway Ammendale Road (A-8), which is identified as an arterial roadway with a recommended ROW width of 120 feet. No additional ROW dedication is required. However, the PPS should correctly display the ROW width.

#### **Master Plan Pedestrian and Bike Facilities**

The MPOT recommends a bicycle lane along Ammendale Road. The Complete Streets element of the MPOT reinforces the need for multimodal transportation and includes the following policies regarding the accommodation of pedestrians and bicyclists (MPOT, pages 9 and 10):

**Policy 4:**        **Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO *Guide for the Development of Bicycle Facilities*.**

Ammendale Road is currently improved with a bicycle lane and meets the intent of the policy.

#### **Access and Circulation**

Section 27-6104 of the Zoning Ordinance provides a list of development standards that are applicable to the review of PPS development applications. In addition, Section 27-6200 of

the Zoning Ordinance provides specific roadway access, mobility, and circulation requirements for the proposed development. The relevant sections are 27-6204, 27-6206, 27-6207, and 27-6208 which detail the requirements for vehicular, pedestrian, and bicycle cross-access.

Section 27-6204 of the Zoning Ordinance requires development applications to include a circulation plan unless a site plan is provided detailing circulation. The site contains existing development, which is shown on the PPS. The PPS demonstrates the existing pedestrian, vehicular, and bicycle movement throughout the site.

Regarding Section 27-6206(d) of the Zoning Ordinance, staff find that this application meets the standards of this subsection. The application proposes using an existing full movement driveway along Ammendale Road. In addition, there is no lower-class roadway that can be used as an alternative access. Although an operating place of worship occupies the subject property, the development proposal is an accessory use and generates no new vehicular trips.

Regarding Section 27-6206(e) of the Zoning Ordinance, this development is not required to provide vehicular cross access to adjoining properties. The subject property is bordered on its eastern side by residential housing in the RR Zone and on its western side by agricultural use in the RR and AG zones.

Regarding Sections 27-6207 and 27-6208(b) of the Zoning Ordinance, bicycle and pedestrian cross access is not required to the property on the southern and western boundary of the subject site, as it is zoned RR and AG. However, per Section 27-6208(a)(1), prior to the issuance of building permits, the applicant shall provide short-term bicycle parking at the proposed gymnasium consistent with guidance from the 2012 *American Association of State Highway and Transportation Officials (AASHTO) Guide for the Development of Bicycle Facilities*.

Based on the preceding findings, staff find access and circulation for the proposed development to be sufficient, as it pertains to this PPS review. The vehicular, pedestrian, and bicycle transportation facilities will serve the proposed subdivision, meet the required findings of Subtitle 24, and conform to both the MPOT and master plan, with the recommended conditions.

7. **Public Facilities**—This PPS was reviewed for conformance to the master plan, in accordance with Section 24-4101(b)(1) of the Subdivision Regulations. The master plan does not identify any policies associated with public facilities which are relevant to the review of this PPS:

The proposed development will not impede the achievement of the above-referenced policies of the master plan. This PPS is subject to ADQ-2023-042, which established that pursuant to adopted tests and standards, public safety facilities are adequate to serve the proposed development, with required mitigation. There are no police, fire and emergency medical service facilities, public schools, parks, or libraries recommended on the subject property.

The 2008 *Approved Public Safety Facilities Master Plan* also provides guidance on the location and timing of upgrades and renovations to existing facilities, and construction of new facilities, none of which affect this site.

The subject property is located in Planning Area 61, which is known as Fairland-Beltsville and Vicinity. The 2025–2030 Fiscal Year Approved Capital Improvement Program budget identifies one public facility proposed for construction, Beltsville Fire/EMS Station No. 831 (3.51.0009).

Section 24-4405 of the Subdivision Regulations states that the location of the property, within the appropriate service area of the Ten-Year Water and Sewerage Plan, is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for PPS or final plat approval. The 2018 Water and Sewer Plan placed this property in water and sewer Category 3, “Community System Adequate for Development Planning.” Category 3 includes developed land on public water and sewer, and underdeveloped properties with a valid PPS approved for public water and sewer. Category 3 is appropriate for PPS and final plat approval.

8. **Public Utility Easement**—Section 24-4401 of the Subdivision Regulations requires that preliminary plans and final plats of subdivision be designed to show all utility easements necessary to serve anticipated development on the land being subdivided, consistent with the recommendations and standards relevant to public utility companies. When utility easements are required by a public utility company, the subdivider shall include the following statement in the dedication documents:

“Utility easements are granted pursuant to the declaration recorded among the County Land Records in Liber 3703 at Folio 748.”

