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Special Exception
Departure from Parking and Loading Standards
Alternative Compliance

SE-4542
DPLS-307
AC-06003

Application	General Data
Project Name: 7524 Burgess Lane Location: Northeast side of Burgess Lane approximately 200 feet north of Allentown Road, known as 7524 Burgess Lane. Applicant/Address: Greater Revelation Baptist Church, Inc. 7617 Allentown Road Fort Washington, Maryland 20744	Date Accepted: 02/27/06
	Planning Board Action Limit: N/A
	Plan Acreage: 0.46
	Zone: R-80
	Dwelling Units: N/A
	Square Footage: 7,400
	Planning Area: 76B
	Tier: Developing
	Council District: 08
	Municipality: N/A
	200-Scale Base Map: 210SE04

Purpose of Application	Notice Dates
SE-4542 —Philanthropic or Eleemosynary Use DPLS-307 —Departure of 10 off-street parking spaces A/C—06003 – Section 4.7 of the <i>Landscape Manual</i>	Adjoining Property Owners Previous Parties of Record Registered Associations: 01/27/06 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 01/29/07

Staff Recommendation		Staff Reviewer: Teri Bond	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

TECHNICAL STAFF REPORT

TO: The Prince George's County Planning Board
The Prince George's County District Council

VIA: Jimi Jones, Acting Zoning Supervisor

FROM: Teri Bond, Planner Coordinator

SUBJECT: **Special Exception Application No. 4542**
Departure from Parking and Loading Standards No. 307
Alternative Compliance No. 06003

REQUEST: **Philanthropic Institution**

RECOMMENDATION: **Approval with Conditions**

NOTE:

The Planning Board has scheduled this application for a public hearing on the agenda date indicated above. The Planning Board also encourages all interested persons to request to become a person of record in this application. Requests to become a person of record should be made in writing and addressed to the Development Review Division at the address indicated above. Please call 301-952-3530 for additional information.

FINDINGS:

- A. **Location and Field Inspection:** The property is located on the east side of Burgess Lane, one lot in from its intersection with Allentown Road. The site currently contains a small single-family home that appears to be vacant. The house is located in the front of the lot, which is almost a half-acre in size. Due to the small size of the house, the majority of the lot is undeveloped. To the north of the property is another single-family home, and commercial uses that front Allentown Road are located to the south of the site. Directly across Burgess Lane is the Greater Revelation Baptist Church.

- B. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	R-80	R-80
Use(s)	Single family home	Philanthropic Institution (Youth Center)
Acreage	.45	.45
Square Footage/GFA	1,080 sq. ft.	11,844 sq. ft.

- C. **History:** The 2006 Approved Henson Creek-South Potomac Master Plan and SMA retained the property in the R-80 Zone.

- D. **Master Plan Recommendation:** The 2006 Approved Henson Creek-South Potomac Master Plan and SMA recommended low-suburban residential development at up to 2.6 dwelling units per acre for this property. This application does not strictly conform to this land use recommendation; however, a philanthropic institution is allowed in the R-80 Zone by special exception.

The 2002 General Plan placed this property in the Developing Tier. The vision for the Developing Tier is to maintain a pattern of low- to moderate-density suburban residential communities, distinct commercial centers, and employment areas that are increasingly transit serviceable. This application is not inconsistent with the 2002 General Plan Development Pattern policies for the Developing Tier.

- E. **Request:** The applicant requests approval of a special exception for a philanthropic institution that will provide space for youth activities. The building will be owned and operated by the Greater Revelations Baptist Church, which is located to the west of the property, directly across from the site. The proposed building will contain two stories, consisting of 6,958 square feet on the first floor and 4,886 square feet in the basement level. A basketball court, meeting area, and lounge are proposed for the first floor. The plan was modified after it was first submitted to add classroom, office and conference space to the basement level. This change also resulted in an increase in the number of required parking spaces from the original application. The applicant is proposing to provide recreation activities and after-school programs, as well as meeting space for community youth.

