



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Special Permit

SP-160000

Application	General Data	
Project Name: Saint Mary Eritrean Orthodox Tewahdo Church Location: South of Longfellow Street north of Kennedy Street and in between 37 th Street and 38 th Street. Applicant/Address: Saint Mary Eritrean Orthodox Tewahdo Church 6231 Shackelford Terrace Alexandria VA 22313 Property Owner: Saint Mary Eritrean Orthodox Tewahdo Church 6231 Shackelford Terrace Alexandria VA 22313	Planning Board Hearing Date:	01/05/17
	Staff Report Date:	12/13/16
	Date Accepted:	10/26/16
	Planning Board Action Limit:	N/A
	Plan Acreage:	1.85 acres
	Zone:	R-55/D-D-O
	Gross Floor Area:	19,648 sq. ft.
	Lots:	N/A
	Parcels:	1
	Planning Area:	68
	Council District:	02
	Election District	16
	Municipality:	Hyattsville
	200-Scale Base Map:	207NE03

Purpose of Application	Notice Dates	
Special Permit for the adaptive reuse of a building previously occupied by an institutional use under 25,000 square feet in gross floor area (GFA) for an institutional use (a church), where not otherwise allowed.	Informational Mailing	08/12/16
	Acceptance Mailing:	10/20/16
	Sign Posting Deadline:	12/05/16

Staff Recommendation		Staff Reviewer: Ivy R. Thompson Phone Number: 301-952-4326 E-mail: Ivy.Thompson@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

TECHNICAL STAFF REPORT:

TO: The Prince George's County Planning Board

VIA: Jimi Jones, Zoning Supervisor, Zoning Review Section, Development Review Division

FROM: Ivy R. Thompson, Senior Planner, Zoning Review Section, Development Review Division

SUBJECT: **Special Permit Application SP-160000
Saint Mary Eritrean Orthodox Tewahdo Church**

REQUEST: **Special Permit for the adaptive reuse of a building previously occupied by an institutional used under 25,000 square feet in gross floor area (GFA) for an institutional use (a church), where not otherwise allowed.**

RECOMMENDATION: **APPROVAL with Conditions**

NOTE:

The Planning Board has scheduled this application for a public hearing on the agenda date of January 5, 2017. The Planning Board also encourages all interested persons to request to become a person of record for this application.

Requests to become a person of record should be made in writing and addressed to The Maryland-National Capital Park and Planning Commission, Development Review Division, 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772. Please call 301-952-3530 for additional information.

- A. **Location and Field Inspection:** The 1.84-acre parcel, 3705 Longfellow Street is located between 37th Street and 38th Street, south of Longfellow Street and north of Kennedy Street in the City of Hyattsville, Maryland. There are no exterior improvements proposed to the subject site. Vehicular access to the building site is via a side parking lot fronting Longfellow Street.
- B. **History:** Per Maryland State tax records the existing building was constructed in 1942. Special Exception SE-3356, for a private educational institution, was approved by the Prince George's County District Council, on October 22, 1982 for the Concordia Lutheran School.
- C. **Master Plan Recommendation:** This property is located in the Existing Communities policy area of the Prince George's County Growth Policy Map in the *Plan Prince George's 2035 Approved General Plan* (Plan Prince George's 2035). The 2004 *Gateway Arts District Approved Sector Plan and Sectional Map Amendment* (Gateway Arts Sector Plan) retains this property in the R-55 Zone. The subject site is located within the Traditional Residential Neighborhood (TRN) Character Area in the Gateway Arts District per the 2004 *Gateway Arts District Approved Sector Plan and Sectional Map Amendment*.
- D. **Request:** The applicant is proposing an adaptive reuse of building with an institutional use. The existing school will be converted to a church with 136 seats, in a building under 25,000 square feet in gross floor area (GFA) in the Traditional Residential Neighborhood (TRN) Character Area in the Gateway Arts District.
- E. **Neighborhood and Surrounding Uses:** The site is surrounded by the following uses within a Development District Overlay (D-D-O) Zone:

North— Across Longfellow Road are residential properties zoned R-55, One-Family Residential.

South— Residential properties zoned R-55, One-Family Residential.

West— Across 37th Street are residential properties zoned R-55, One-Family Residential.

East— Across 38th Street are residential properties zoned R-55, One-Family Residential.

This property does not contain nor is it in close proximity to a historic property. Though it is located in the City of Hyattsville, the site is not in the National Historic District.