Section 24-4205 of the Subdivision Regulations sets forth the standard requirements for public utility easements (PUEs). PUEs must be at least 10 feet in width, located outside of the sidewalk, and must be contiguous to the ROW.

The subject site has frontage along the existing public ROW of Ammendale Road. The required PUE should be shown contiguous to the ROW of Ammendale Road, prior to signature approval of the PPS.

9. **Historic**—The master plan objectives, concepts, recommendations, and guidelines for historic preservation (pages 101–104). However, these are not specific to the subject site or relevant to this application. 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. A Phase I archeology survey is not recommended. The subject property does not contain and is not adjacent to any designated Prince George’s County historic sites or resources.
10. **Environmental**—Staff find that the PPS is in conformance with the environmental regulations in Sections 24-4101(b) and 24-4300 of the Subdivision Regulations, and Section 27-6800 of the Zoning Ordinance, as discussed herein. The following applications and associated plans were previously reviewed for the subject site:



Development Review Case	Associated Environmental Application	Authority	Status	Action Date	Resolution Number
NRI-093-2024	N/A	Staff	Approved	12/03/2024	N/A
PPS-2023-023	TCP1-003-2025	Planning Board	Pending	Pending	Pending

This property is subject to the 2024 Woodland and Wildlife Habitat Conservation Ordinance (2024 WCO) and the environmental regulations contained in Subtitles 24, 25, and 27, because the site does not have prior tree conservation plan approvals, and this application is for a new PPS.

### Environmental Site Description

A review of the available information indicates that the site contains floodplain and steep slopes. The site does not contain streams or wetlands. The site is not within a stronghold watershed or a sensitive species review area.

### Plan 2035

The site is located within the Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map, as designated by Plan 2035, and is within the Established Communities Growth Policy Area. The project is not within the boundaries of a transit-oriented center as identified in Plan 2035.

### Environmental Conformance with Applicable Plans

In accordance with Section 24-4101(b), conformance with the environmental sections of the applicable master plans is analyzed as follows:

#### Master Plan

The master plan contains environmental policies and strategies. The text in **BOLD** is the text from the master plan applicable to the subject PPS, and the plain text provides comments on the plan's conformance.

**Policy 1: Protect, preserve and enhance the identified green infrastructure network within the Subregion 1 plan area.**

The proposed fabricated gymnasium is not within the evaluation areas and regulated areas and there are no proposed impacts to the green infrastructure network with this proposal. As a result, 1.28 acres of woodland in evaluation areas are proposed to be preserved as woodland conservation and 0.3 acre of woodland will be retained, but not credited, toward any requirements. All areas within the primary management area (PMA) will have to be placed into a protected conservation easement, while all woodland preservation will be protected through a woodland and wildlife habitat conservation easement. In accordance with this master plan policy and strategies, Subtitles 24-4300, 27-6800, and 25-121(b), the on-site REF will be preserved in a conservation easement.

**Policy 2: Restore and enhance water quality in areas that have been degraded and preserve water quality in areas not degraded.**

This application proposes less than 5,000 square feet of disturbance and is exempt from stormwater management requirements.

**Policy 3: Implement the State Storm Water Management Act of 2007 in Subregion I as of the adoption of this plan to enhance water quality and control flooding in the Anacostia and Patuxent River watersheds.**

The site is within the Anacostia River watershed. This application proposes less than 5,000 square feet of disturbance and is exempt from SWM requirements.

**Policy 4: Implement more environmentally sensitive building techniques and reduce overall energy consumption.**

The use of green building techniques and energy conservation techniques is encouraged to be implemented, to the greatest extent possible.

**Policy 5: Reduce light pollution and intrusion, especially into the Rural Tier and environmentally sensitive areas.**

Minimization of light pollution should be encouraged adjacent to the existing woodlands, and the use of full cut optics is encouraged in these areas.

**Policy 6: Reduce air pollution by placing a high priority on transportation demand management (TDM) projects and programs.**

The proposed use is not expected to be a source of air pollution.

**Policy 7: Reduce adverse noise impacts to meet State of Maryland noise standards.**

The site is not adjacent to any sources of traffic or aircraft noise that would result in adverse noise impacts upon the development.

### **2017 Green Infrastructure Plan**

The Green Infrastructure Plan (GI Plan) was approved with the adoption of the *2017 Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* (Prince George's County Council Resolution CR-11-2017), on March 7, 2017. According to the GI Plan, regulated areas are located on the western side of the property associated with floodplain. The evaluation areas are located in the rear of the property and associated with existing woodland. The existing building and location of the proposed fabricated gymnasium will not impact the regulated and evaluation areas.

