



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 <https://www.mncppc.org/883/Watch-Meetings>

Detailed Site Plan From the Heart Ministries

DSP-23011

REQUEST	STAFF RECOMMENDATION
Approval of a private school for 208 students, a day care center with a maximum enrollment of 60 children, and related site improvements associated with an existing church, within an existing integrated shopping center.	APPROVAL with conditions

Location: On the north side of Allentown Road, between the intersection of Maxwell Drive and the I-95/495 (Capital Beltway) off-ramp.



Gross Acreage:	31.38
Zone:	CGO / MIO
Prior Zone:	C-S-C / M-I-O
Reviewed per Prior Zoning Ordinance:	Section 27-1903
Dwelling Units:	N/A
Gross Floor Area:	399,726 sq. ft.
Planning Area:	76B
Council District:	08
Municipality:	None

Planning Board Date:	12/14/2023
Planning Board Action Limit:	12/15/2023
Staff Report Date:	11/28/2023
Date Accepted:	08/31/2023
Informational Mailing:	10/25/2022
Acceptance Mailing:	08/28/2023
Sign Posting Deadline:	11/14/2023

Applicant/Address:
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The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/. Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-23011
From the Heart Ministries

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 report.

EVALUATION CRITERIA

The subject property is located within the Commercial, General and Office (CGO) Zone and was previously located within the Commercial Shopping Center (C-S-C) Zone. The entire property is also subject to the Military Installation Overlay (MIO) Zone for height and noise, formerly labelled as the M-I-O Zone. However, this application is being reviewed and evaluated in accordance with the prior Prince George's County Zoning Ordinance, as permitted by Section 27-1903 of the current Zoning Ordinance, which allows for development applications to be reviewed under the prior Zoning Ordinance. Staff has considered the following in reviewing this detailed site plan:

- a. The prior Prince George's County Zoning Ordinance, including the applicable provisions of the Commercial Shopping Center (C-S-C) Zone, and Military Installation Overlay (M-I-O) Zone;
- b. The requirements of Detailed Site Plan DSP-10016;
- c. The 2010 *Prince George's County Landscape Manual*;
- d. The Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- e. The Prince George's County Tree Canopy Coverage Ordinance;
- f. Referral comments; and
- g. Community feedback.

FINDINGS

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

1. **Request:** The subject detailed site plan (DSP) is to add a parcel to an existing shopping center for development of a private school for 208 students, a day care center with a maximum enrollment of 60 children, and related site improvements associated with an existing church (with 3,000 seats), within an existing integrated shopping center, known as the Andrews Manor Shopping Center. The 60 children who attend the day care center are also students at the private school.

2. **Development Data Summary:**

	EXISTING	EVALUATED
Zone	CGO (Prior C-S-C)	CGO (Prior C-S-C)
Use	3,000-seat church within an integrated shopping center	3,000-seat church, private school and day care within an integrated shopping center and Office
Gross acreage	21.49	31.38
Parcels/Lots	3	4
Gross floor area (GFA) of building	289,738 sq. ft.	399,726 sq. ft. in total
Parcel W-4A (7.7574 acres)	163,387 (Building 1: 163,387 sq. ft.)	163,387
Parcel W-4B (1.2615 acres)	10,083 (Building 3: 10,083 sq. ft.)	10,083
Parcel W-5 (12.4807 acres)	116,268 (Building 4: 5,657 sq. ft.; Building 5: 798 sq. ft.; Building 6: 7,399 sq. ft.; Building 7: 102,414 sq. ft.)	116,268
Parcel A-1 (9.8823 acres)	-	109,988 (Building 2: 109,988 sq. ft.)

Parking Requirements (per Sections 27-566(b)(1) and 27-568(a) of the prior Zoning Ordinance)

	Required	Evaluated
Church (Building 1)	1 space per 4 seats (3,000 seats): 750	-
Private School (Building 1)	Total Student Number: 208* 1 space per 6 students (185 students at levels below 10th grade): 31 1 space per 3 students (23 students at 10th grade and above): 8	-

Office (Building 2: 109,988 sq. ft.)	1 space per 250 sq. ft. of the first 2,000 sq. ft. of GFA: 8 1 space per 400 sq. ft. above the first 2,000 sq. ft. of GFA: 270	-
Office (Building 3: 10,083 sq. ft.)	1 space per 250 sq. ft. of the first 2,000 sq. ft. of GFA: 8 1 space per 400 sq. ft. above the first 2,000 sq. ft. of GFA: 21	-
Shopping Center (Buildings 4, 5, 6 & 7)	1 per every 250 sq. ft. (116,268 sq. ft.): 466	-
Total Parking Required	1,562 Spaces	-
Total Parking Provided	-	1,732**
Standard spaces (nonparallel) (9.5 feet x 19 feet)	-	1,417
Standard spaces (parallel) (8.0 feet x 22 feet)	-	20
Compact parking (nonparallel) (8.0 feet by 16.5 feet)	-	238
Handicap-Accessible	-	57***

Notes: *The number of minimum required parking spaces for day care use is one space per eight children and for private school use the minimum is one space per six students (at levels below 10th grade). Because the 60 children who are enrolled in the proposed day care center will also be enrolled in the proposed private school, the minimum parking space requirement will be solely based on private school use, as the stricter requirement takes hold. The parking space requirements for church, private school, and day care center uses need to be calculated separately from the integrated shopping center that houses these uses. Conditions are included herein requiring the applicant to revise the parking schedule and note on the plan that the 23 students enrolled in the private school are in 10th grade and above.

**The total number of existing parking spaces on-site is 1,805, of which 71 standard parking spaces and 2 handicap-accessible parking spaces will be removed, for the proposed outdoor play area.

***At least 28 parking spaces are required to be handicap-accessible, in accordance with Section 27-566 of the prior Zoning Ordinance.

Loading Space (per Section 27-582(a) of the prior Zoning Ordinance)

	Required	Evaluated
Institution (Church, Day Care Center, and Private School) (Building 1: 163,387 sq. ft.)	2	-

Office (Building 2: 109,988 sq. ft.)	2	-
Office (Building 3: 10,083 sq. ft.)	1	-
Shopping Center Buildings 4, 5, 6 & 7: 116,268 sq. ft)	4	-
Total loading space required	9	-
Total loading space provided	-	11* (12 feet x 33 feet)

Note: *This DSP includes 11 loading spaces for conformance with the loading space requirement. These loading spaces are located within the existing building: five spaces in Building 1, one space in Building 2, and five spaces in Building 7. Conditions are included herein requiring the applicant to revise the loading space schedule and note on the plan that the loading space size is to be 12 feet x 33 feet.

Outdoor Play Area (per Sections 27-463 the prior Zoning Ordinance)

Use	REQUIRED	EVALUATED
Day Care (30 children) @ 75 sq. ft./Child	2,250 sq. ft.	21,649.5 sq. ft.*
Private School (208 students) @ 100 sq. ft./Student	20,800 sq. ft.	

Note: *The 60 children enrolled in the day care center will also be enrolled in the private school. The day care center will be operated when the private school is not in session. The play area included in this DSP meets the requirements of both uses. Conditions are included herein requiring the applicant to correct technical errors and ensure the consistency of the play area calculation.

3. **Location:** The subject property is located on Tax Map 98 in Grids C-1, C-2, D-1, and D-2, and is geographically located approximately 0.25 mile southwest of the intersection of the northbound I-95/495 (Capital Beltway) ramp and MD 337 (Allentown Road), on the north side of MD 337.
4. **Surrounding Uses:** The abutting property to the north of the subject property is undeveloped and vegetated land in the Residential, Rural (RR) Zone, formerly the Rural Residential (R-R) Zone, which is owned by the Maryland State Highway Administration (SHA). Beyond that is I-95/495. To the northeast are commercially developed properties in the Commercial, General and Office (CGO) Zone, previously the Commercial Shopping Center (C-S-C) Zone. The subject property is bounded to the southeast by MD 337, beyond which is Joint Base Andrews. Properties to the west and the southwest include apartments in the Residential, Multifamily-20 (RMF-20) Zone, formerly the Multifamily Medium Density Residential (R-18) Zone and a hotel in the CGO Zone (formerly the C-S-C Zone).
5. **Previous Approvals:** The subject site was the result of a resubdivision and was recorded in Plat Book CEC 91-13 on January 6, 1975. Previously approved use and occupancy permit plans for the Andrews Manor Shopping Center, prepared by Ben Dyer Associates, indicate

Parcels W-4A, W-4B, and W-5 as one integrated shopping center. On October 7, 2008, From the Heart Church Ministries, Inc. was approved for the use of a church with 3,000 seats, within the integrated shopping center, by Permit 30463-2008-CU.

DSP-10016 was approved by the Prince George's Planning Board on May 16, 2013 (PGCPB Resolution No. 13-54), for the same uses on a 21.49-acre property (private school and day care), which did not include Parcel A-1.

6. **Design Features:** The Andrews Manor Shopping Center is located on a 21.37-acre property, which consists of Parcels W-4A (7.7574 acres), W-4B (1.2615 acres), and W-5 (12.4807 acres). Parcel A-1 (9.8823 acres) is added to this DSP, to ensure that the parking requirements are met. Seven buildings, in total, are currently located on-site, with parking areas in front of or between them. Building 1 is on Parcel W-4A and Building 2 is on Parcel A-1. Building 3 is on Parcel 4-B, while Buildings 4, 5, and 7 are on Parcel W-5. Two entry points, accessing the site, are located on MD 337, with a third access point located on Maxwell Drive.

The focus of this DSP is Building 1, which is occupied by the applicant, From the Heart Church Ministries, Inc. This building contains 163,387 square feet and was previously a designated warehouse. Approximately 45 percent of the building (69,472 square feet) is used as storage or vacant. The church is located in the southeast portion of the building and takes up approximately 20 percent of the building's floor area (27,030 square feet). The proposed private school and day care center, located in the eastern portion of the building, will occupy the remaining floor area of the building, which is approximately 35 percent (60,477 square feet) of the total floor area.

This DSP proposes to remove 73 parking spaces from the front of Building 1 for development of a 21,649.5-square-foot outdoor play area. This area will be fenced in with a 5-foot-tall steel fence and is accessible through a 12-foot-wide rolling gate. New bollards are installed on the sides abutting parking spaces to prevent vehicle intrusion into the fenced play area. The applicant will also install new removable bollards, not only to block one section of the driveway for students and children to safely access the play area, but also for emergency purposes or occasional traffic circulation, as needed. In addition, this DSP includes the construction of a 5-foot-wide walkway and a new ramp between the entrance of Building 1 and the play area, to enhance safe and secure accessibility and connectivity. These proposed measures demonstrate conformance to Section 27-464.02(a)(1)(iv) of the prior Zoning Ordinance, noting that an outdoor play area shall be safely accessible, without crossing (at grade) any hazardous area, such as a street or driveway.

The proposed play area consists of two parking bays with one approximately 9-foot-wide linear landscape island between them. Approximately two-thirds of one parking bay area will be milled and resurfaced with asphalt, for installation of a basketball court. For safety reasons, the remaining area of the play area will be poured-in-place play surface over the existing asphalt surface. Conditions are included herein requiring the applicant to demonstrate on the DSP that the required American Society for Testing and Materials fall zones and appropriate surface material depth are met, as well as to update play area information, contained in different legends, to ensure its consistency across the DSP. In addition to the basketball court, the play area also includes several playground structures, picnic tables, and three shade structures. Conditions are included herein for provision of trash receptacles, within the play area, and to add a schedule to the plans listing all

structures included in the play area and their quantity. Four shade trees will also be added to the play area, for additional shade.

This DSP does not alter the exterior façades of Building 1, nor include any signage. If signs are being proposed in the future, or a signage violation regarding Building 1 and the proposed uses is filed, conformance to Subtitle 27, Part 12, of the prior Prince George’s County Zoning Ordinance will be required.

A dumpster included in this DSP for church, private school, and day care center uses is shown at the northwest side of Building 1. The location of the dumpster shown on the plan is problematic because the dumpster will interfere with several parking spaces around it. Conditions are included herein requiring the applicant to situate the dumpster in an alternate, feasible location, and provide proper elevations of the dumpster enclosure other than details of an 8-foot-high, board-on-board, fence as shown on Scheet C-3.10. Within the play area, there is an existing light fixture originally installed for the parking area. Since the play area will not be utilized at night, no additional lighting is needed. A condition is included herein for a note to be added to the coversheet indicating that this DSP does not include any lighting.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George’s County Zoning Ordinance:** This DSP has been reviewed for compliance with the applicable requirements of the C-S-C and Military Installation Overlay (M-I-O) Zones and the site design guidelines. The DSP is subject to the requirements of Section 27-274, Design Guidelines, of the prior Zoning Ordinance. The proposed private school and day care center for children are permitted uses under Section 27-461(b), Table of Uses, of the prior Zoning Ordinance, subject to additional requirements contained in Sections 27-463 and 27-464.02, respectively. The following discussion is offered, regarding these requirements:

- a. The DSP complies with Section 27-281, of the prior Zoning Ordinance, which describes the purpose of detailed site plans:

Section 27-281. - Purpose of Detailed Site Plans.

(b) General purposes.

(1) The general purposes of Detailed Site Plans are:

- (A) To provide for development in accordance with the principles for the orderly, planned, efficient and economical development contained in the General Plan, Master Plan, or other approved plan;**
- (B) To help fulfill the purposes of the zone in which the land is located;**
- (C) To provide for development in accordance with the site design guidelines established in this Division; and**

(D) To provide approval procedures that are easy to understand and consistent for all types of Detailed Site Plans.

(c) Specific purposes.

(1) The specific purposes of Detailed Site Plans are:

(A) To show the specific location and delimitation of buildings and structures, parking facilities, streets, green areas, and other physical features and land uses proposed for the site;

(B) To show specific grading, planting, sediment control, tree preservation, and storm water management features proposed for the site;

(C) To locate and describe the specific recreation facilities proposed, architectural form of buildings, and street furniture (such as lamps, signs, and benches) proposed for the site; and

(D) To describe any maintenance agreements, covenants, or construction contract documents that are necessary to assure that the Plan is implemented in accordance with the requirements of this Subtitle.

The proposed development promotes the intended purposes of the DSP. The DSP shows the specific location and delimitation of buildings and structures, parking facilities, streets, green areas, and other physical features and land uses proposed for the site, including existing features and a proposed new playground area in a portion of the existing parking lot. No other changes to grading, landscaping, or stormwater management (SWM) are proposed for the subject property.

b. The DSP complies with Sections 27-274 and 27-283, of the prior Zoning Ordinance, which set forth required design guidelines for a detailed site plan:

Section 27-283. - Site design guidelines

(a) The Detailed Site Plan shall be designed in accordance with the same guidelines as required for a Conceptual Site Plan (Section 27-274).

(b) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development, and the specific zone in which it is to be located.

Section 27-274. - Design Guidelines

(a) The Conceptual Site Plan shall be designed in accordance with the following guidelines:

(1) General.

(A) The Plan should promote the purposes of the Conceptual Site Plan.

(B) The applicant shall provide justification for, and demonstrate to the satisfaction of the Planning Board of District Council, as applicable, the reason for noncompliance with any of the design guidelines for townhouses and three-family dwellings set forth in paragraph (11), below.

(2) Parking, loading, and circulation.

(A) Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site...

(B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians...

(C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers...

Internal pedestrian facilities at the shopping center are largely limited to the sidewalks and striped crosswalks immediately in front of the commercial space. A crosswalk currently exists, connecting the proposed playground area and the entrance to the building. This crosswalk is acceptable as marked and labeled on the plans. A crosswalk linking the daycare with the planned playground is also shown, with removable bollards, that will provide a separate pedestrian route to the playground. The applicant proposes adding an ADA accessible ramp that will better connect the proposed use to the commercial space to the east.

The shopping plaza parking facilities are adjacent to the early learning center and can be used for parking. There is a sidewalk between the south side of the building and the parking lot. The submitted plan sheets include a proposed crosswalk from the building between the early learning center indoor facility and the outdoor playground.

(3) Lighting.

- (A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the design character...**

The proposed development will provide adequate lighting. The submitted site plan indicates that outdoor play is limited to daylight hours only (between 9 a.m. and 5 p.m.), and that existing lighting fixtures in the parking area within/around the proposed outdoor play area will remain as the only illumination source. Since the playground can only be used during daylight hours, additional lighting is not required.

(4) Views.

- (A) Site design techniques should be used to preserve, create, or emphasize scenic views from public areas.**

The addition of a day care, private school, and playground to an existing shopping center and warehouse building will not significantly alter the views of the site from adjacent roadways and properties. The school uses will be located within existing buildings and no change to onsite landscaping is proposed.