The applicant is utilizing an R-80 Zoned property and is proposing to raze the existing structure to build a larger structure that will cover approximately 50 percent of the lot. A maximum of 60 percent lot coverage is permitted in the R-80 Zone. The applicant has proposed a building design that they believe will be architecturally compatible in style to the surrounding area. Three parking spaces will be provided on site. The uses proposed require 36 spaces so the applicant is requesting a departure (DPLS 307) to permit the users of the facility to use the church parking lot across Burgess Lane from the property.

- F. **Neighborhood and Surrounding Uses:** The applicant did not define the neighborhood for this special exception application. Staff recommends the following neighborhood based on the nearest major roads, streams and major public facilities:

North—Henson Creek Stream Valley Park and Brinkley Road

East—Temple Hill Road

South—Allentown Road

West—Bock Road

The property is surrounded by the following uses:

North—Single-family home in the R-80 Zone

East—Undeveloped lot in the R-80 Zone and, property in the C-O Zone.

South—Retail commercial use in the C-S-C Zone

West —Greater Revelation Baptist Church in the R-80 Zone

The neighborhood includes primarily residential development with commercial uses fronting Allentown Road. The neighborhood also has a number of churches on Allentown Road.

- G. **Parking Regulations:**

The site plan indicates that three parking spaces, including one two spaces for handicapped drivers, are to be provided. The Zoning Ordinance requires 36 parking spaces. An application for a departure from parking and loading standards has been filed (DPLS-307) to address the request for a reduction of 33 on-site spaces (see Part K of this report).

- H. ***Landscape Manual* Requirements:**

The proposed development in subject to Requirements 4.3a, Parking Lot Landscape Strip; 4.3b, Parking Lot Perimeter; and 4.7, Buffering Incompatible Uses of the *Landscape Manual*. The plan has been determined to be in compliance with all requirements except for Section 4.7. The applicant requested alternative compliance from Section 4.7 of the *Landscape Manual* for the building setback only. With the modification of the requested use of the building from a community building to a philanthropic institution, the proposal became a low-impact use that requires a B bufferyard along the northern property line that abuts the existing single-family home. In addition to a six-foot high board-on-board fence, the applicant is providing the required 20-foot landscape buffer with more plant units than are required along this property line. Staff is recommending approval of the alternative compliance application because of the additional landscaping provided in lieu of t additional two-foot building setback.

I. **Zone Standards:**

With the requested departure and alternative compliance application approvals, this application meets all of the zoning requirements.

J. **Sign Regulations:**

No signs are proposed with this application.

K. **Other Issues:**

DPLS-307: The site plan indicates that three parking spaces are to be provided. The plan correctly notes 36 parking spaces are required. A departure from parking and loading standards is required to address this reduction in parking spaces provided. Section 27-588(b)(7)(A) sets forth the following findings to grant a departure from parking and loading standards:

(i) **The purposes of this Part (Section 27-550) will be served by the applicant's request;**

The purposes of the parking regulations are as follows:

- (1) **To require (in connection with each building constructed and each new use established) off-street automobile parking lots and loading areas sufficient to serve the parking and loading needs of all persons associated with the buildings and uses;**

The applicant is required to provide the following parking spaces:

Basketball Court	4 spaces
Office and conference space (1 space for every 250 square feet)	3 spaces
Meeting are, lounge, and classrooms (1 space for every 4 seats=114 seats)	29 spaces
Total parking required for all parking uses	36 spaces

The applicant is providing 3 on-site parking spaces and is requesting to use the church parking lot across Burgess Lane, which has 142 spaces for the facility users.

- (2) **To aid in relieving traffic congestion on streets by reducing the use of public streets for parking and loading and reducing the number of access points;**

This site has access on Burgess Lane, which is a local residential street. With only three spaces provided on site, two of which are for handicap drivers, this parking area should not cause significant congestion. Burgess Lane is one of two access points for the church parking lot, which is proposed to be the main parking area for this use. The other access point for the church parking lot is on Allentown Road, which is better suited for more traffic than Burgess Lane.