The following policies and strategies are applicable to the subject PPS. The text in **BOLD** is the text from the GI Plan and the plain text provides comments on plan conformance:

**Policy 1: Preserve, protect, enhance or restore the green infrastructure network and its ecological functions while supporting the desired development pattern of Plan Prince George's 2035.**

The proposal directs the new development outside of regulated and evaluation areas. In accordance with this master plan policy, Sections 24-4300, 27-6800, and 25-121(b) of the County Code, the regulated and evaluation areas present on the site will be preserved as a result of this application.

**Policy 2: Support implementation of the 2017 GI Plan throughout the planning process.**

***Strategies***

**2.4 Identify Network Gaps when reviewing land development applications and determine the best method to bridge the gap: preservation of existing forests, vegetation, and/or landscape features, and/ or planting of a new corridor with reforestation, landscaping and/or street trees.**

In accordance with this master plan policy and strategy, Sections 24-4300, 27-6800, and 25-121(b) of the County Code, the regulated areas and woodland, within the evaluation areas of the on-site green infrastructure network, will be preserved.

**Policy 3: Ensure public expenditures for staffing, programs, and infrastructure support the implementation of the 2017 GI Plan.**

***Strategies***

**3.3 Design transportation systems to minimize fragmentation and maintain the ecological functioning of the green infrastructure network.**

No new culverts, bridges, or roads are proposed.

**Policy 4: Provide the necessary tools for implementation of the 2017 GI Plan.**

***Strategies***

**4.2 Continue to require the placement of conservation easements over areas of regulated environmental features, preserved or planted forests, appropriate portions of land contributing to Special Conservation Areas, and other lands containing sensitive features.**

In accordance with this strategy and Sections 24-4300, 27-6800, 25-121(b), and 25-122(d) of the County Code, all areas within the PMA shall be placed into a protected conservation easement, while all woodland preservation will be protected through a woodland and wildlife habitat conservation easement. The property does not contain special conservation areas.

**POLICY 5: Improve water quality through stream restoration, stormwater management, water resource protection, and strategic conservation of natural lands.**

### ***Strategies***

**5.8 Limit the placement of stormwater structures within the boundaries of regulated environmental features and their buffers to outfall pipes or other features that cannot be located elsewhere.**

This application proposes less than 5,000 square feet of disturbance and is exempt from stormwater management requirements.

**POLICY 7: Preserve, enhance, connect, restore, and preserve forest and tree canopy coverage.**

### ***General Strategies for Increasing Forest and Tree Canopy Coverage***

**7.1 Continue to maximize on-site woodland conservation and limit the use of off-site banking and the use of fee-in-lieu.**

In accordance with this strategy and Sections 24-4300, 27-6800, and 25-121(b) of the County Code, the entire woodland conservation requirement will be met with on-site preservation.

**7.2 Protect, restore, and require the use of native plants. Prioritize the use of species with higher ecological values and plant species that are adaptable to climate change.**

Retention of existing woodlands and planting of native species on-site is required by both the 2018 *Prince George's County Environmental Technical Manual* (ETM) and the 2018 *Prince George's County Landscape Manual* (Landscape Manual). Most of the on-site preservation is preserved within the on-site regulated area and REF areas.

### ***Forest Canopy Strategies***

**7.12 Discourage the creation of new forest edges by requiring edge treatments such as the planting of shade trees in areas where new forest edges are proposed to reduce the growth of invasive plants.**

There is no woodland clearing proposed with this application.

- 7.13 Continue to prioritize the protection and maintenance of connected, closed canopy forests during the development review process, especially in areas where FIDS habitat is present or within Sensitive Species Project Review Areas.**

The site does not contain forest interior dwelling species and is not within a sensitive species review area.

- 7.18 Ensure that new, more compact developments contain an appropriate percentage of green and open spaces that serve multiple functions such as reducing urban temperatures, providing open space, and stormwater management.**

This application proposes less than 5,000 square feet of disturbance and is exempt from SWM requirements. The new development is proposed almost entirely on areas of existing impervious areas. All 1.58 acres of existing woodland is proposed to be retained. In accordance with this master plan strategy, Section 24-4304 of the Subdivision Regulations, Section 27-6803 of the Zoning Ordinance, and Subtitle 25 Division 3 of the County Code, the tree canopy coverage requirements will be evaluated at time of permit.