(5) Green Area.

- (A) On-site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use...**

The addition of a day care, private school, and playground to an existing shopping center and warehouse building will not impact the existing onsite green area. The school uses will be located within existing buildings, and the playground will be located on a portion of an existing parking lot.

(6) Site and streetscape amenities.

- (A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site...**

The site has been designed to contribute to an attractive, coordinated development. The addition of a day care, private school, and playground, to an existing shopping center and

warehouse building, will not impact existing site and streetscape amenities.

(7) Grading.

- (A) Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites. To the extent practicable, grading should minimize environmental impacts...**

Minimal grading, in a portion of the existing parking lot, will occur in the location of the new onsite playground and will not disrupt existing topography or other natural and cultural resources on the site or on adjacent sites.

(8) Service Areas.

- (A) Service areas should be accessible, but unobtrusive.**

No new service areas are proposed with this DSP application.

(9) Public Spaces.

- (A) A public space system should be provided to enhance a large-scale commercial, mixed use, or multifamily development.**

The proposed development does not include any large-scale commercial, mixed-use, or multifamily uses.

(10) Architecture.

- (A) When architectural considerations are referenced for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with unified, harmonious use of materials and styles.**
- (B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.**
- (C) These guidelines may be modified in accordance with Section 27-277.**

No changes to existing architecture are proposed with this detailed site plan application.

(11) Townhouses and Three-Story Dwellings.

- (A) Open space areas, particularly areas separating the rears of buildings containing townhouses, should retain, to the extent possible, single or small groups of mature trees. In areas where trees are not proposed to be retained, the applicant shall demonstrate to the satisfaction of the Planning Board or the District Council, as applicable, that specific site conditions warrant the clearing of the area. Preservation of individual trees should take into account the viability of the trees after the development of the site.**
- (B) Groups of townhouses should not be arranged on curving streets in long, linear strips. Where feasible, groups of townhouses should be at right angles to each other, and should facilitate a courtyard design. In a more urban environment, consideration should be given to fronting the units on roadways.**
- (C) Recreational facilities should be separated from dwelling units through techniques such as buffering, differences in grade, or preservation of existing trees. The rears of buildings, in particular, should be buffered from recreational facilities.**
- (D) To convey the individuality of each unit, the design of abutting units should avoid the use of repetitive architectural elements and should employ a variety of architectural features and designs such as roofline, window and door treatments, projections, colors, and materials. In lieu of this individuality guideline, creative or innovative product design may be utilized.**
- (E) To the extent feasible, the rears of townhouses should be buffered from public rights-of-way and parking lots. Each application shall include a visual mitigation plan that identifies effective buffers between the rears of townhouses abutting public rights-of-way and parking lots. Where there are no existing trees, or the retention of existing vegetation is not practicable, landscaping, berming, fencing, or a combination of these techniques may be used. Alternatively, the applicant may consider designing the rears of townhouse buildings such that they have similar features to the fronts, such as reverse gables, bay windows, shutters, or trim.**
- (F) Attention should be given to the aesthetic appearance of the offsets of buildings.**

No townhouses or three-story dwellings are proposed with the subject application.

- c. The DSP complies with Section 27-463(a), which sets forth additional required findings for private schools in commercial zones:

(1) Requirements.

- (A) The school shall be located on a parcel of at least five (5) acres, on which the maximum enrollment shall be four hundred (400) students. For each acre over five (5), the total enrollment may be increased by one hundred (100) students. State and local health, education, or fire regulations may reduce the number of students permitted to be enrolled. For the purposes of this Section, enrollment shall mean the total number of students enrolled in the institution at any one (1) time. If there are separate morning, afternoon, and evening sessions, each one of which is attended by different students, enrollment shall mean the number of students enrolled in the session having the largest number of students.**

Parcel W-4, on which the proposed private school and day care center is located, meets the lot size requirement, because it is 7.7574 acres. This DSP also meets the maximum enrollment requirement because it only proposes 208 students in total.

- (B) The school may be located on a separate parcel of not less than two (2) acres if enrollment is limited to ninety (90) students, school programs are only for special education students referred from other public or private schools, and all school programs are certified or accredited by the State of Maryland.**

This provision is not applicable to this DSP.

- (C) The property shall have frontage on, and direct vehicular access to, a street having a paved surface at least thirty six (36) feet wide. This shall not apply where the property is located in sparsely settled or farm area, or where the Planning Board determines that adequate passenger debarkation areas are provided.**

As the Planning Board found in its approval of DSP-10016, a street may be an "easement along which development is authorized pursuant Subtitle 24." There is an easement at the southwestern corner of Parcel W-4, which is recorded at Plat Book REP 204, page 46. This easement appears to have been created specifically for access to Parcel W-4 and has a pavement width of approximately 52 feet. Therefore, staff find this easement is a street as defined by

Subtitle 27-107.01(225)(A)(i) of the prior Zoning Ordinance, and it is sufficient in width to meet this provision.

- (D) An outdoor playground or activity area shall be provided. It shall contain at least one hundred (100) square feet of usable space per student, unless the private school is for special education students and the owner or applicant demonstrates that less usable space per student will be adequate. In no case shall the playground or activity area have less than twenty-five (25) square feet per student. The area shall be located at least twenty-five (25) feet from any dwelling on an adjoining lot and buffered from adjoining uses in accordance with the provisions of the Landscape Manual. The area shall be enclosed by a substantial wall or fence at least three (3) feet high for grades six (6) and below, and at least five (5) feet high for other grades.**

The enrollment of the private school, through this DSP, is 208 students, which requires a total of 20,800 square feet of play area. This DSP meets this requirement by providing a play area of 21,649.5 square feet. Details of this discussion have also been addressed in Finding 2 above.

The proposed play area is not in proximity to any abutting properties. The distance from the play area to the nearest residential dwelling unit is approximately 530 feet. These residential dwellings are located on adjoining properties to the west of the subject site, which are zoned RMF-20 (formerly R-18). With such distance, visibility of the play area from these residential dwellings will be low. In addition, it is most likely screened by the buildings on-site.

The applicant will install a 5-foot-tall steel fence, to enclose the play area, in conformance with this requirement.

- (E) The requirements of this Section shall not apply to the use of existing public schools which have been conveyed by the Prince George's County Board of Education to either Prince George's County or to any municipality within the County, provided the County or municipality:**

- (i) Maintains ownership of the facility and operates a school in it; or**
- (ii) Leases the facility for use as a private school (of any type).**

This provision is not applicable to this DSP.

(3) Site plan.

- (A) A Detailed Site Plan shall be approved for all private schools, in accordance with Part 3, Division 9, of this Subtitle.**

The subject application has been submitted, in fulfillment of the above requirement.

- d. A day care center for children must meet the additional requirements of Section 27-464.02(a), which are analyzed as follows:

(1) Requirements

- (A) An ample outdoor play or activity area shall be provided, in accordance with the following:**

- (i) All outdoor play areas shall have at least seventy-five (75) square feet of play space per child for fifty percent (50%) of the licensed capacity or seventy-five (75) square feet per child for the total number of children to use the play area at one (1) time, whichever is greater;**

The 60 children who attend the day care center are also students at the private school. The day care center will be operated when the school is not in session. As such, the proposed private school and the proposed day care center do not share the play area. Therefore, it is required that an area be provided for the day care center children in addition to the school play area.

The proposed maximum enrollment of the day care center is 60 children, and the required play area for the licensed capacity is 2,250 square feet. The maximum number of children permitted to use the play area at one time is 30, which results in the same minimum 2,250-square-foot area requirement. This DSP proposes a total of 21,649.5 square feet of play area, located in front of Building 1, and conforms with this requirement.

- (ii) All outdoor play areas shall be located at least twenty-five (25) feet from any dwelling on an adjoining lot, and shall be enclosed by a substantial wall or fence at least four (4) feet in height;**

The distance from the proposed play area to the nearest residential dwelling unit is approximately 530 feet. These residential dwellings are located on adjoining properties to the west of the subject site, which are zoned RMF-20 (formerly R-18).

The applicant proposes to enclose the play area with a 5-foot-tall metal fence, in conformance with this requirement.

- (iii) A greater set back from adjacent properties or uses or a higher fence may be required by the Planning Board if it determines that it is needed to protect the health and safety of the children utilizing the play area;**

The location of the proposed play area is internal to the site. It sets back approximately 300 feet from the nearest property line to the south and 530 feet from the nearest residential unit to the west. Therefore, no greater setback should be necessary. The proposed 5-foot-tall metal fence will be sufficient to protect the health and safety of the children in the play area. A condition is included herein, requiring the applicant to label the setback dimension from the play area fence to the southern property boundary.

- (iv) An off-premises outdoor play or activity area shall be located in proximity to the day care center, and shall be safely accessible without crossing (at grade) any hazardous area, such as a street or driveway;**

The play area included in this DSP is located directly in front of Building 1, that houses the proposed day care center for children. This area is easily accessible for children without crossing a drive aisle or other hazardous areas.

- (v) The play area shall contain sufficient shade during the warmer months to afford protection from the sun;**

In addition to four new shade trees, this DSP includes a 20-foot by 30-foot and two, 12-foot by 20-foot, shade structures, within the play area, which will provide sufficient shade for children playing during the warmer months of the year.

- (vi) Sufficient lighting shall be provided on the play area if it is used before or after daylight hours to ensure safe operation of the area;**

The submitted site plan indicates that outdoor play is limited to daylight hours only (between 9 a.m. and 5 p.m.), and that existing lighting fixtures in the parking area within/around the proposed outdoor play area will remain as the only illumination source.

(vii) Outdoor play shall be limited to the hours between 7 A.M. and 9 P.M.

A note on the coversheet indicates that the hours of operation will be between 7 a.m. and 5 p.m., which complies with this requirement. A condition is included herein, requiring the applicant to note this information consistently across the DSP and avoid noting the information of “7 A.M. to dark.”

- e. The DSP contains the information required by Sections 27-463 and 27-464.02 and is designed in compliance with the applicable site design guidelines, as required in Section 27-283 and contained in Section 27-274 of the prior Zoning Ordinance.
 - f. The subject site is located within the M-I-O Zone and is subject to the height and noise requirements. However, the proposed private school and day care center in Building 1 is only located within this zone for height, known as Surface D (Inner Horizontal Surface). Pursuant to Section 27-548.54(e)(2)(C) of the prior Zoning Ordinance, structures shall not exceed a height (in feet) equivalent to 150 feet. This DSP repurposes the existing space, within Building 1, for private school and day care center uses, without altering the height of the building. This requirement was met, at the time of issuing permits for the construction of Building 1.
- 8. Detailed Site Plan DSP-10016:** The site was previously approved under DSP-10016. At the time of reviewing DSP-10016, it was determined that no caps on development would restrict the expansion of the requested uses. The day care use would generate 17 AM and 17 PM peak-hour vehicle trips, assuming that 65 percent of traffic is pass-by (already using the adjacent street). The private school use would generate 133 AM and 47 PM peak-hour vehicle trips. These findings are consistent with this DSP. No conditions from the prior approval are applicable to this DSP.
- 9. 2010 Prince George’s County Landscape Manual:** The application is exempt from the *Prince George’s County Landscape Manual* (Landscape Manual) because this DSP does not involve a change of use from a lower to a higher intensity use category, an increase in impervious surface, or an increase in gross floor area of the building.
- The site is subject to requirements in place, prior to adoption of the Landscape Manual. The previously approved landscape plans for the shopping center indicate that five percent of the parking lot shall include interior planting area. A landscape strip along the site’s frontage, to be planted with 40 shade trees and 196 shrubs, is required. These requirements are noted on the site plan coversheet. Failure to maintain required landscaping may result in a zoning violation.
- 10. Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance:** The site has an approved Natural Resources Inventory Equivalency Letter (NRI-005-13-01), which is valid until October 14, 2027, and an approved standard letter of exemption from the Woodland Conservation Ordinance (S-186-2022), which is valid until October 14, 2024, for the proposed project.

11. **Prince George’s County Tree Canopy Coverage Ordinance:** Since this DSP proposes less than 5,000 square feet of gross floor area of disturbance, in accordance with Section 25-127 of the Tree Canopy Coverage Ordinance, this application is exempt from tree canopy coverage requirements.

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

a. **Historic Preservation**—In a memorandum dated September 20, 2023 (Stabler, Smith & Chisholm to Shelly), the Historic Preservation Section noted that a search of current and historic photographs, topographic, and historic maps and locations of currently known archeological sites indicates that the probability of archeological sites within the subject property is low. A Phase I archeology survey is not required. The subject property does not contain, and is not adjacent to, any designated Prince George’s County historic sites or resources.

b. **Community Planning**—In a memorandum dated October 20, 2023 (Clouatre to Shelly), the Community Planning Division indicated that, pursuant to Subtitle 27, Part 3, Division 9, Subdivision 3, of the prior Zoning Ordinance, conformance with the applicable area master or sector plan is not required for this application.

c. **Transportation Planning**—In a memorandum dated November 6, 2023 (Patrick to Huang), the Transportation Planning Section offered the following comments:

Master Plan Right of Way

This DSP is subject to the 2009 *Approved Countywide Master Plan of Transportation* (MPOT). The site backs to a right-of-way (ROW) associated with I-95/495, but otherwise is not adjacent to or within any master plan rights-of-way. The existing ROW associated with I-95/495 is consistent with the master plan recommendations for that facility. The uses are to be served by an existing main driveway that connects directly to MD 337. Other driveways within the site connect to existing internal driveways on the adjacent shopping center site, that also connect to MD 337.

Master Plan Pedestrian and Bike Facilities

The MPOT provides policy guidance regarding multimodal transportation and the Complete Streets element of the MPOT recommends how to accommodate infrastructure for people walking and bicycling.

Policy 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.

Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

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.

Policy 5: Evaluate new development proposals in the Developed and Developing Tiers for conformance with the complete streets principles.

A standard sidewalk exists along the shopping center’s entire frontage of MD 337. Designated bike lanes can be provided by the SHA, at the time of road resurfacing or restriping. These lanes will be accommodated either within the existing ROW or within any additional ROW required by SHA. Transportation staff recommend the addition of a bike lane along the frontage of MD 337, unless modified by SHA, as it is a site and streetscape amenity that would bring the DSP into conformance with 27-274(a)(6).

- d. **Subdivision**—In a memorandum dated October 9, 2023 (Vatandoost to Huang), the Subdivision Review Section noted that the subject property consists of four platted parcels known as Parcels W-4A, W-4B, W-5, and A-1. Parcel W-5 is subject to Preliminary Plan of Subdivision (PPS) 4-71066, while Parcels W-4A and W-4B are subject to PPS 4-73274; however, there are no records available for either of these prior PPS’s. Parcel A-1 is subject to PPS 4-04155. This PPS was approved subject to six conditions (PGCPB Resolution No. 04-281), which are not relevant to the review of this DSP, because no development is proposed within the boundaries of Parcel A-1. The proposed development only impacts Parcel W-4A. Parcel A-1 is included in the DSP solely for the purpose of including the available parking in the site’s total parking calculations. Therefore, at this time, a new PPS is not required.

In addition, Parcels W-4A, W-4B, W-5, and A-1 have an automatic certificate of adequacy pursuant to Section 24-4503(a)(1) of the Subdivision Regulations, which became effective April 1, 2022, and is valid for twelve years from that date subject to the expiration provisions of Section 24-4503(c).

- e. **Environmental Planning**—In a memorandum dated November 2, 2023 (Kirchhof to Huang), the Environmental Planning Section offered the following:

Stormwater Management

An approved SWM Concept Plan 7399-2020-00 was submitted with the application for this site. The approval letter was issued from the Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE) on June 16, 2022, and is valid until June 16, 2025. The approved letter indicates that the project is exempt from SWM requirements.

- f. **Permits**—In a memorandum dated October 15, 2023 (Bartlett to Huang), the Permit Review Section offered comments, which have been addressed through revisions to the plans or included in the Recommendation section of this report.

- g. **Prince George’s County Department of Parks and Recreation (DPR)**—In an email dated October 30, 2023 (Thompson to Hung), DPR had no comments on this application.

- h. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of the writing of this technical staff report, DPIE did not offer comments on the subject application.
- i. **Prince George’s County Fire/EMS Department**—In an email dated August 31, 2023 (Reilly to Huang), the Fire/EMS Department noted that the proposed bollards and fencing will make the existing fire hydrant inaccessible for the fire department. The applicant needs to provide access to this hydrant or relocate it to a location with adequate fire access. A hydrant must be located within 200 feet of the Fire Department Connection (FDC), which needs to be shown on the plans.