(3) To protect the residential character of residential areas; and

The applicant is proposing to minimize the need for additional parking lots in this residential area by providing parking for the proposed use in an existing parking lot. To ensure that there is adequate parking, the applicant is proposing to limit the facility hours of operation to when the church does not have activities. In a letter dated April 5, 2006, the applicant stated that the “church does not plan to schedule services or other activities at the same time the community center will be in use.” The church also listed the following hours for services and activities:

Sundays	9:30 am–7:30 pm
Wednesdays	8:00 pm–10:30 pm
Fridays (intermittently)	8:00 pm–10:00 pm

Since the church parking lot only has enough parking spaces to accommodate the church use, it is recommended that the special exception use be limited to hours of operation when the church does not have activities. This recommendation will ensure that parking for the proposed use does not impact the residential uses along Burgess Lane. The facility should also limit its hours of operation so that its youth activities do not impact the neighborhood. In addition, the use should not be open past 11:00 pm.

(4) To provide parking and loading areas which are convenient and increase the amenities in the Regional District;

The applicant is proposing to utilize an existing parking lot that is convenient to the proposed use to provide increased amenities for area youth.

(ii) The departure is the minimum necessary, given the specific circumstances of the request;

As mentioned previously, this application was originally submitted with no on-site parking spaces. The applicant worked with staff to revise the plan and submit some on-site parking. In order to provide a facility large enough to serve the needs of the area youth, the building must be of sufficient size to accommodate the basketball court, which comprises most of the first floor. As a result, the property is not large enough to accommodate this size of a building and a parking lot. Given the close proximity of the proposed use to the church, it makes sense to share the existing parking lot.

(iii) The departure is necessary in order to alleviate circumstances which are special to the subject use, given its nature at this location, or alleviate circumstances which are prevalent in older areas of the County which were predominantly developed prior to November 29, 1949;

The applicant has stated that it is limited in what properties are available and convenient in the community to build a facility to serve the needs of the area youth. This site is in close proximity to the church, which will allow the church to better monitor the use of the facility and ensure that it can operate in a compatible manner with the abutting residential neighborhood.

(iv) All methods for calculating the number of spaces required (Division 2, Subdivision

3, and Division 3, Subdivision 3, of this Part) have either been used or found to be impractical; and

All methods for calculating the number of spaces required have been used.

- (v) Parking and loading needs of adjacent residential areas will not be infringed upon if the departure is granted.**

Staff is recommending that the facility operations be limited in terms of acceptable hours for opening and closing and to times when the church does not have activities to ensure that the needs of the adjacent residential area are not infringed upon.

- (B) In making its findings, the Planning Board shall give consideration to the following:**

- (i) The parking and loading conditions within the general vicinity of the subject property, including numbers and locations of available on- and off-street spaces within five hundred (500) feet of the subject property;**

The applicant is proposing to use the church parking lot, which has 142 spaces and is located across Burgess Lane from the site within 500 feet of the subject property. On-street parking is also permitted on Burgess Lane.

- (ii) The recommendations of an Area Master Plan, or county or local revitalization plan, regarding the subject property and its general vicinity;**

The use of this site is compatible with the recommendations of the 1993 Subregion VI Study Area Master Plan.

- (iii) The recommendations of a municipality (within which the property lies) regarding the departure; and**

No municipality exists within a mile of the subject property.

- (iv) Public parking facilities which are proposed in the county's Capital Improvement Program within the general vicinity of the property.**

No public parking facilities are proposed in the county's Capital Improvement Program within the general vicinity of the property.

- (C) In making its findings, the Planning Board may give consideration to the following:**

- (i) Public transportation available in the area;**

Allentown Road, which is approximately 200 feet from the property, is well served by bus routes.

- (ii) Any alternative design solutions to off-street facilities which might yield additional spaces;**

When this application was originally submitted, the applicant provided no on-site parking spaces. The plan was revised to provide two handicap spaces and a standard parking space.

- (iii) The specific nature of the use (including hours of operation if it is a business) and the nature and hours of operation of other (business) uses within five hundred (500) feet of the subject property;**

Staff is recommending that this facility be limited in its hours to ensure compatibility with the residential neighborhood in terms of its operations as well as potential parking impact.

- (iv) In the R-30, R-30C, R-18, R-18C, R-10A, R-10 and R-H Zones, where development of multifamily dwellings is proposed, whether the applicant proposes and demonstrates that the percentage of dwelling units accessible to the physically handicapped and aged will be increased over the minimum number of units required by Subtitle 4 of the Prince George's County Code.**

The subject property is in the R-80 Zone and multifamily dwellings are not proposed under this application. Consequently, the above section is not applicable to the subject property.