## **Other Environmental Review**

### **Natural Resources Inventory Plan/Existing Conditions**

Section 27-6802 of the Zoning Ordinance requires an approved natural resources inventory (NRI) plan with PPS applications. An approved NRI-093-2024, was submitted with the application.

The site contains 1.5 acres of floodplain along the western side of the property. The rear of the property has 1.58 acres of woodland with one specimen tree located in the northwest corner of the property. The site does not contain streams, stream buffers, or wetlands. No additional information is required regarding the NRI.

### **Woodland Conservation**

This property is subject to the provisions of the 2024 WCO because the property is greater than 40,000 square feet in size. A TCP1 was submitted with this application. The minimum woodland conservation threshold for this site is 15 percent of the net tract area of the property or 1.28 acres. There is no woodland clearing proposed with this application; therefore, the woodland conservation threshold becomes the woodland conservation requirement for this application. The woodland conservation requirement is 1.28 acres and is proposed to be met on-site with 1.28 acres of woodland preservation. The remaining 0.3 acre of woodland is proposed to be retained, but not credited, towards meeting woodland conservation requirements since it is over the amount needed for this project. Minor technical corrections to the TCP1 are required, as outlined in the recommended conditions of approval.

### **Specimen Trees**

Specimen trees are required to be protected under Section 24-4301 of the Environmental Standards of the Subdivision Regulations. Section 25-122(b)(1)(G) of the County Code requires that "Specimen trees, champion trees, and trees that are part of a historic site, or

are associated with a historic structure, shall be preserved". The proposed application will not impact any on-site specimen trees.

**Preservation of Regulated Environmental Features/Primary Management Area**

REF are required to be preserved and/or restored to the fullest extent possible under Section 24-4300, Environmental Standards. The on-site REF includes floodplain and steep slopes.

Section 24-4303(d)(5) of the Subdivision Regulations states: "Where land is located outside the Chesapeake Bay Critical Area Overlay (CBCAO) zones, the preliminary plan of subdivision (minor or major) and all plans associated with the application shall demonstrate the preservation and/or restoration of regulated environmental features in a natural state, to the fullest extent possible, consistent with the Environmental Technical Manual established in accordance with Subtitle 25:, Trees and Vegetation, of the County Code. Any lot with an impact shall demonstrate sufficient net lot area where a net lot area is required in accordance with Subtitle 27: Zoning Ordinance, of the County Code, for the reasonable development of the lot outside the regulated feature." Section 24-4303(d)(6) of the Subdivision Regulations states: "All regulated environmental features shall be placed in a conservation easement and identified on the final plat."

In conformance with Section 24-4300 of the Environmental Standards of Subdivision Regulations, based on the level of design information currently available and the limits of disturbance shown on the TCP1, the REF on the subject property have been preserved and/or restored to the fullest extent possible. There are no impacts to REF proposed with this application.

**Soils**

Section 24-4101(c) of the Subdivision Regulations states that "all applications shall conform to the requirements pertaining to unsafe land in Section 24-4300, Environmental Standards, of Subtitle 24: Subdivision Regulations". This application will use the current Subdivision Regulations, and Section 24-4101(c)(1) states "The Planning Director or Planning Board, as appropriate, shall restrict or prohibit the subdivision of land found to be unsafe for development. The restriction or prohibition may be due to a) natural conditions including, but not limited to, flooding, erosive stream action, high water table, unstable soils, severe slopes or soils that are unstable either because they are highly erodible or prone to significant movement or deformation (Factor of Safety < 1.5), or b) man-made conditions on the land, including, but not limited to, unstable fills or slopes."

The predominant soils found to occur according to the U.S. Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey include Chillum silt loam, Chillum-Urban complex, and Sassafras-Urban land complex. According to available mapping information, unsafe soils containing Marlboro clay and Christiana clay do not occur on this property.

There are no geotechnical concerns with this project.

11. **Urban Design**—This PPS proposes subdivision, to allow for an addition to the existing temple, of an approximately 6,000-square-foot gymnasium and a shed.

A detailed site plan (DET) is not required for this development in accordance with Section 27-3605(a)(2)(O) of the Zoning Ordinance, which states that construction, expansion, or alteration of nonresidential development consisting of less than 25,000 square feet of gross floor area is exempt from the requirements of DET review. The general uses proposed for this property in the CGO Zone are permitted per Section 27-5101 of the Zoning Ordinance for principal uses and Section 27-5201(c) of the Zoning Ordinance for accessory uses. The regulations and requirements of the Zoning Ordinance that apply to development within the CGO Zone will be evaluated at the time of permit review.