The revised plan, received on October 25, 2023, indicates that the bollards blocking the drive aisle will be removeable in order for fire trucks to access the existing fire hydrant at all times. A condition is included herein to confirm the existing fire hydrant is within 200 feet of a nearby FDC.
- j. **Prince George’s County Police Department**—At the time of the writing of this technical staff report, the Police Department did not offer comments on the subject application.
- k. **Prince George’s County Health Department**—In a memorandum dated September 7, 2023 (Adepoju to Shelly), the Health Department provided two comments as follows:
 - “(1) Ensure that the construction of the relocated playground designed, constructed, maintained and operated according to the guidelines and standards indicated in the Maryland State Department of Education Playground and Water safety manual and the Maryland Department of Health’s Injury and Violence prevention for Playground safety guidelines.
 - “(2) During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George’s County Code.”
- l. **Maryland Department of Human Resources**—At the time of the writing of this technical staff report, the Maryland Department of Human Resources did not offer comments on the subject application.
- m. **Joint Base Andrews (JBA)**—In an email dated September 15, 2023 (Zimmerman to Huang), JBA noted that this DSP is not located in the Clear Zone or either of the Accident Potential Zones, nor does it include building a multi-story structure that would impact the airspace above. In addition, it does not lie within the noise contours (although it is close to the 65 dB contour that may create additional noise for the school). Therefore, JBA has no issues with this project.
- n. **Town of Morningside**—The subject property is located within a quarter mile of the geographic boundary of the Town of Morningside. The DSP application was referred to the Town for review and comments on August 31, 2023. At the time of the writing

of this technical staff report, the Town of Morningside did not offer comments on the subject applications.

13. **Community Feedback:** At the time of the writing of this technical staff report, the Planning Department has not received any written correspondence from the community regarding this subject application.
14. Based on the foregoing, and as required by Section 27-285(b)(1) of the prior Zoning Ordinance, the DSP, if approved with conditions, 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 costs and without detracting substantially from the utility of the proposed development for its intended use.
15. Section 27-285(b)(2) of the prior Zoning Ordinance does not apply to this DSP because the subject property is not subject to a conceptual site plan.
16. Section 27-285(b)(3) of the prior Zoning Ordinance does not apply to this DSP because it is not a DSP for infrastructure.
17. As required by Section 27-285(b)(4) of the prior Zoning Ordinance, for approval of a DSP, the regulated environmental features (REF) on-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 prior Prince George's County Subdivision Regulations, as no REFs are located on-site, and the site has already been graded and developed.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommend that the Prince George's County Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-23011 for From the Heart Ministries, subject to the following condition:

1. Prior to certification, the detailed site plan (DSP) shall be revised, or additional information shall be provided, as follows:
 - a. Revise the name of the application to be "From the Heart Ministries" throughout the entire submission.
 - b. Remove General Notes from other sheets and only list these notes on the coversheet.
 - c. Include Parcel A-1 in the location map on the coversheet.
 - d. Note on the coversheet that the 23 students enrolled in the private school are in 10th grade and above and the other 185 students are at levels below 10th grade.
 - e. Revise the parking schedule to include separate calculations for church, private school, and day care center uses.

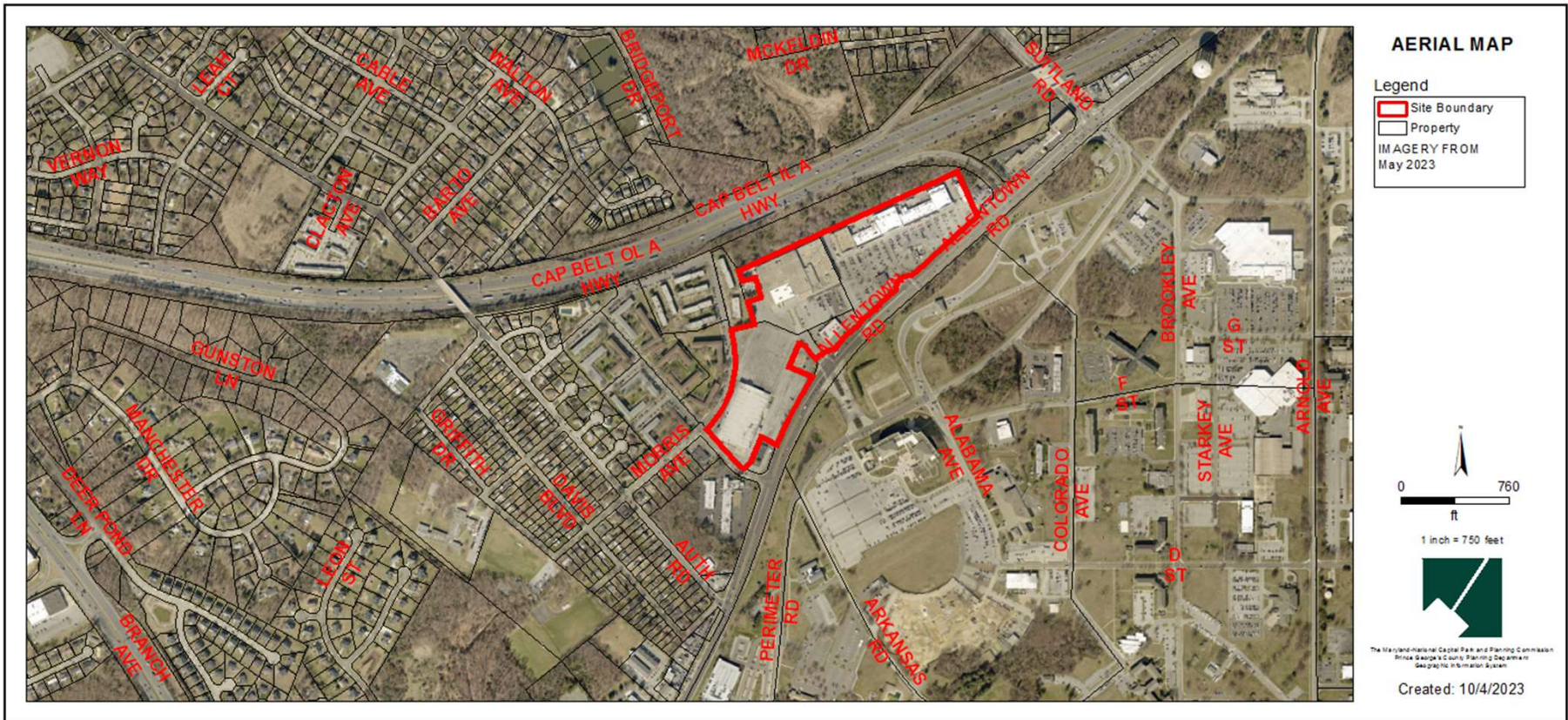
- f. Revise the loading space schedule to include separate calculations for church, private school, day care center, and office uses.
- g. Note on the plan the size of loading spaces included in this DSP.
- h. Correct the required play area for day care center use to be 2,250 square feet, not 2,2250 square feet on Sheet C-2.10, and ensure this number is consistent throughout the submittal.
- i. Update the total square footage of play area and ensure the consistency of this number and the play area boundary shown on the plans.
- j. Revise the hours of the play area for day care use as between 7 a.m. and 5 p.m., not from 7 A.M. to dark, and ensure this information is noted on the plans consistently.
- k. Update play area information contained in different legends on different sheets to ensure its consistency across the DSP.
- l. Include trash receptacles within the play area and provide details.
- m. Add a schedule to the plan, listing all structures and equipment included in the play area and their quantity.
- n. Label the setback dimension from the play area fence to the southern property boundary.
- o. Demonstrate that the required American Society for Testing and Materials fall zones and appropriate surface material depth are met on the DSP.
- p. Note on the plan that the proposed playground equipment will meet the requirements of the Americans with Disabilities Act.
- q. Provide additional signage to increase pedestrian safety, subject to the review of the Urban Design and Transportation Planning Sections of the Prince George's County Planning Department, and the property owner's permission.
- r. Revise the plan to show a new location for the proposed dumpster, that does not interfere with its nearby parking spaces, and update the parking schedule if the removal of additional parking spaces is necessary.
- s. Provide proper elevations for the proposed dumpster enclosure with details.
- t. Note on the plan indicating this DSP does not include any lighting.
- u. Revise the DSP to display the bicycle lane along the subject property's frontage of MD 337 (Allentown Road), unless modified by the operating agency with written correspondence.

- v. Label the location of a nearby Fire Department Connection (FDC) on the plan, demonstrating that the existing hydrant located in the play area is within 200 feet of this FDC.

FROM THE HEART MINISTRIES

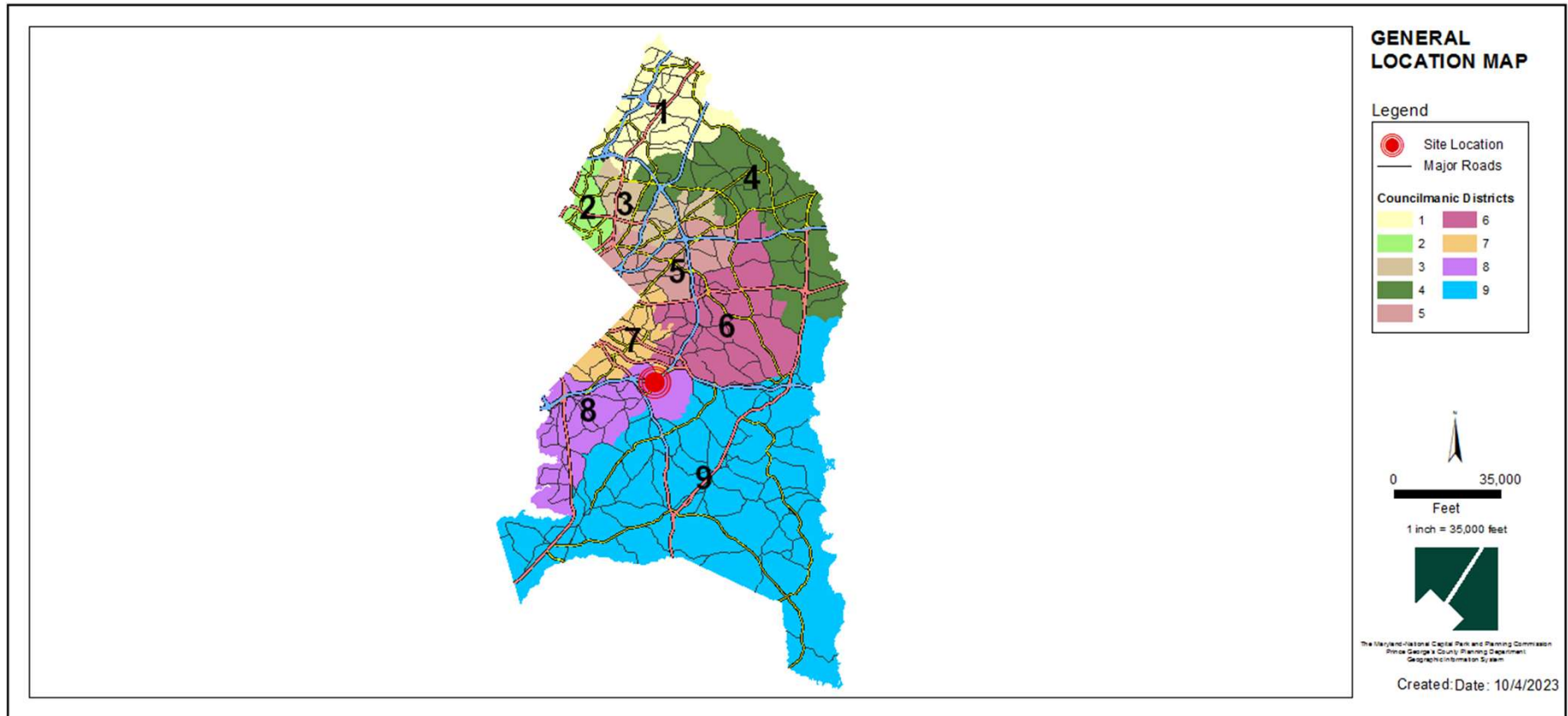
Detailed Site Plan

Staff Recommendation: APPROVAL with conditions



GENERAL LOCATION MAP

Council District: 08
Planning Area: 76B

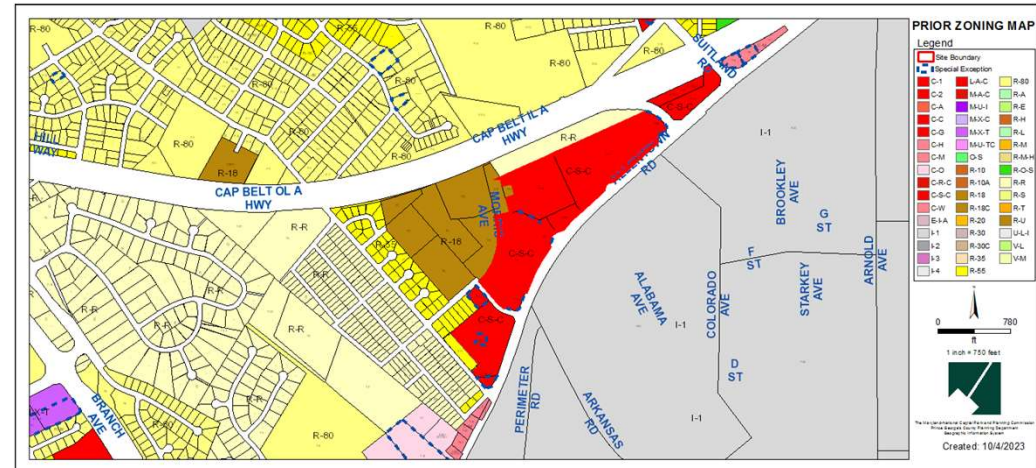
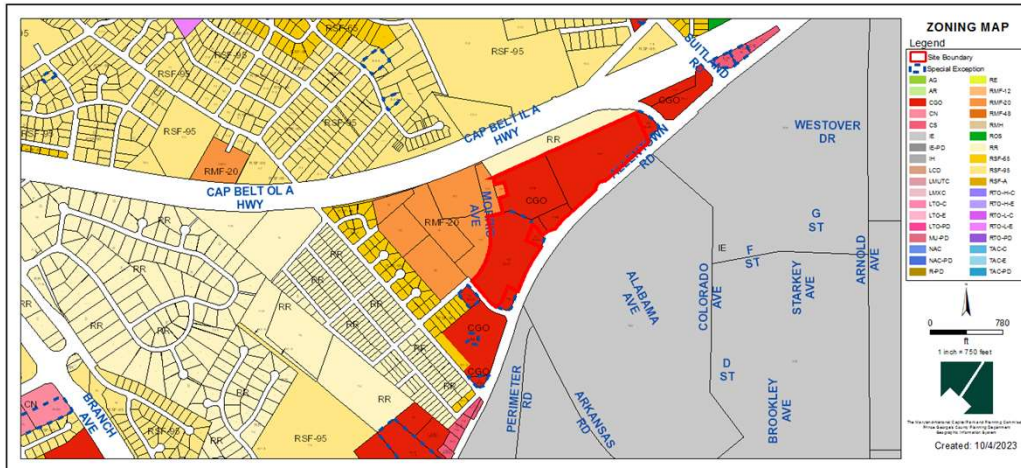