L. Required Findings:

Section 27-317(a) of the Zoning Ordinance provides that a special exception may be approved if:

- (1) The proposed use and site plan are in harmony with the purposes of this Subtitle.**

The purposes of the Zoning Ordinance are many and varied; however, they can best be summed up as promoting the health, safety, and welfare of county residents by providing for the orderly growth and development of the county and promoting the most beneficial relationship between the uses of land and buildings. There are two major issues with this application concerning these purposes of the ordinance. As the community planner noted, the size of the proposed building is out of scale with the existing single-family neighborhood and more in scale with the adjoining commercial uses on Allentown Road. Staff has worked with the applicant to improve the façade of the building so that it has architectural articulation that breaks up the mass of the building. In addition, the applicant lowered the height of the building and slightly reduced the footprint to reduce the first floor to stay below 7,000 square feet. The applicant has also provided significant landscaping and a fence as part of its alternative compliance application. In addition, the applicant is proposing to create a crosswalk on Burgess Lane to provide direct access from the church parking lot to the facility. Staff believes that all of these design changes improve the compatibility of the design of the building with the single-family neighborhood. As a result of these changes, this building may actually provide a better transition with the commercial uses on Allentown Road for the single-family neighborhood.

The other issue concerning this application is the proposed use. Structured youth activities have been cited as a major concern in most communities. The master plan did not specifically address the need for these activities; however, this type of use is permitted through the special exception process. To ensure that the youth activities associated with this proposed use are not disruptive to

the neighborhood, the church should monitor hours of usage, as well as the parking of users to ensure that they use the church parking lot.

(2) The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle.

A departure from the number of parking and loading spaces and alternative compliance with the *Landscape Manual*'s requirements are being considered with this application. Approval of these companion applications will ensure that the use is in conformance with all applicable requirements and regulations of the Zoning Ordinance.

(3) The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or in the absence of a Master Plan or Functional Map Plan, the General Plan.

This application does not strictly conform to the residential, low-density land use (up to 3.5 dwelling units per acre) recommended in the 2006 Approved Henson Creek-South Potomac Master Plan and SMA. A philanthropic institution, however, is allowed in the R-80 Zone by special exception. The proposed use will not substantially impair the integrity of the approved master plan.

(4) The proposed use will not adversely affect the health, safety or welfare of residents or workers in the area.

To ensure that this use will not adversely affect the health, safety or welfare of residents or workers, the applicant should establish compatible hours of operation and monitor parking and access so that the facility users are not disruptive to the neighborhood. Since the church will be running the facility, there should be better control and monitoring of the facility operations.

(5) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood.

With the improved landscaping and facility design and the ability of the church to closely monitor the operations of the facility, the proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood. To ensure that the activity noise levels associated with activities at the facility are not detrimental to the neighborhood, particularly from the basketball court, the applicant should utilize building materials and techniques to minimize noise impact on the abutting single-family home.

(6) The proposed site plan is in conformance with an approved Tree Conservation Plan.

A letter of exemption for the tree conservation plan for the proposed development was submitted and approved by the Environmental Planning Section on August 26, 2004. It will be need to be renewed prior to approval of this special exception, however, since it is only valid for two years.

CONCLUSION:

With the recommended departures and alternative compliance, the proposed use and site plan are generally in conformance with the Zoning Ordinance and are in harmony with the master plan. Staff recommends APPROVAL of SE-4542, DPLS-307, and A/C-06003 subject to the following conditions:

1. A renewed letter of exemption for the tree conservation plan must approved by the Environmental Planning Section prior to approval of this special exception.
2. The applicant shall use building materials and techniques that minimize noise levels emanating from the facility.
3. The applicant shall work with The Department of Public Works to obtain approval of the crosswalk proposed in the site plan.

Staff also recommends Approval of DPLS-307; subject to the following condition:

The facility shall only be open for activities when the Greater Revelation Baptist Church does not have activities. The hours of operation of the facility shall be limited to 7 am–11 pm at those times.