- F. **Special Permit Findings:** Section 27-239.02(C) of the Zoning Ordinance states that "The Planning Board may grant a special permit other zones, as provided in the use tables, if it finds:
 - (i) **The site plan generally conforms with design guidelines in an approved Master Plan or other applicable plan; and**
 - (ii) **The site plan shows that the proposed use will not be incompatible with adjacent properties because of building or site design.**

The 2004 *Gateway Arts District Approved Sector Plan and Sectional Map Amendment* sets forth guidelines for all development in the Traditional Residential Neighborhood (TRN) Character Area. The design standards replace requirements that are set forth in the Zoning Ordinance and the 2010 *Prince George's County Landscape Manual*. These standards set requirements for site, building, and public space design, including build-to-lines, fencing, buffers, landscaping, parking, streetscape, building height, massing and openings, signage, lighting, stormwater management, parks, and plazas. Development that increases existing gross floor area (GFA) by 15 percent or 7,500 square feet, whichever is smaller, shall subject the site to full review for compliance with

the design standards. Lesser changes to the site, and additions to single-family residential dwellings, shall not subject the entire site to review for compliance, only the portion impacted by the improvement.

The applicant is not proposing new GFA in this instance, nor is the applicant making substantial renovations to the interior and exterior of the building. The applicant is seeking approval for a change in use from a school institutional use to a church institutional use, which is compatible with the surrounding neighborhood. The applied for use, a church, does conform to the *recommendation* of the 2004 *Gateway Arts District Approved Sector Plan and Sectional Map Amendment*, which reinforces “community oriented, quiet, low-traffic and child-safe uses” in the TRN.

- G. **Parking Requirements:** The site is subject to the parking standards contained in the Zoning Ordinance. The parking schedule provided indicates a total of 34 parking spaces are provided. There is one parking space for every four seats and two handicap parking spaces provided per the Zoning Ordinance regulations. The proposed church will have 136 seats.
- H. **Signage:** Sign area is controlled by the regulations of Sections 27-613(c) and 27-107.1 of the Zoning Ordinance. Per Sections 27-613(c) and 27-107.1 of the Zoning Ordinance, the applicant’s proposed sign appears to be well within the maximum allowed sign size (104 square feet) permitted for building-mounted signage. The proposed sign also conforms to the definition of signage and on-site signage contained in Section 27-107.1(210) and (212) of the Zoning Ordinance. Therefore, it may be said that the application conforms to this development district standard.

I. **Referral Summary:**

1. **Permit Review Section**—The building and accessory building dimensions shall be noted on the site plan. Staff has received a sign package from the applicant, which shows signage in accordance with the sign design guidelines.
2. **Transportation Planning Section**—There are no master plan roadways in the immediate vicinity of the site. The applicant states that services will be held on Sundays between 7 AM and 11:30 AM. Based on the *Institute of Traffic Engineer’s Trip Generation Manual (9th Edition)* during the Sunday peak-hour traffic, a church with 136 seats would generate 83 trips (42 in, 41 out). Sunday school class will be held from 12:30 PM to 1:30 PM with a maximum of 30 students. No services or classes will be held during the week. Only the priest and a few employees are expected to access the site during weekday hours.

Access to the building’s parking lot will be from Longfellow Street, which is shown with 50 feet of right-of-way. The parking lot needs to be restriped for parking spaces. This is noted on the site plan. Sidewalks exist on Longfellow Street and 38th Street surrounding the site. Staff agrees with the applicant that the reuse of the site will have minimal impacts on surrounding roadways and intersections and does not oppose the special permit.

3. **Historic Preservation**—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. Phase I archeological survey is not recommended on the subject property. This proposal will not impact any historic sites, historic resources or known archeological sites.

4. **Urban Design Section**—The subject application does not include any increase in GFA and not involve any exterior improvements. Therefore, the application is exempt for all Development District Overlay Zone Standards and DSP review.

The application is not subject to the requirements of the 2010 *Prince George's County Landscape Manual* because the Gateway Arts District Development Plan states "Development District Standards replace all those contained in the Zoning Ordinance and the Landscape Manual except those exclusively noted." The TCC requirements are not triggered in accordance with Section 25-128 (b) of the County Code.

5. **Community Planning**—The proposed use is allowed by special permit. Because there is no gross square footage or exterior improvements being proposed by the applicant for the site, they are not required to conform to the development district standards in the Gateway Arts District Sector Plan.
6. **Environmental Planning**—The site has an approved NRI equivalency letter and an approved woodland conservation exemption letter. There are no regulated environmental features on the property and no woodland exist on the property. There are no other environmental issues.
7. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—DPIE did not return comment on the subject application. The site does not front any County-maintained roadway.
8. **City of Hyattsville**—The City of Hyattsville Council voted unanimously in support of the Special Permit application on Monday, November 21, 2016.
9. **Other Municipalities**—No other municipalities have returned comment on the subject application.

CONCLUSION

The Planning Board may grant a special permit if it finds that the site plan is in conformance with the approved development plan and its guidelines and specific criteria for the specific use. Staff finds this to be the case.

Based on the preceding analysis and findings, staff recommends APPROVAL of Special Permit Application SP-160000, subject to the following conditions:

1. Prior to certification the site plan shall be revised to include the building dimensions of the church and the accessory building on the site plan.