ZONING MAP

Property Zone: CGO / MIO
 Prior Property Zone: C-S-C / M-I-O

CURRENT ZONING MAP

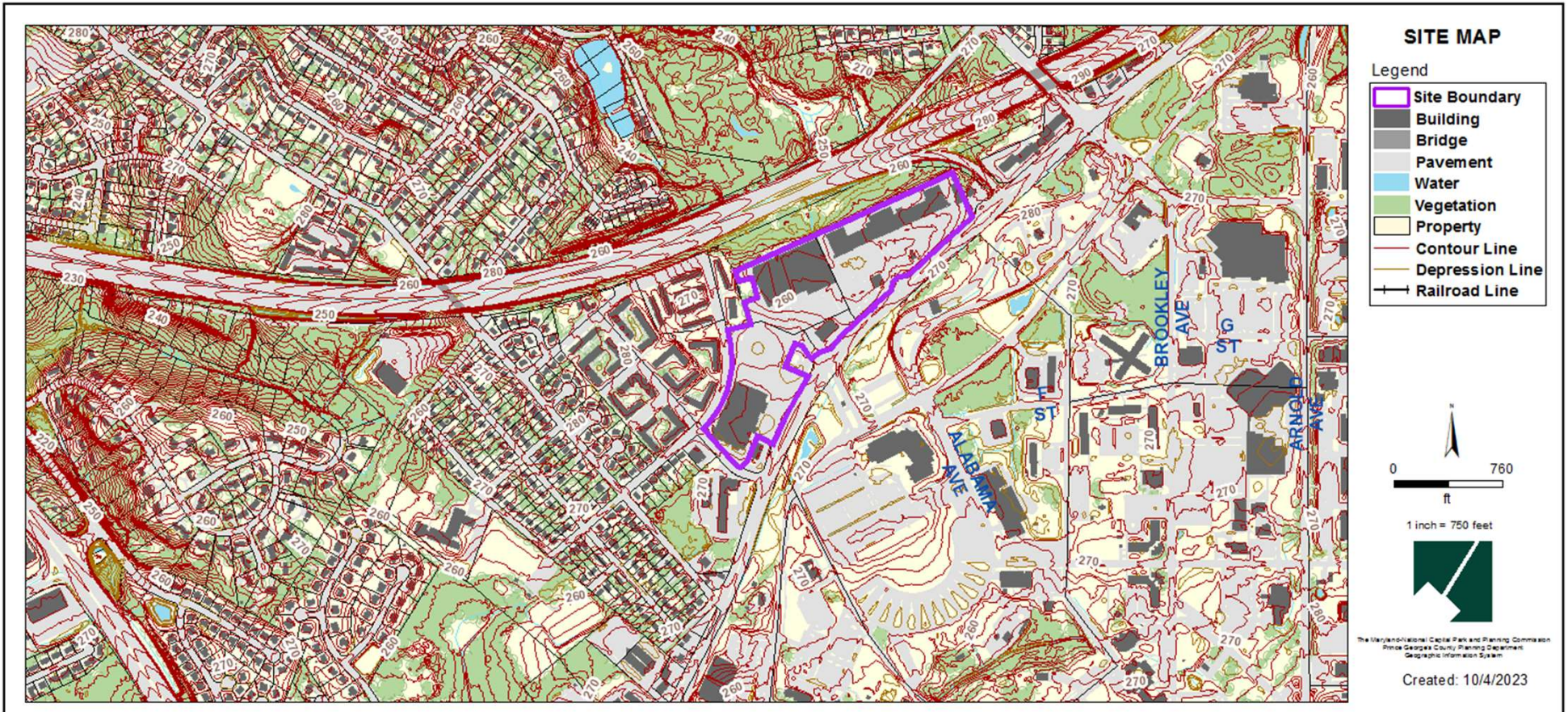
PRIOR ZONING MAP



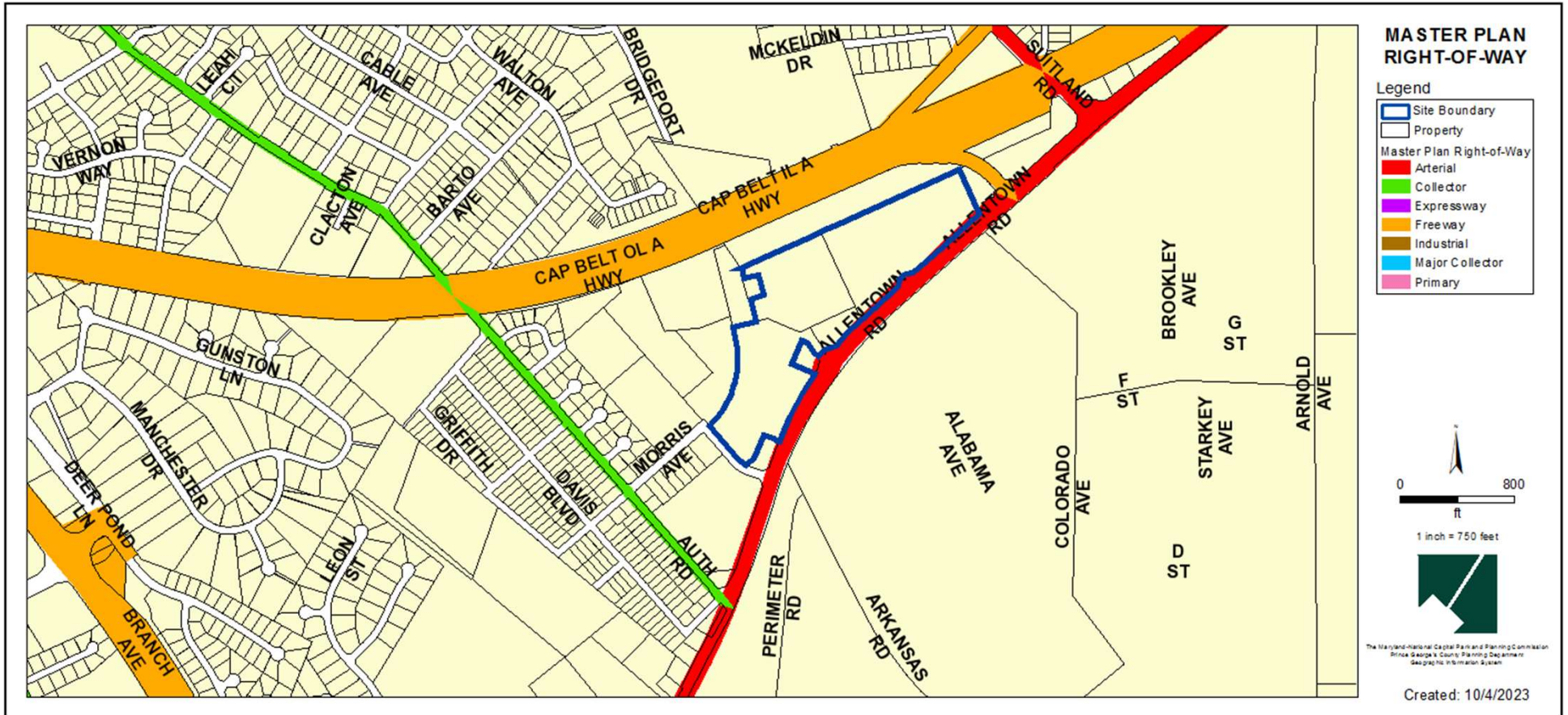
AERIAL MAP



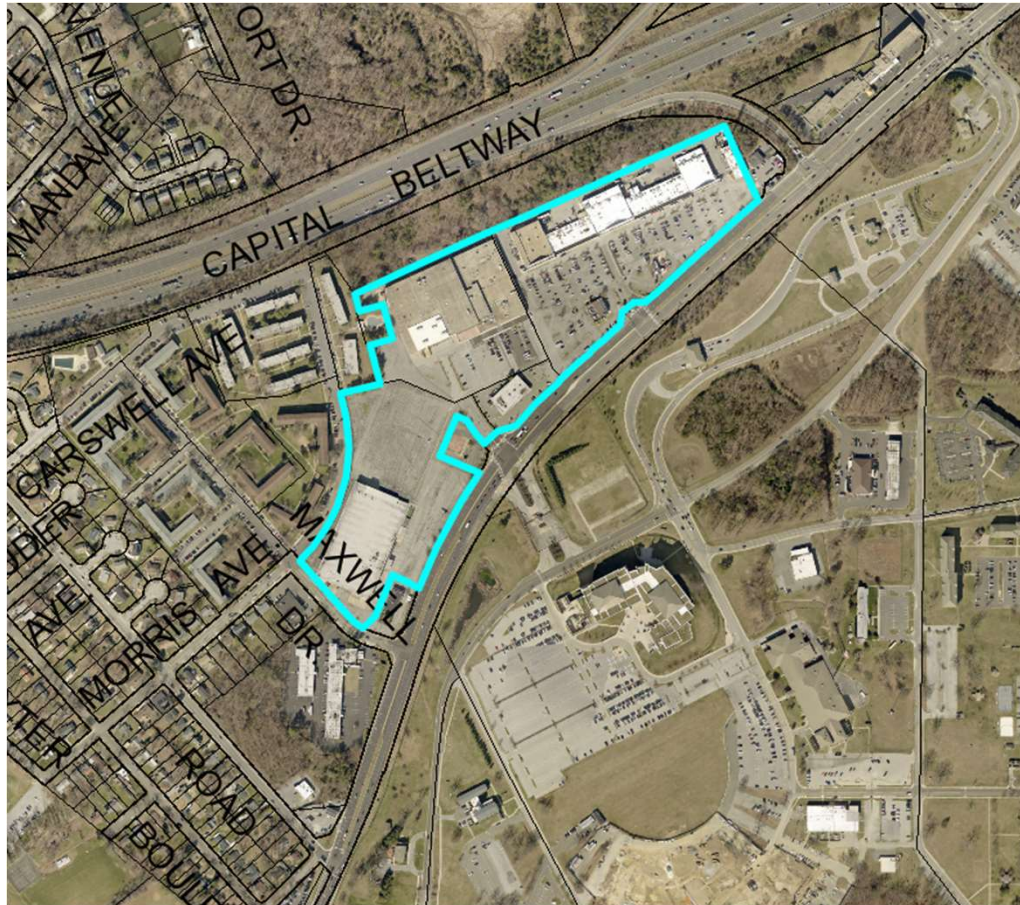
SITE MAP



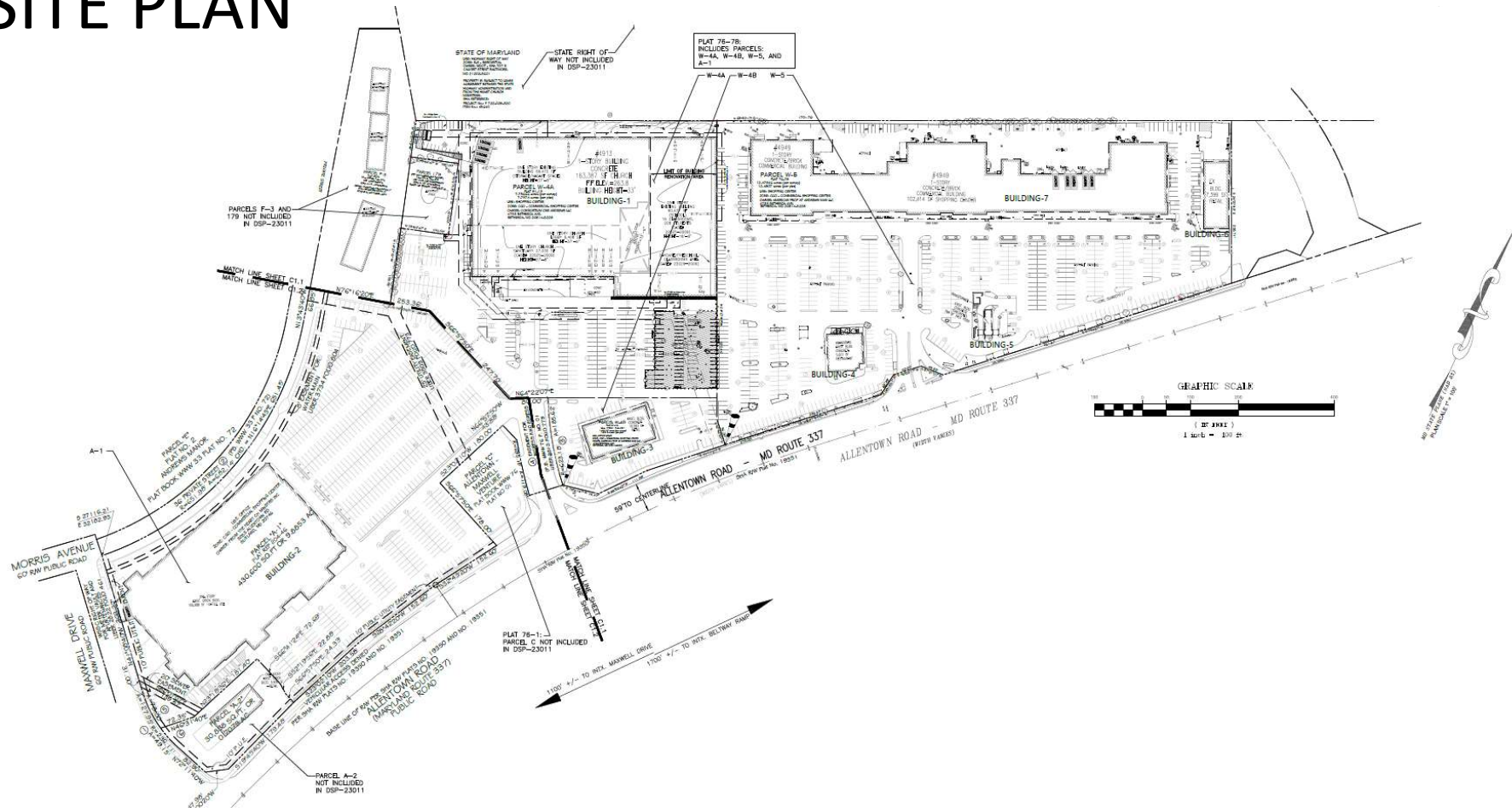
MASTER PLAN RIGHT-OF-WAY MAP



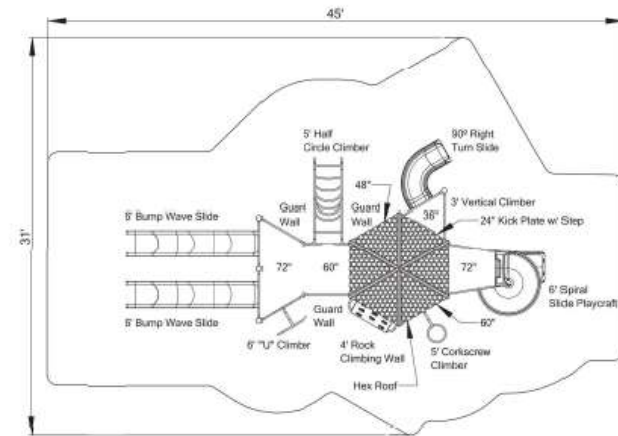
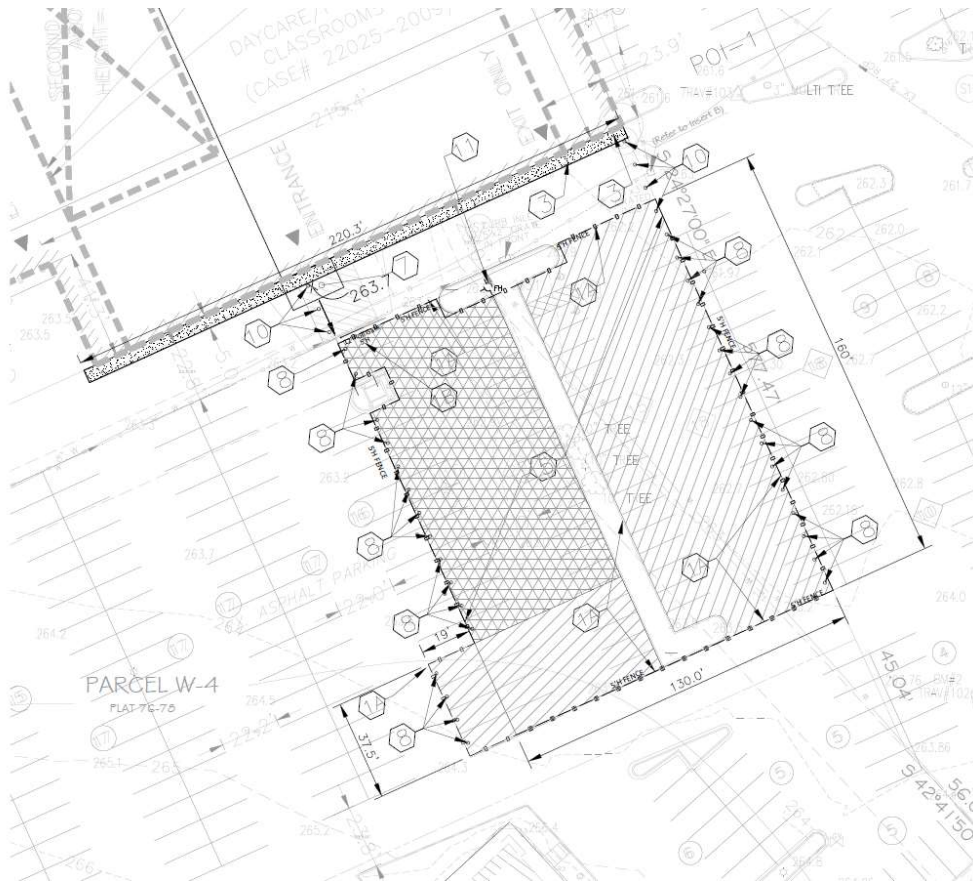
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



SITE PLAN



PLAY AREA LAYOUT PLAN



One example of playground structures



Shade structures included in the play area

STAFF RECOMMENDATION

APPROVAL with conditions

- DSP-23011

[Major/Minor] Issues:

- None

Applicant Required Mailings:

- Information Mailing: 10/25/2022
- Acceptance Mailing: 08/28/2023

SUPPLEMENTAL STATEMENT OF JUSTIFICATION
ADDRESSING USE OF THE PRIOR ZONING ORDINANCE AND
SECTION 27-463 AND SECTION 27-464.02
OCTOBER 20, 2023

The Applicant in this Detailed Site Plan has been requested to provide a supplemental justification statement addressing certain issues. Specifically, these issues relate to why the application was filed under the provisions of the prior Zoning Ordinance, conformance with the requirements of Section 27-463 related to private schools and conformance with the requirements of Section 27-464.02 related to day care centers for children.