#### **Conformance with the 2018 Prince George's County Landscape Manual**

The proposed development is subject to the requirements of the Landscape Manual. The site is subject to Section 4.2, Requirements for Landscape Strips along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; Section 4.9, Sustainable Landscaping Requirements; and Section 4.11, Requirements for Nonresidential and Mixed Use Development. Conformance with the requirements of each of these sections will be evaluated further at the time of permit review.

#### **Tree Canopy Coverage Ordinance**

Prince George's County Council Bill CB-21-2024, for the Tree Canopy Coverage Ordinance, became effective July 1, 2024. Subsequently, Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development projects that propose more than 2,500 square feet of gross floor area, or disturbance, and requires a building or grading permit. The subject site is located within the CGO Zone, which requires a minimum of 15 percent of the net tract area to be covered by tree canopy. Compliance with this requirement will be evaluated at the time of DET review.

12. **Citizen feedback**—At the time of the writing of this technical staff report, the Prince George's County Planning Department had not received any written correspondence from members of the community regarding this project.

## **RECOMMENDATION**

**APPROVAL**, subject to the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision, the plan shall be revised as follows:
  - a. Revise General Note 2 to add Tax Map 13 Grid A2.
  - b. Revise General Note 4 to state the purpose of subdivision as one parcel for institutional development.
  - c. Revise General Note 7 to provide the net developable area outside of primary management area as 8.2 acres.

- d. Revise General Note 8 to provide the acreage of regulated environmental features as 1.86 acres.
  - e. Revise General Note 13 to state the existing and proposed use of the property as institutional.
  - f. Revise General Note 14 to list the minimum lot size as “No requirement”.
  - g. Revise General Note 15 to list the minimum lot width as “No requirement”.
  - h. Revise General Note 16 to list the Sustainable Growth Act Tier as 1.
  - i. Revise General Note 19 to provide the stormwater management concept plan approval date.
  - j. Revise General Note 26 to provide the Type 1 tree conservation plan number as TCP1-003-2025.
  - k. Provide a 10-foot-wide public utility easement contiguous to the Ammendale Road right-of-way.
  - l. Show and label the existing right-of-way width along Ammendale Road.
2. Development of the site shall be in conformance with Stormwater Management Concept Plan 10793-2023-INC and any subsequent revisions.
  3. In accordance with Section 24-4205 of the Prince George’s County Subdivision Regulations, prior to approval, the final plat of subdivision shall include the granting of at least a 10-foot-wide public utility easement along the abutting Ammendale Road, in accordance with the approved preliminary plan of subdivision.
  4. Prior to signature approval of the preliminary plan of subdivision (PPS), the Type 1 tree conservation plan (TCP1) shall be revised as follows:
    - a. Revise the title block, Environmental Planning Section approval block, and woodland conservation worksheet to provide the TCP1 number: TCP1-003-2025.
    - b. Revise the approval block and Note 1 to include this PPS application number: PPS-2023-023.
    - c. Revise Note 10 to state, “This plan is not grandfathered by CB-20-2024, Section 25-119(g).”
  5. At the time of final plat, a conservation easement shall be described by bearings and distances, in conformance with Section 24-4303(d)(6) of the Prince George’s County Subdivision Regulations. The conservation easement shall contain the delineated primary management area, except for any approved impacts, and shall be reviewed by the Environmental Planning Section of the Countywide Planning Division of the Prince George’s County Planning Department, prior to approval of the final plat. The following note shall be placed on the plat:



"Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the Prince George's County Planning Department Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed."

6. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-003-2025), in conformance with Section 25-121 of the Prince George's County Code. The following note shall be placed on the final plat of subdivision:

"This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-003-2025, or most recent revision), or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance (WCO). This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department."

7. Prior to issuance of permits for this subdivision, and in conformance with Section 25-119(a)(2) of the Prince George's County Code, 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."

8. In accordance with Section 27-6208 of the Zoning Ordinance, the applicant and the applicant's heirs, successors, and/or assignees shall show the following on the site plan at the time of permit:

- a. A minimum of two inverted U-style short-term bicycle parking at the proposed gymnasium, consistent with guidance from the 2012 *American Association of State Highway and Transportation Officials (AASHTO) Guide for the Development of Bicycle Facilities*.

**STAFF RECOMMEND:**

- Approval of Preliminary Plan of Subdivision PPS-2023-023
- Approval of Type 1 Tree Conservation Plan TCP1-003-2025