ELECTION TO USE PRIOR ZONING ORDINANCE

The Applicant has elected to utilize the provisions of the prior zoning ordinance as expressly permitted by Section 27-1900 et. seq. The prior zoning regulations are being used for several reasons. First, the existing uses on site (a place of worship, private school and day care center) were established pursuant to the provisions of the prior Zoning Ordinance and found to conform with that Zoning Ordinance. Electing to file this application under the current Zoning Ordinance would subject the property and the uses to the regulation of the new Zoning Ordinance. In the current Zoning Ordinance, there are use specific standards applicable to certain uses. For a place of worship, Section 27-5102(d)(C)(iii) requires that no parking spaces may be located in the front yard of the church. The limitation on parking in the front yard in the prior Zoning Ordinance only applied to places of worship on residentially zoned lots on lots between 1 and 2 acres in size. However, this restriction, found in Section 27-441(b)(Footnote 52) was picked up and is now mandatory for all churches in all zones in Prince George's County. The existing church has parking in the front yard. There is no ability to obtain a variance from the use specific standards. Therefore, it is not possible for the existing improvements to conform to the provisions of the Zoning Ordinance.

CONFORMANCE WITH SECTION 27-463

The detailed site plan complies with Section 27-463(a) of the Zoning Ordinance, which sets forth additional required findings for private schools in commercial zones:

- (1) **Requirements.**
 - (A) **The school shall be located on a parcel of at least five (5) acres, on which the maximum enrollment shall be four hundred (400) students. For each acre over five (5), the total enrollment may be increased by one hundred (100) students. State and local health, education, or fire regulations may reduce the number of students permitted to be enrolled. For the purposes of this Section, enrollment shall mean the total number of students enrolled in the institution at any one (1)**

time. If there are separate morning, afternoon, and evening sessions, each one of which is attended by different students, enrollment shall mean the number of students enrolled in the session having the largest number of students.

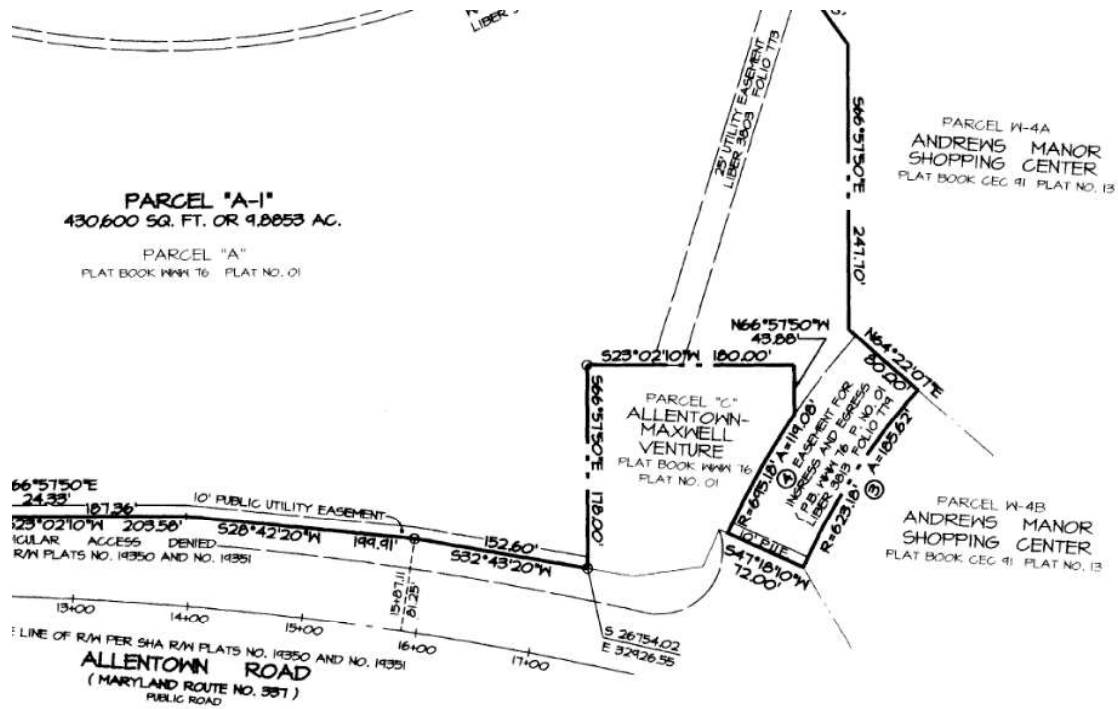
COMMENT: Parcel W-4 is 7.75 acres which meets the above requirement. The addition of Parcel A-1, containing 9.885 acres, to the Detailed Site Plan to provide access to additional parking further signifies that the property satisfies the acreage requirement. The proposed enrollment is 208 students, which is within the limits of the above provision.

(B) The school may be located on a separate parcel of not less than two (2) acres if enrollment is limited to ninety (90) students, school programs are only for special education students referred from other public or private schools, and all school programs are certified or accredited by the State of Maryland.

COMMENT: This provision is not applicable to the subject application.

(C) The property shall have frontage on, and direct vehicular access to, a street having a paved surface at least thirty-six (36) feet wide. This shall not apply where the property is located in sparsely settled or farm area, or where the Planning Board determines that adequate passenger debarkation areas are provided.

COMMENT: As the Planning Board found in its approval of DSP-10016, a “street” may be an “easement along which development is authorized pursuant Subtitle 24.” There is an easement at the southwestern corner of Parcel W-4. This easement was found to have been created specifically for access to Parcel W.-4, and it has a pavement width of approximately 52 feet. Further, this easement is part of, and extends through, Parcel A-1. Now that Parcel A-1 is part of this Detailed Site Plan, the property does have frontage on and access to a street with 36 feet of pavement, MD Route 337. The access easement is depicted on the record plat for Parcel A-1 (recorded at Plat Book REP 204 P 46) and can be seen on the excerpt from that plat below:



- (D) **An outdoor playground or activity area shall be provided. It shall contain at least one hundred (100) square feet of usable space per student, unless the private school is for special education students and the owner or applicant demonstrates that less usable space per student will be adequate. In no case shall the playground or activity area have less than twenty-five (25) square feet per student. The area shall be located at least twenty-five (25) feet from any dwelling on an adjoining lot and buffered from adjoining uses in accordance with the provisions of the Landscape Manual. The area shall be enclosed by a substantial wall or fence at least three (3) feet high for grades six (6) and below, and at least five (5) feet high for other grades.**

COMMENT: The subject application proposes to locate the play area in the front of the existing school to meet the requirements of Section 27-463(a)(1)(D) of the Zoning Ordinance. The play area will meet the size requirements contained in Section 27-463(a)(1)(D). Two-hundred and eight private school students are proposed. The provided school offers nursery education through high school and is not specifically for special education students; therefore, 100 square feet of play area is the minimum required per student. A total of 20,800 square feet of play area is required for the private school. The site plan indicates that the play area will be enclosed by a five-foot-tall steel fence. It should be noted that the proposed day care use is established so that the school can provide before and after school care for up to 60 of the students. All of the children utilizing the

day care will be students of the school.

The above provision also requires that the outdoor play area be buffered from adjoining uses in accordance with the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). As now located, the play area is not proximate to any abutting property. The closest residentially zoned property is to the east of the existing building. The play area will be well over two hundred feet distant and visibility of the play area will be completely screened by the existing building.

- (E) The requirements of this Section shall not apply to the use of existing public schools which have been conveyed by the Prince George's County Board of Education to either Prince George's County or to any municipality within the County, provided the County or municipality:**
 - (i) Maintains ownership of the facility and operates a school in it; or**
 - (ii) Leases the facility for use as a private school (of any type).**

COMMENT: This provision does not apply to the subject application.

(2) Site plan.

- (A) A Detailed Site Plan shall be approved for all private schools, in accordance with Part 3, Division 9, of this Subtitle.**

COMMENT: The subject application has been submitted in fulfillment of the above requirement.

CONFORMANCE WITH SECTION 27-464.02

The subject application includes a day care use to afford the applicant the opportunity to offer before and after care for the nursery school. As approved with conditions, the detailed site plan complies with Section 27-464.02(a) of the Zoning Ordinance, which sets forth additional required findings for a day care center for children in commercial zones:

(3) Requirements.

- (A) An ample outdoor play or activity area shall be provided, in accordance with the following:**

- (1) All outdoor play areas shall have at least seventy-**

five (75) square feet of play space per child for fifty percent (50%) of the licensed capacity or seventy-five (75) square feet per child for the total number of children to use the play area at one time, whichever is greater;

COMMENT: As referenced above, the children attending the daycare center are students of the school, and the daycare center will operate when the school is not in session. As such, the school and day care center do not share the play area so as to require that an area be provided for the day care center children in addition to the school play area. The total area of the play area for the daycare center would be a minimum of 2,250-square-foot based upon a total of 30 children, half of the proposed day care center's maximum enrollment of 60 children. The 20,800 square feet provided for the school far exceeds the minimum requirement.

- (ii) All outdoor play areas shall be located at least twenty-five (25) feet from any dwelling on an adjoining lot, and shall be enclosed by a substantial wall or fence at least four (4) feet in height;**

COMMENT: The proposed location of the outdoor play area is 615 feet from the nearest apartment, well in excess of the 25 feet required from any dwelling on an adjoining lot and it will be enclosed with a 5-foot-tall steel fence, as indicated on the plan.

- (iii) A greater set back from adjacent properties or uses or a higher fence may be required by the Planning Board if it determines that it is needed to protect the health and safety of the children utilizing the play area;**

COMMENT: The proposed location of the play area is internal to the site where it will be highly visible. Further, the proposed location is screened by existing buildings and set back well off the road. There is no need for a greater setback or a higher fence.

An off-premises outdoor play or activity area shall be located in proximity to the day care center, and shall be safely accessible without crossing (at grade) any hazardous area, such as a street or driveway.

COMMENT: The outdoor play area is now proposed on site. Thus, this provision is no longer applicable. The play area is easily accessible to the building and

children are not required to cross any hazardous areas to access it.

- (iv) **The play area shall contain sufficient shade during the warmer months to afford protection from the sun;**

COMMENT: The Detailed Site Plan includes all equipment and shade structure details.

- (v) **Sufficient lighting shall be provided on the play area if it is used before or after daylight hours to insure safe operation of the area; and**

COMMENT: There is one parking lot light close to the playground. A photo of the light has been included in the resubmittal package. Since the play area will not be utilized at night, no additional lighting is needed. Further, since the playground is now located in the front of the building, additional lighting is not needed for surveillance purposes. The church has existing surveillance cameras on site which are sufficient to monitor the play area.

- (vi) **Outdoor play shall be limited to the hours between 7 a.m. and 9 p.m.**

COMMENT: A note has been added to the Detailed Site Plan that the day outdoor play area shall be used from 7 a.m. until dark. The play area will not be used for school or day care uses before or after daylight hours.

(1) **Site plan**

- (A) **A Detailed Site Plan shall be approved for the center, in light of accordance with Part 3, Division 9, of this Subtitle, to insure compliance with the provisions of this Section.**

COMMENT: This application has been filed to fulfill this requirement. The plan also meets the additional submittal requirements of Section 27-464.02(a)(2)(B) of the Zoning Ordinance.

Respectfully Submitted



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(301)306-0037 (F)

thaller@gibbshaller.com



Countywide Planning Division
Historic Preservation Section

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco
301-952-3680

September 20, 2023

MEMORANDUM

TO: Andrew Shelly, Urban Design Section, Development Review Division

VIA: Thomas Gross, Supervisor, Historic Preservation Section, Countywide Planning Division **TWG**

FROM: Jennifer Stabler, Historic Preservation Section, Countywide Planning Division **JAS**
Tyler Smith, Historic Preservation Section, Countywide Planning Division **TAS**
Amelia Chisholm, Historic Preservation Section, Countywide Planning Division **AGC**

SUBJECT: DSP-23011; From the Heart Ministries Education Facility

The subject property comprises 7.76 acres and is located on the north side of Allentown Road between the intersection of Maxwell Drive and the Capital Beltway off-ramp. The subject property is zoned C-S-C and located within the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* area. The subject application proposes to add a parcel to an existing shopping center for the development of a church, private school, daycare, and associated storage space.

The 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* contains minimal goals and policies related to Historic Preservation and Archeology (pages 10-20). However, these are not specific to the subject site or applicable to the proposed development. 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. Historic Preservation staff recommends approval of DSP-23011, From the Heart Ministries Education Facility, with no conditions.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Community Planning Division

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

301-952-3972

October 20, 2023

MEMORANDUM

TO: Andrew Shelly, Planner II, Urban Design Section, Development Review Division

VIA: David A. Green, MBA, Planner IV, Long-Range Planning Section, Community Planning Division *DS*

FROM: Lyndsey Clouatre, Planner III, Long-Range Planning Section, Community Planning Division *LC*

SUBJECT: **DSP-23011 From the Heart Ministries Education Facility**

FINDINGS

Pursuant to Part 3, Division 9, Subdivision 3 of the Prior Zoning Ordinance, Master Plan conformance is not required for this application.

BACKGROUND

Application Type: Detailed Site Plan for property located outside of an overlay zone.

Planning Area: 76B

Community: Allentown Road-Suitland Road

Location: 4949 Allentown Road, Suitland, MD 20746

Size: 7.76 acres

Existing Uses: Church, private school, and shopping center

Proposal: Change the use of one of the three parcels to church, school, daycare, and storage use; add the fourth parcel for office space; and maintain integrated shopping center use for the remaining two parcels.

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: Plan Prince George's 2035 designates the area in the Established Communities Growth Policy area. "Established communities are most appropriate for context-sensitive infill and low- to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the need of the existing residents are met" (page 20).

Master Plan: The 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* recommends Residential Mixed Use land use on the subject property (Map 18, page 69)

Additionally, the following recommendations apply to this site:

- Designate the commercial center between the west and main gates across Allentown Road as Residential Mixed Use to be characterized by different housing types as may be supported by the market with neighborhood retail and offices, civic, and institutional uses. (page 70)
- Create a street grid within the redevelopment area that delineates blocks that are between 250 and 350 feet in length to encourage walking and create a compact development pattern. (page 74)
- Consider the quality, community value, and use of the open space. Design the open space network as an integral part of the community structure that offers a variety of safe and attractive features such as artwork, Joint Base Andrews symbolic features, seating areas, and other site amenities that give it a distinct character and identity. (page 74)
- Locate “neighborhood greens” within the center of residential development and define them with streets to create a focus of open space. (page 75)
- Ensure that new buildings contribute to a sense of place and enhance the pedestrian environment by promoting the following:
 - Create a building line along all new streets to define the public realm. Design buildings to face the street along the building line. Deviation from the building line is allowed to create space for wide sidewalks for outdoor cafes, or to accent building entrances.
 - Orient building entrances closer to the street.
 - Design elements and amenities such as storefront windows, awnings, architectural features, lighting, and landscaping to enhance the streetscape.
 - Provide garage parking or locate surface parking at the rear of new development. Ensure that parking garages are designed and articulated to promote visual interest and avoid long, traditional, horizontal openings. Ensure that the ground floors of parking garages fronting public streets are developed with retail.
 - Define a public realm as part of building and site design. (page 75)
- Require the use of high-quality building material in new construction such as brick, stone, or masonry. Distinguish first floor building bases in mixed-use buildings by a change in materials, textures, or color. Use masonry or stone at the lower floor levels to improve the comfort and interest of the pedestrian. (page 75)
- Require that ground floor commercial storefronts maintain a significant amount of transparency, 60 to 70 percent, in display windows to create natural surveillance and to activate the street. (page 75)
- Place utility wires underground to the extent possible during redevelopment of the Andrews Manor shopping center. (page 75)
- Limit building height to four stories on Allentown Road and three stories on Suitland Road. (page 75)
- Promote green design and conservation of natural areas. (page 75)

Aviation/MIOZ: This application is located within the Military Installation Overlay Zone (MIOZ) in Surface D (Inner Horizontal Surface). Pursuant to Section 27-548.54(e)(2)(D)-Requirements for Height: Structures shall not exceed a height (in feet) equivalent to 150 feet.

SMA/Zoning: On November 29, 2021, the District Council approved CR-136-2021, the Countywide Sectional Map Amendment (“CMA”) which reclassified the subject property from C-S-C (Commercial Shopping to the CGO (Commercial General Office) Zone effective April 1, 2022.

cc: Long-Range Agenda Notebook

Sarah Benton, AICP, Planning Supervisor, Long-Range Planning Section, Community Planning Division

November 6, 2023

MEMORANDUM

TO: Emery Huang, Development Review Division

FROM: *BHP* Benjamin Patrick, Transportation Planning Section, Countywide Planning Division

VIA: *NS* Noelle Smith, AICP, Transportation Planning Section, Countywide Planning Division
CSH Crystal Saunders-Hancock, Transportation Planning Section, Countywide Planning Division

SUBJECT: DSP-23011, From the Heart Ministries

Proposal

The subject Detailed Site Plan (DSP) application proposes to add a parcel to an existing shopping center for the development of a church and private school. The subject site consists of 7.76 acres of land in the CGO zone (formerly C-S-C). The site is located on the north side of Allentown Road (MD 337) approximately 1,250 feet southwest of the Capital Beltway outer loop ramp. The site is developed with a 163,387 square foot warehouse building that is otherwise unused but is partially used for 33,438 square foot church and lobby. The current site plan proposes the addition of a student day care as a use, along with a private school. These uses would be located within 60,477 square feet of the existing warehouse building. The Transportation Planning Section's review of the DSP was evaluated under Section 27 of the prior zoning ordinance.

Prior Conditions of Approval

The site is not subject to any prior development application approvals. DSP-10016 approved the existing building for an educational facility however, the approval has since expired. The current application proposes a new playground location near the entrance to the building. At that time, it was determined that there are no caps on development that would restrict this expansion of the use. The day care use would generate 17 AM and 17 PM peak hour vehicle trips, assuming that 65 percent of traffic is pass-by (already using the adjacent street). The private school use would generate 133 AM and 47 PM peak hour vehicle trips. These findings are consistent with current application.

Master Plan Compliance

Master Plan Right of Way

This application is subject to the 2009 *Approved Countywide Master Plan of Transportation (MPOT)*. The site backs to right-of-way associated with the Capital Beltway, but otherwise is not adjacent to or within any master plan rights-of-way. The existing right-of-way associated with the Capital

Beltway is consistent with the master plan recommendations for that facility. The uses are to be served by an existing main driveway that connects directly to MD 337, Allentown Road. Other driveways within the site connect to existing internal driveways on the adjacent shopping center site that connect to MD 337 as well.

Master Plan Pedestrian and Bike Facilities

The MPOT provides policy guidance regarding multimodal transportation and the Complete Streets element of the MPOT recommends how to accommodate infrastructure for people walking and bicycling.

Policy 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.

Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

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*.

Policy 5: Evaluate new development proposals in the Developed and Developing Tiers for conformance with the complete streets principles.

Comment: A standard sidewalk exists along the shopping center's entire frontage of MD 337. Designated bike lanes can be provided by the State Highway Administration (SHA) at the time of road resurfacing or restriping. These lanes will be accommodated either within the existing right-of-way or within any additional right-of-way required by SHA. Staff recommends the addition of a bike lane along the frontage of MD 337 unless modified by SHA.

Zoning Ordinance Compliance

(2) Parking, loading, and circulation

(C) Vehicular and Pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers. To fulfill this goal, the following guidelines should be observed:

(viii) Pedestrian access should be provided into the site and through parking lots to the major destinations on site;

(ix) Pedestrian and vehicular circulation routes should generally be separated and clearly marked;

(x) Crosswalks for pedestrians that span vehicular lanes should be identified by the use of signs, stripes on the pavement, change of paving material, or similar techniques; and

(xi) Barrier-free pathways to accommodate the handicapped should be provided.

Comment: Internal pedestrian facilities at the shopping center are largely limited to the sidewalks

and striped crosswalks immediately in front of the commercial space. A crosswalk currently exists connecting the proposed playground area and the entrance to the building. This crosswalk is acceptable as marked and labeled on the plans. A crosswalk linking the daycare with the planned playground is also shown with removable bollards that will provide a separated pedestrian route to the playground. The applicant proposes adding an ADA accessible ramp that will better connect the proposed use to the commercial space to the east.

Section 27-283 of the Prince George's County Zoning Ordinance (Ordinance) provides design guidelines. This section references the following design guidelines described in Section 27-274(a):

(3) Parking, loading, and circulation

(C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers. To fulfill this goal, the following guidelines should be observed:

(viii) Pedestrian access should be provided into the site and through parking lots to the major destinations on the site;

(x) Crosswalks for pedestrians that span vehicular lanes should be identified by the use of signs, stripes on the pavement, change of paving material, or similar techniques; and

(xi) Barrier-free pathways to accommodate the handicapped should be provided.

Comment: The shopping plaza parking facilities are adjacent to the early learning center and can be used for parking. There is a sidewalk between the south side of the building and the parking lot. The submitted plan sheets include a proposed crosswalk from the building between the early learning center indoor facility and the outdoor playground.

Conclusion:

Overall, from the standpoint of the Transportation Planning Section it is determined that this plan is acceptable if the following conditions are met:

1. Prior to the certification of the Detailed Site Plan (DSP), the should be revised to include the following:
 - a. Revise the DSP to display the bicycle lane along the subject property's frontage of MD 337 (Allentown Road), unless modified by the operating agency with written correspondence.

October 9, 2023

MEMORANDUM

TO: Te-Sheng (Emery) Huang, Planner III, Urban Design Section

VIA: Mridula Gupta, Planner IV, Subdivision Section *MG*

FROM: Mahsa Vatandoost, Planner II, Subdivision Section *MV*

SUBJECT: DSP-23011; From the Heart Ministries Education Facility

The subject property is located on Tax Map 98 in Grids C-1, C-2, D-1, and D-2 and is approximately 31.38 acres in area. The property consists of four platted parcels known as Parcels W-4A, W-4B, W-5, and A-1. Parcel A-1 is recorded in the Prince George's County Land Records in Plat Book REP 204 page 46 approved on December 16, 2004, Parcels W-4A and W-B are recorded in Plat Book CEC 91 page 13 approved on December 12, 1974, and Parcel W-5 is recorded in Plat Book WWW 76 page 78 approved on May 26, 1971. The property is located within the Commercial, General and Office (CGO) and Military Installation Overlay (MIO) zones. However, this detailed site plan (DSP-23011) has been filed pursuant to the prior Zoning Ordinance and the property's prior Commercial Shopping Center (C-S-C) and Military Installation Overlay (M-I-O) zones. This application was accepted for review on August 31, 2023, and comments were provided at the SDRC meeting on September 15, 2023. This referral is based on revised plans received on October 5, 2023.

Parcels W-4A, W-4B, and W-5 are developed with an integrated shopping center and a 3,000-seat church with a total gross floor area (GFA) of 289,738 square feet and Parcel A-1 is developed with 109,988 GFA of office uses. This DSP proposes a private school for 208 students and a daycare for 60 children within an existing building on Parcel W-4A. DSP-10016 was approved by the Prince George's Planning Board on May 16, 2013 for the same uses on the property (private school and daycare), but on a 21.37-acre property which did not include Parcel A-1. However, DSP-10016 has since expired, and it is not valid anymore. The resolution for DSP-10016 (PGCPB Resolution No. 13-54) found that the final plat for Parcel W-4A did not establish a cap on development, or contain any restriction on adequate public facilities that would restrict the expansion of uses on these parcels to include a private school and daycare. This prior approval, therefore, found that the site is not required to file a preliminary plan of subdivision.

Parcel W-5 is subject to preliminary plan of subdivision (PPS) 4-71066, while Parcels W-4A and W-4B are subject to PPS 4-73274; however, there are no records available for either of these prior PPS's. The proposed development only impacts Parcel W-4A. Parcel A-1 is subject to PPS 4-04155. This PPS was approved subject to six conditions (PGCPB Resolution No. 04-281) which are not relevant to the review of this DSP because no development is proposed within the boundaries of

Parcel A-1. Parcel A-1 is included in the DSP solely for the purpose of including the available parking in the site's total parking calculations. A new PPS is therefore not required at this time.

Additional Comments:

1. Parcels W-4A, W-4B, W-5, and A-1 have an automatic certificate of adequacy (ADQ) pursuant to Section 24-4503(a)(1) of the Subdivision Regulations, which became effective April 1, 2022, and is valid for twelve years from that date subject to the expiration provisions of Section 24-4503(c).

Recommended Conditions:

None.

The referral is provided for the purposes of determining conformance with any underlying subdivision approvals for the subject property and Subtitle 24. The DSP has been found to be in conformance with the approved preliminary plan of subdivisions. All bearings and distances must be clearly shown on the DSP, and must be consistent with the record plats, or permits will be placed on hold until the plans are corrected. There are no other subdivision issues at this time.

November 2, 2023

MEMORANDUM

TO: Emery Huang, Planner II, Urban Design Section, DRD

VIA: Tom Burke, Supervisor, Environmental Planning Section, CWPD

FROM: Alexander Kirchhof, Planner I, Environmental Planning Section, CWPD *ANK*

SUBJECT: From the Heart Ministries Education Facility; DSP-23011

The Environmental Planning Section (EPS) has reviewed Detailed Site Plan (DSP-23011), received on August 31, 2023. Comments were delivered to the applicant at the Subdivision Development Review Committee (SDRC) meeting on September 15, 2023. Revised plans were not requested. The EPS recommends approval of DSP-23011.

Environmental Review

The DSP application proposes to add a parcel to an existing shopping center for the development of a church and private school. The project is subject to the current regulations of Subtitle 25 (Woodland and Wildlife Habitat Conservation Ordinance) and prior to the Subtitle 27 (Zoning Ordinance). The application has an approved Natural Resource Inventory Equivalency Letter (NRI-005-13-01), which is valid until October 14, 2027, and an approved standard letter of exemption from the Woodland Conservation Ordinance (S-186-2022) which is valid until October 14, 2024, for the proposed project.

Stormwater Management

A Stormwater Management Concept Approval Letter (#7399-2020-00) was submitted with the application for this site. The approval letter was issued from the Department of Permitting, Inspection and Enforcement (DPIE) on June 16, 2022, and is valid until June 16, 2025. The approved letter indicates that the project is exempt from stormwater management requirements.

Summary of Recommended Findings and Conditions

No regulated environmental features are located on-site, and the site has already been graded and developed.

The Environmental Planning Section recommends approval of DSP-23011.

October 15, 2023

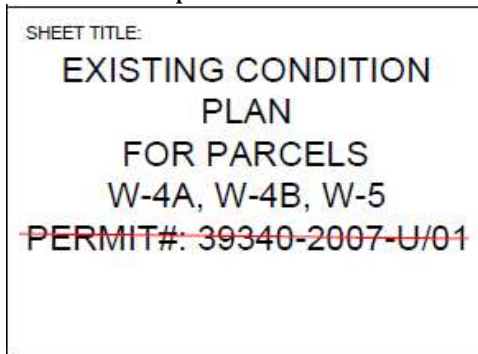
MEMORANDUM

TO: Andrew Shelly, Urban Design Section

FROM: Jason Bartlett, Permit Review Section, Development Review Division *JTB*

SUBJECT: Referral Comments for DSP-23011, Frome the Heart Ministries Education Facility (PB)

1. Revise order of sheets so that the approval sheet comes after the cover sheet.
2. Provide a legend on demo plan Sheet C-2.00 that identifies the hashing.
3. Remove the permit number from the Title Blocks of all Sheets.



4. An overall Detailed Site Plan mirroring the existing conditions plan (Sheet C-1.0) should be provided. The current plan order is shown below with recommended additions:
 - Cover Sheet
 - Approval Sheet (this sheet is currently 6th in order. It should be the 2nd sheet)
 - Existing Conditions Plan – Overall
 - Existing Conditions Plan – P.W-4A, P.W-4B & P.W-5
 - Existing Conditions Plan – P.W-4A, P.W-4B & P.W-5 (Not Accurate title. Include P.A-1)
 - Demo Plan
 - Add an overall Detailed Site Plan Sheet mirroring the overall Existing Conditions Sheet (sheet C-1.0)
 - Add Detailed Site Plan – W-4A, W-4B & W-5
 - Add Detailed Site Plan – P.A-1
 - DSP for P.W-4A



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
 Upper Marlboro, Maryland 20772
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- DSP for Proposed Playground (a separate LOD plan is not necessary. The LOD can be included on the Playground site plan)
 - Site Details
 - Site Details
 - Shade Details
 - Playground Equipment Details
 - Landscape and Playground Plan
 - Playground SWM Plan
 - Landscape Details
5. The new overall proposed DSP sheet should contain your general notes, parking schedule, loading schedule and tenant list.
6. Revise your 6th General Note related to Zoning as indicated below:

SITE ACREAGE:	31.38 ac
ZONING:	
Prior Ordinance:	C-S-C (Commercial Shopping Center)
Current Ordinance:	CGO (Commercial, General and Office) Outside 495
Developing Under:	Prior / C-SC Zone
APPLICANT/ PERMITTEE/CONTRACTOR:	FROM THE HEART MINISTRIES 4949 ALLENTOWN ROAD SUITLAND, MD 20746 CONTACT: ALAN GRAHAM 301-899-9411

7. Please do not reference parking per a previous permit approval (39340-2007-U/01). At the time of Detailed Site Plan review/approval, the site must simply “demonstrate” that parking conforms to and meets the requirements of Part 11 of the Zoning Ordinance. Whatever parking you claim as being provided must exist (and be demonstrated) on the site. There is no need to differentiate between prior and amended parking. A tenant list should also be provided with the parking schedule to demonstrate the site still contains at least 3 retail uses to qualify as an Integrated Shopping Center, per Sec. 27-107.01(a)(208), shown below.

(208) Shopping Center, Integrated: A group of (three (3) or more) retail stores planned and developed under a uniform development scheme and served by common and immediate off-street parking and loading facilities.

8. I do not understand your parking schedules. There are far too many and prior and current schedules are not necessary. If this DSP now includes 4 parcels (P.W-4A, P.W-4B, P.W-5 and the new parcels brought in, P.A-1) and the church/applicant wants to claim inclusion in the Integrated Shopping Center to help meet parking requirements, then the parking schedule

does need to break out the Private School and Day Care parking per students or children, as would be required if not a part of an Integrated Shopping Center (ISC). They may simply park at the ISC rate of 1/250. The only use that needs to be broken out is the office use because offices are not allowed as part of an ISC, as stated in the use table. As such, and unless determined by the Urban Design Planer, the parking schedule could just look something like this:

INTEGRATED SHOPPING CENTER PARKING SCHEDULE

PARCEL	BLDG.	GFA	GENERAL USE	RATE	PKG. RQRD
P.W-4A	BLDG. 1	163,387 SF	Church w/Private School & Day Care	1/250 SF GFA	654
P.A-1	BLDG. 2	109,988 SF	Office	1/250 SF of 1st 2,000 SF	8
				1/400 SF thereafter	270
P.W-4B	BLDG. 3	10,083 SF	Office	1/250 SF of 1st 2,000 SF	8
				1/400 SF thereafter	21
P.W-5	BLDG. 4	5,657 SF	Restaurant	1/250 SF GFA	23
	BLDG. 5	798 SF	Fast-Food Restaurant W/Drive-Thru		4
	BLDG. 6	7,399 SF	Restaurant		30
	BLDG. 7	102,414 SF	Genaeally Retail - See Tenant List		410

TOTAL GFA: 399,726 SF

TOTAL PARKING REQUIRED: 1426 SPACES

TOTAL PARKING PROVIDED: 1,805 SPACES

I would recommend you just double-check the square footage and calculations and the number of parking spaces provided in the above though. I also recommend you number the buildings on the DSP sheets as shown, as it helps clarify the parking schedule. You must also provide an updated tenant list with the Parking Schedule to confirm the 3 qualifying retail uses. There are several mistakes on the plan related to this. Per a site visit on 10/12/23, there are no abandoned restaurants and the main building (proposed Bldg. 7) on P.W-5 appears to be at capacity. The tenant list can be as simple as this (partially completed for example):

INTEGRATED SHOPPING CENTER TENANT LIST

Sec. 27-107.01.(a)(208): Shopping Center, Integrated: A group of (three (3) or more) retail stores planned and developed under a uniform development scheme and served by common and immediate off-street parking and loading facilities.

PARCEL	BLDG.	ADDRESS	TENANT	TENANT USE	ZONING USE CATEGORY
W-4A	BLDG. 1	4949 Allentown Road	From the Heart Ministries	Church, Private Svchool, Day Care	Institutional/Educational
A-1	BLDG. 2	5055 Allentown Road		Office	Commercial
W-4B	BLDG. 3	4929 Allentown Road	From the Heart Ministries	Office	Commercial
		4933 Allentown Road			
		4941 Allentown Road			
W-5	BLDG. 4	4921 Allentown Road	Kachi's Chicken	Restaurant	Commercial
	BLDG. 5	4827 Allentown Road	Checker's	Restaurant w/drive-thru	Commercial
	BLDG. 6	4801 Allentown Road	Fast Eddie's Sports Bar	Restaurant w/music & dancing	Commercial
	BLDG. 7	4803 Allentown Road	Auto Zone	Auto Parts	Retail
		4805 Allentown Road	Base Liquor's	Liquor Store	Retail
		4807 Allentown Road		Carryout Restaurant	
		4809 Allentown Road		Carryout Restaurant	
		4811 Allentown Road	Traver's Barbershop	Barber or beauty shop	Service
		4813 Allentown Road			
		4815 Allentown Road			
		4817 Allentown Road			
		4819 Allentown Road			
		4821 Allentown Road			
		4823 Allentown Road			
		4825 Allentown Road			
		4901 Allentown Road			
		4903 Allentown Road			
	4905 Allentown Road				
	4909 Allentown Road				
	4911 Allentown Road				
4913 Allentown Road					
4915 Allentown Road					
4917 Allentown Road					

9. In addition to the schedules mentioned above, the applicant should demonstrate that they meet the use specific requirements for a Private School, a Day Care and the Playground. This would be best demonstrated in a table form stating the requirement and how it is met, referencing plan sheets or specific detail, as may be applicable.
10. Applicant must also provide a loading schedule.
11. Applicant should provide a sign table associated with the purpose of the DSP. If a Departure from Sign Design Standards (DSDS) is required, it should be referenced by asterisk in the sign table.

No further comments at this time. JTB

From: [Thompson, Ivy](#)
To: [Huang, Te-sheng \(Emery\)](#)
Cc: [Holley, Edward](#)
Subject: Re: About DSP-23011from the Heart Ministries
Date: Monday, October 30, 2023 5:30:55 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[Outlook-0cve30z2.png](#)
[Outlook-rbgoph0z.png](#)
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[Outlook-akr0o0hf.png](#)
[Outlook-af0puoow.png](#)
[Outlook-rho3lwxn.png](#)

Good evening Emery,

DPR-LMES has no comments for DSP-23011 From the Heart Ministries. The project has no impact and is not adjacent to any M-NCPPC owned property.

Best,
Ivy

Ivy R. Thompson, AICP, Planner III

Land Management and Environmental Stewardship
M-NCPPC, Department of Parks and Recreation, Prince George's County
Park and Recreation Administration Building
6600 Kenilworth Avenue, 3rd Floor, Riverdale, MD 20737
Office: 301-699-2540 | Mobile: 202-430-2106
Ivy.Thompson@pgparks.com

Stay connected:



From: [Reilly, James V](#)
To: [Huang, Te-sheng \(Emery\)](#)
Cc: [PPD-PGCrefferrals](#); [Reilly, James V](#)
Subject: FW: Acceptance: DSP-23011 (FROM THE HEART MINISTRIES EDUCATION FACILITY) (PB)
Date: Thursday, August 31, 2023 1:28:35 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[DSP-23011 Cover.pdf](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Good Afternoon Mr. Huang,

The Office of the Fire Marshal has reviewed the referral for DSP-23011 From the Heart Ministries Education Facility. We have the following comments:

1. The proposed bollards and fencing will make the existing fire hydrant inaccessible for the fire department. Please provide access to this hydrant or relocate it to a location with adequate fire access. A hydrant must be located within 200' of the FDC. Please show the FDC on the drawing.

Regards. Jim

James V. Reilly
Contract Project Coordinator III



Office of the Fire Marshal
Division of Fire Prevention and Life Safety
Prince George's County Fire and EMS Department

Note new address:

9400 Peppercorn Place, Fifth Floor, Largo, MD 20774

Office: 301-583-1830

Direct: 301-583-1838

Cell: 240-508-4931

Fax: 301-583-1945

Email: jvreilly@co.pg.md.us

To pay for a fire inspection by credit card go to:

<https://www.velocitypayment.com/client/princegeorges/fire/index.html>

From: Townsend, Donald <Donald.Townsend@ppd.mncppc.org>

Sent: Thursday, August 31, 2023 11:26 AM

To: Huang, Te-sheng (Emery) <Tesheng.Huang@ppd.mncppc.org>; Henderson, Tamika

<Tamika.Henderson@ppd.mncppc.org>; Franklin, Judith <Judith.Franklin@ppd.mncppc.org>; Green, David A <davida.green@ppd.mncppc.org>; Brooke E. Larman <brooke.larman@ppd.mncppc.org>; Hughes, Michelle <Michelle.Hughes@ppd.mncppc.org>; Hancock, Crystal <crystal.hancock@ppd.mncppc.org>; Ryan, Benjamin <Benjamin.Ryan@ppd.mncppc.org>; Gupta, Mridula <Mridula.Gupta@ppd.mncppc.org>; PPD-EnvDRDreferrals <ppd-envdrdreferrals@ppd.mncppc.org>; Reilly, James V <JVReilly@co.pg.md.us>; SLToth@co.pg.md.us; SYuen@co.pg.md.us; tltolson@pg.co.md.us; Thweatt, Susan W. <swthweatt@co.pg.md.us>; Adepoju, Adebola O. <aoAdepoju@co.pg.md.us>; Giles, Mary C. <mcgiles@co.pg.md.us>; Lord-Attivor, Rene <rlattivor@co.pg.md.us>; Snyder, Steven G. <SGSnyder@co.pg.md.us>; Abdullah, Mariwan <MABdullah@co.pg.md.us>; Formukong, Nanji W. <nwformukong@co.pg.md.us>; Tayyem, Mahmoud <mtayyem@co.pg.md.us>; mayor@morningsidemd.gov; clerkmorningside@aol.com
Cc: Grigsby, Martin <Martin.Grigsby@ppd.mncppc.org>; Dorlester, Andrea <Andrea.Dorlester@ppd.mncppc.org>; Petroske, Kristin <Kristin.Petroske@ppd.mncppc.org>; Alston, Tricia <Tricia.Alston@ppd.mncppc.org>; Graham, Audrey <Audrey.Graham@ppd.mncppc.org>; Windsor, Theresa <Theresa.Windsor@ppd.mncppc.org>; Hunt, James <James.Hunt@ppd.mncppc.org>; Hurlbutt, Jeremy <Jeremy.Hurlbutt@ppd.mncppc.org>; Rotondo, Chris <Chris.Rotondo@ppd.mncppc.org>
Subject: Acceptance: DSP-23011 (FROM THE HEART MINISTRIES EDUCATION FACILITY) (PB)

CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Greetings,

This is an ACCEPTANCE of DSP-23011 (FROM THE HEART MINISTRIES EDUCATION FACILITY) to be reviewed at the **PLANNING BOARD level.**

This case was officially accepted on, **AUGUST 31, 2023**

MAJOR ISSUES DATE: **SEPTEMBER 15, 2023**

REFERRAL DUE DATE: **OCOTBER 9, 2023**

SDRC DATE: **SEPTEMBER 15, 2023**

Planning Board Pending: **NOVEMBER 9, 2023**

Please submit ALL comments to assigned reviewer, Huang, Te-sheng (Emery) Tesheng.Huang@ppd.mncppc.org and PGCReferrals@ppd.mncppc.org

DROPBOX LINK: <https://www.dropbox.com/scl/fo/5aeqwym2amlx6j3nqw6i/h?rlkey=9yj6q54x466nohov5esb4n330&dl=0> 8/25/2023

Donald R. Townsend

Planning Technician II / Applications Section / Development Review Division

 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Prince George's County Planning Department

14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772

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Division of Environmental Health/Disease Control

Date: September 7, 2023

To: Andrew Shelly, Urban Design, M-NCPPC

From: Adedola Adepaju, Environmental Health Specialist, Environmental Engineering/ Policy Program

Re: (DSP-23011) DSP-10016-01, FROM THE HEARTH MINISTRIES EDUCATION FACILITY

The Environmental Engineering / Policy Program of the Prince George's County Health Department has completed a desktop health review of the detailed site plan submission for the From the Hearth Ministries Education Facility located at the Andrews Manors Shopping Center and has the following comments/recommendations:

1. Ensure that the construction of the relocated playground designed, constructed, maintained and operated according to the guidelines and standards indicated in the Maryland State Department of Education Playground and Water safety manual and the Maryland Department of Health's Injury and Violence prevention for Playground safety guidelines.
2. During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.

If you have any questions or need additional information, please contact me at 301-883-7677 or aoadepaju@co.pg.md.us.



Angela Alsobrooks
County Executive

Environmental Engineering/Policy Program
Largo Government Center
9201 Basil Court, Suite 318, Largo, MD 20774
Office 301-883-7681, Fax 301-883-7266, TTY/STS Dial 711
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From: [ZIMMERMAN, KRISTOFER L CTR USAF AFDW 316 MSG/WG](#)
To: [Huang, Te-sheng \(Emery\)](#)
Cc: [Shelly, Andrew](#); [Dorlester, Andrea](#)
Subject: RE: Acceptance: DSP-23011 (FROM THE HEART MINISTRIES EDUCATION FACILITY) (PB)
Date: Friday, September 15, 2023 3:04:17 PM
Attachments: [image009.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)
[image017.png](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Emery,

I saw this during the SDRC meeting and since it's not in the Clear Zone or either of the Accident Potential Zones, nor does it include building a multi-story structure that would impact the airspace above, and nor does it lie within the noise contours (although it's close to the 65 dB contour that may create additional noise for the school; JBA has no issues with this project.

Thank you for the opportunity to review this project.

Best regards,

Krist

Krist Zimmerman
Joint Base Andrews
316 WG Community Planning Liaison
Office: (240) 612-0500
Mobile: (540) 395-7045 (while teleworking)



PGCPB No. 13-54

File No. DSP-10016

RESOLUTION

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on May 16, 2013, regarding Detailed Site Plan DSP-10016 for From the Heart Ministries, the Planning Board finds:

1. **Request:** The subject application is a request for approval of a private school for 208 students and a day care center with a maximum enrollment of 60 children within an existing church on a 7.76-acre property within a 21.37-acre integrated shopping center in the Commercial Shopping Center (C-S-C) Zone.
2. **Location:** From the Heart Church Ministries is located within the Andrews Manor Shopping Center at 4949 Allentown Road. The property is located approximately 0.25 mile southwest of the intersection of the northbound Capital Beltway (I-95/495) ramp and Allentown Road (MD 337), on the north side of Allentown Road.
3. **Development Data Summary:**

	EXISTING	APPROVED
Zone(s)	C-S-C	C-S-C
Use(s)	3,000-seat Church within an Integrated Shopping Center	3,000-seat Church, Private School, and Day Care within an Integrated Shopping Center
Acreage	21.37	21.37
Parcels	3	3
Square Footage	289,738	289,738
Existing Building Square Footage Tabulation: (based on the existing conditions plan)	289,738	
Total GFA on Parcel W-4A:	163,387	
Of which church sanctuary:	(27,030)	
Of which church lobby:	(6,408)	
Of which building and storage:	(60,477)	
Of which vacant and storage:	(69,472)	
Total GFA on Parcel W-4B:	10,083	
Total GFA on Parcel W-5:	116,268	

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Proposed Building Square Footage Tabulation:	289,738
Total GFA on Parcel W-4A:	(163,387)
Of which church sanctuary:	(27,030)
Of which church lobby:	(6,408)
Of which proposed school and daycare	(60,477)
Of which vacant and storage:	(69,472)
Total GFA on Parcel W-4B:	10,083
Total GFA on Parcel W-5:	116,268

OTHER DEVELOPMENT DATA

Parking Requirements

Previously approved use and occupancy permit plans for Andrews Manor Shopping Center prepared by Ben Dyer Associates indicate Parcels W-4A, W-4B, and W-5 as one integrated shopping center.

	REQUIRED	APPROVED
Total Parking Spaces (1 per every 250 sq. ft.)	1,159	1,160
of which Handicap Spaces	22	39*
Total Loading Spaces	5	8

*The site plan does not indicate how many handicap spaces are van-accessible. The site plan shall indicate conformance to the current Americans with Disabilities Act (ADA) regulations or provide a plan note as to why the site is not subject to current ADA guidelines at this time for parking space sizes and the number of van-accessible spaces provided. The size of the ADA parking spaces is shown to be 12 feet by 19 feet, whereas 13-foot by 19-foot space is the minimum required under current regulations.

4. **Surrounding Uses:** The Andrews Manor Shopping Center is generally a triangularly-shaped property. To the north of the subject property is undeveloped and vegetated land in the Rural Residential (R-R) Zone that is owned by the Maryland State Highway Administration (SHIA). Beyond that is the right-of-way for I-95/495. To the northeast are commercially-developed properties in the Commercial Shopping Center (C-S-C) Zone. The subject property is bounded to the southeast by the right-of-way for Allentown Road (MD 337), beyond which is Joint Base Andrews Properties to the southwest include apartments in the Multifamily Medium-Density Residential (R-18) Zone and a church located in the C-S-C Zone.
5. **Previous Approvals:** The subject site was the result of a resubdivision and was recorded in Plat Book CEC 91-13 on January 6, 1975. Previously approved use and occupancy permit plans for Andrews Manor Shopping Center prepared by Ben Dyer Associates indicate Parcels W-4A, W-4B,

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and W-5 as one integrated shopping center. On October 7, 2008, From the Heart Church Ministries was approved for the use of a church with 3,000 seats within the integrated shopping center by Permit 30493-2008-CU.

6. **Design Features:** From the Heart Church Ministries is located within the Andrews Manor Shopping Center on Parcel W-4, which is a 7.75-acre parcel. The shopping center also includes Parcel W-4, which is a 1.261-acre parcel, and Parcel W-5, which is a 12.36-acre parcel. The total 21.37-acre property is considered one integrated shopping center.

The church occupies one building that was designed as a warehouse. Almost half of the 163,387-square-foot space is vacant or used as storage. The existing church sanctuary is in the southeast portion of the building. A renovation of the building's interior provides an educational wing on the northeast side of the building for a private school with nursery-age education. The plans for the interior renovation indicate that numerous classroom spaces are provided, as well as offices, a lobby, welcome center, and an indoor 3,005-square-foot gymnasium.

Private schools and day care centers require outdoor play areas. Initially, the applicant submitted a proposal that showed an outdoor play area within the existing surface parking lot on the southeast side of the building in front of the church. An outdoor play area in this location would have required the removal of a large number of parking spaces that are currently required for the operation of the entire integrated shopping center. The applicant determined that an alternative location for a play area should be considered.

The detailed site plan currently proposes an off-site play area on R-R-zoned property to the north, which is owned by SHA. The entire state-owned property is approximately 7.3 acres and extends along the rear of the shopping center. This property contains existing woodland, vegetation, and a drainage channel, and abuts the right-of-way for I-95/495. The land behind the church building is rectangularly-shaped and is approximately 200 feet in depth by 600 feet in length. The property is partially separated from I-95/495 by an existing variable-height sound wall that begins along the right-of-way behind the church building and continues south along I-95/495, offering protection to existing residentially-developed properties to the south. The applicant has provided executed copies of a one-year lease agreement for the use of the land directly behind the church building.

The off-site play area is proposed in the southwest portion of the state-owned property in an area that is entirely behind the sound wall for I-95/495. The sound wall ends northeast of the play area at the rear of the church building. Access to the play area is proposed from the rear of the church building. A raised crosswalk is proposed across the limited access one-way driveway along the rear of the building. This crosswalk leads to an asphalt walkway that extends to the play area. The play area will be fenced by a five-foot-tall steel fence and includes mulch play areas to be installed with play equipment and seating, and an asphalt play area which includes a full basketball court. The plan shows a separate fenced play area for the nursery school aged children, and a seating area for the supervisor of children within the play area. A larger scale detail of the play area shall be provided prior to signature approval of the plans, so more specific features of the plan may be understood, specifically points of access and locations of the proposed gates.

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7. **Conformance to the applicable sections of the Zoning Ordinance:** The Planning Board finds that, as approved with conditions, the detailed site plan is in conformance with Section 27-454, C-S-C Zone; Section 27-461, Uses Permitted in the C-S-C Zone; Section 27-462, Regulations in the C-S-C Zone; Part 11, Off-Street Parking and Loading; and Part 12, Signs, of the Zoning Ordinance. The proposed private school and day care center are permitted uses in the C-S-C Zone, subject to additional requirements contained in Sections 27-462 and 27-464.02.

a. The detailed site plan complies with Section 27-463(a) of the Zoning Ordinance, which sets forth additional required findings for private schools in commercial zones:

(1) Requirements.

(A) The school shall be located on a parcel of at least five (5) acres, on which the maximum enrollment shall be four hundred (400) students. For each acre over five (5), the total enrollment may be increased by one hundred (100) students. State and local health, education, or fire regulations may reduce the number of students permitted to be enrolled. For the purposes of this Section, enrollment shall mean the total number of students enrolled in the institution at any one (1) time. If there are separate morning, afternoon, and evening sessions, each one of which is attended by different students, enrollment shall mean the number of students enrolled in the session having the largest number of students.

Parcel W-4 is 7.75 acres which meets the above requirement. The proposed enrollment is 208 students which is within the limits of the above provision.

(B) The school may be located on a separate parcel of not less than two (2) acres if enrollment is limited to ninety (90) students, school programs are only for special education students referred from other public or private schools, and all school programs are certified or accredited by the State of Maryland.

The Planning Board finds that the above provision does not apply.

(C) The property shall have frontage on, and direct vehicular access to, a street having a paved surface at least thirty six (36) feet wide. This shall not apply where the property is located in sparsely settled or farm area, or where the Planning Board determines that adequate passenger debarkation areas are provided.

A "street" may be an "easement along which development is authorized pursuant to Subtitle 24." There is an easement at the southwestern corner of the site. This

easement appears to have been created specifically for access to the subject property, and it has a pavement width of approximately 52 feet. Therefore, the Planning Board finds that this easement is a "street" as defined by Subtitle 27 of the Zoning Ordinance, and it is sufficient in width to meet the requirements of the law.

- (D) An outdoor playground or activity area shall be provided. It shall contain at least one hundred (100) square feet of usable space per student, unless the private school is for special education students and the owner or applicant demonstrates that less usable space per student will be adequate. In no case shall the playground or activity area have less than twenty-five (25) square feet per student. The area shall be located at least twenty-five (25) feet from any dwelling on an adjoining lot and buffered from adjoining uses in accordance with the provisions of the Landscape Manual. The area shall be enclosed by a substantial wall or fence at least three (3) feet high for grades six (6) and below, and at least five (5) feet high for other grades.**

The subject application proposes an off-site play area to meet the requirements of Section 27-463(a)(1)(D) of the Zoning Ordinance. Because an off-site play area is not explicitly discussed as an option in the above provision, as is the case for other uses such as day care centers, it is necessary to conclude that an outdoor play area must be provided on the subject site. For this reason, the approval of a variance is required to allow an off-site play area.

See Finding 8 for additional discussion of the variance request.

As approved with conditions, the off-site play area will meet the size requirements contained in Section 27-463(a)(1)(D). Two-hundred and eight private school students are proposed. The provided school offers nursery education through high school and is not specifically for special education students; therefore, 100 square feet of play area is the minimum required per student. A total of 20,800 square feet of play area is required for the private school. The site plan indicates that the play area will be enclosed by a five-foot-tall steel fence.

The above provision also requires that the outdoor play area be buffered from adjoining uses in accordance with the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). In consideration of the above provision, a Type "A" bufferyard inclusive of a 20-foot building setback and a 10-foot landscape yard shall be provided between the playground and adjacent multifamily buildings. The proposed play area is located over 80 feet from the nearest residential dwelling on an adjoining lot. A wooded buffer will remain between and serve to further separate the play area from the adjacent multifamily development.

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Prior to certificate approval of the plans, the distance from the private school play area to the nearest dwelling on an adjoining lot shall be delineated and labeled on the plan. The location of the existing trees shall also be delineated on the landscape plan. The landscape plan shall indicate the location of a minimum Type "A" bufferyard along the southwestern property line. This bufferyard will be satisfied largely through the use of existing trees.

- (E) The requirements of this Section shall not apply to the use of existing public schools which have been conveyed by the Prince George's County Board of Education to either Prince George's County or to any municipality within the County, provided the County or municipality:**
 - (i) Maintains ownership of the facility and operates a school in it; or**
 - (ii) Leases the facility for use as a private school (of any type).**

The Planning Board finds that the above provision does not apply.

(2) Site plan.

- (A) A Detailed Site Plan shall be approved for all private schools, in accordance with Part 3, Division 9, of this Subtitle.**

The Planning Board finds that the subject application has been submitted in fulfillment of the above requirement.

- b. The subject application includes a day care use to afford the applicant the opportunity to offer before and after care for the nursery school. As approved with conditions, the detailed site plan complies with Section 27-464.02(a) of the Zoning Ordinance, which sets forth additional required findings for a day care center for children in commercial zones:

(1) Requirements.

- (A) An ample outdoor play or activity area shall be provided, in accordance with the following:**
 - (i) All outdoor play areas shall have at least seventy-five (75) square feet of play space per child for fifty percent (50%) of the licensed capacity or seventy-five (75) square feet per child for the total number of children to use the play area at one (1) time, whichever is greater;**

According to this standard, a minimum 2,250-square-foot outdoor play area is required for 30 children, half of the proposed day care center's maximum enrollment of 60 children. The site plan shall indicate adequate play area for the private school enrollment plus the day care center enrollment, even though it is understood that some of the same children will be served by both uses. In total, 23,050 square feet of play area (0.53 acre) is required for both uses: 20,800 square feet for the private school and 2,250 square feet for the day care use. The site plan shall demonstrate adequate play area prior to certificate approval of the plans.

(ii) All outdoor play areas shall be located at least twenty-five (25) feet from any dwelling on an adjoining lot, and shall be enclosed by a substantial wall or fence at least four (4) feet in height;

The outdoor play area is proposed on an adjoining lot, which is permitted pursuant to Section 27-464.02(a)(1)(A)(iv) of the Zoning Ordinance below. The designated day care play area will be enclosed by a four-foot-tall steel fence. Portions of the fence will be five feet tall. An evaluation of aerial imagery indicates that the play area is proposed approximately 80 feet from the nearest multifamily building. The distance from the play area to the closest dwelling on an adjoining lot shall be indicated on the plan.

(iii) A greater setback from adjacent properties or uses or a higher fence may be required by the Planning Board if it determines that it is needed to protect the health and safety of the children utilizing the play area;

The Planning Board finds that the setback from adjacent properties proposed on the plan is appropriate in order to maintain the greatest distance between the play area and the Interstate. The play area as proposed will be behind the sound wall along I-95/495. The height of the fence around the play area, the applicant proposes a berm with an eight-foot-tall board-on-board fence on top to further separate the play area from the Interstate. This berm, fencing, and the proposed evergreen trees along it will be a visual barrier and a physical barrier to further protect the health and safety of the children utilizing the play area.

(iv) An off-premises outdoor play or activity area shall be located in proximity to the day care center, and shall be safely

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accessible without crossing (at grade) any hazardous area, such as a street or driveway.

The off-site play area is approximately a 330-foot walk from the day care center. The Planning Board finds that children do not have to cross any hazardous area to access the play area. A one-way drive aisle must be crossed, but this drive aisle has gated access. The site plan indicates the location of a raised crosswalk and a painted stop bar on the asphalt as a further notification to vehicles of this small crossing.

(v) The play area shall contain sufficient shade during the warmer months to afford protection from the sun;

The play area design proposes a considerable number of new shade trees and evergreen trees. While these trees will provide beneficial shade in the long-term, in the short-term, a shade structure shall be provided. A detail for a shade structure shall be provided prior to signature approval of the plans.

(vi) Sufficient lighting shall be provided on the play area if it is used before or after daylight hours to insure safe operation of the area; and

The Planning Board finds that given the location of the play area behind the shopping center, the play area shall not be used before or after daylight hours, although adequate lighting shall be provided to allow for proper surveillance of the play area. The location of existing and proposed lighting shall be identified on the plans.

The applicant indicates that surveillance cameras are in place to monitor the site. These cameras utilize infrared technology and do not require outdoor lighting for effective operation. This will be considered in the evaluation of adequate lighting levels for the play area.

(vii) Outdoor play shall be limited to the hours between 7 a.m. and 9 p.m.

The Planning Board finds that the play area shall not be used for school or day care uses before or after daylight hours. A note to this effect shall be added to the General Notes on the plan.

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(2) Site plan

(A) A Detailed Site Plan shall be approved for the center, in accordance with Part 3, Division 9, of this Subtitle, to insure compliance with the provisions of this Section.

This application has been filed to fulfill this requirement. The plan also meets the additional submittal requirements of Section 27-464.02(a)(2)(B) of the Zoning Ordinance.

- c. The application is subject to Section 27-568, Schedule of [parking] spaces required. Parking is sufficient to serve an integrated shopping center, as outlined by the Zoning Ordinance. Integrated shopping centers generally have smaller parking and loading requirements than uses not located within an integrated shopping center. Section 27-107(a)(208) of the Zoning Ordinance defines an integrated shopping center as a group of three or more retail stores planned and developed under a uniform development scheme and served by common and immediate off-street parking and loading facilities. If the center is unable to maintain three retail uses, the shopping center will lose its categorization as an integrated shopping center, and parking and loading must be provided on a unit-by-unit basis. A change in tenant mix that results in the Andrews Manor Shopping Center no longer being considered an integrated shopping center would create the need for departures from the number of parking and loading spaces required. The status of the integrated shopping center will be monitored by The Maryland-National Capital Park and Planning Commission (M-NCPPC) during the review of use and occupancy permits for new tenants within the center. A note shall be provided on the site plan to indicate that, should there ever be fewer than three retail tenants within the shopping center, the parking ratio specified for integrated shopping centers could not be used, and that parking would have to be provided on a unit-by-unit basis.

If the status of the development should cease to be that of an integrated shopping center, then the parking required for the church and proposed uses would be as follows:

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Parking Required for the subject uses if not located within an integrated shopping center.

Church	
3,000 seats (one space per 4 seats)	750 spaces
Private School	
39 students Grade 10 and above (one space per 3 students)	13 spaces
169 students nursery to Grade 9 (one space per 6 students)	29 spaces
Day Care Center	
60 children (one space per 8 children)	8 spaces
Total:	800 spaces

d. Signage on the subject site is governed by Section 27-617, Institutional-Other than Temporary, of the Zoning Ordinance which states:

(a) **In any zone (except Comprehensive Design and Mixed Use Zones) where a church; library; school; hospital; fire station; community center; day care center for children; service, fraternal, or civic organizations; or other similar institution is allowed, a sign may be erected. Institutional signs shall meet the following design standards:**

- (1) **Maximum area for each sign - 48 square feet.**
- (2) **Maximum height - 8 feet above finished grade at base of sign.**
- (3) **Minimum setback - 15 feet from adjoining land in any Residential Zone (or land proposed to be used for residential purposes in a Comprehensive Design, Mixed Use, or Planned Community Zone).**
- (4) **Type allowed - freestanding or attached to a building.**
- (5) **Maximum number - 1 per street the property fronts on (must face street frontage).**

While building elevations have not been submitted for review, it is evident from site visits that building-mounted signage in excess of the above requirement exists on the site. Either the signage in excess of the requirements of the Zoning Ordinance shall be removed from the building face, or the applicant shall obtain approval of a departure from sign design standards (DSDS).

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In accordance with Section 27-623 of the Zoning Ordinance, Incidental building identification, signage with a maximum area of two square feet may be attached to a building, as necessary.

8. **Required Findings for Approval of a Variance:** The applicant proposes an off-site play area for the private school, which is not explicitly allowed by Section 27-463(a)(1)(D). Section 27-230 of the Zoning Ordinance contains the following required findings to be made before a variance can be granted.

(a) **A variance may only be granted when the District Council, Zoning Hearing Examiner, Board of Appeals, or the Planning Board as applicable, finds that:**

- (1) **A specific parcel of land has exceptional narrowness, shallowness, or shape, exceptional topographic conditions, or other extraordinary situations or conditions;**

The Planning Board finds that the Andrews Manor Shopping Center is somewhat unusual in shape, as it is generally a long narrow triangle. Furthermore, the existing property was developed in the 1970's and except for a few landscape islands within the parking lot and a landscape strip along the street, the property as it exists is devoid of natural area and vegetation, which is the most appropriate setting for a play area. The property is entirely developed with structures and with surface parking that is required to meet the minimum requirements of the Zoning Ordinance. The site plan indicates that 47.7 percent of Parcel W-4, the specific parcel upon which the existing church is located, is developed with existing roads and parking; and 46.4 percent of the parcel is developed with buildings. The existing site and longstanding developed conditions make it impossible to meet the requirements of Section 27-463(a)(1)(D) on the subject site.

- (2) **The strict application of this Subtitle will result in peculiar and unusual practical difficulties to, or exceptional or undue hardship upon, the owner of the property; and**

The applicant indicates that strict application of the Zoning Ordinance will result in an undue hardship to From the Heart Church Ministries in that the required needs/amenities for the school are provided in the site plan and non-approval will result in the immediate shut down of the school.

The Planning Board finds that the strict application of this Subtitle would likely result in the disapproval of the application, as no reasonable alternative for an on-site play area has been provided. The provision of an on-site play area would require the removal of existing buildings or required parking to make room for the play area on the fully-developed site. If large amounts of required parking spaces were removed, a substantial departure from parking and loading spaces would be required. There is no expectation that such an

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extensive departure from the parking space requirements could be approved by the Planning Board.

(3) The variance will not substantially impair the intent, purpose, or integrity of the General Plan or Master Plan.

The Planning Board finds that the variance will not impair the intent, purpose, or integrity of the 2002 *Prince George's County Approved General Plan* or the 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area* (Henson Creek-South Potomac Master Plan and SMA). The application is located in the Developed Tier. The vision for the Developed Tier is a network of sustainable, transit supporting, mixed-use, pedestrian-oriented, medium- to high-density neighborhoods. The adaptive reuse of underutilized commercial and industrial buildings is encouraged. The approval of the variance request will promote an adaptive reuse of the subject site for a private school and day care.

The Henson Creek-South Potomac Master Plan and SMA retained the subject site in the C-S-C Zone. The proposed uses are permitted in the C-S-C Zone; therefore, the intent of the plans is in no way impaired.

9. **Prince George's County Landscape Manual:** The Planning Board finds that the site is not subject to Sections 4.1, 4.2, 4.3, 4.6, 4.7, 4.8, 4.9, or 4.10 the 2010 *Prince George's County Landscape Manual* (Landscape Manual) because the proposal does not involve a change of use from a lower to a higher intensity use category, an increase in impervious surface, or an increase in any building's gross floor area.

This application is subject to Section 4.4, Screening Requirements, of the Landscape Manual. Per Section 4.4, trash facilities and loading areas are required to be screened.

The site is subject to pre-Landscape Manual requirements. The previously approved landscape plans for the shopping center indicate that five percent of the parking lot shall include interior planting area. Also, a landscape strip along the site's frontage to be planted with 40 shade trees and 196 shrubs is required. A note indicating the landscape requirement shall be provided on the plan. Failure to maintain required landscaping may result in a zoning violation.

10. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The Planning Board finds that the subject site is exempt from the requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property contains less than 10,000 square feet of woodland on-site and has no previous tree conservation plan approvals. A valid letter of exemption should accompany all future permits.

The off-site play area will impact existing woodlands and vegetation on a portion of Parcel 182. This property is owned by the state. Impact to existing woodlands and natural features on this

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adjacent property will require review and approval by Maryland Department of Natural Resources (MD DNR).

11. **Tree Canopy Coverage Ordinance:** The Andrews Manor Shopping Center will not be the subject of a grading permit to implement the subject detailed site plan. Therefore, the shopping center is exempt from the requirements of the Tree Canopy Coverage Ordinance.

The off-site play area is proposed on two wooded parcels that are under the jurisdiction of the State of Maryland. The Planning Board understands that any proposed woodland clearing will be required to be replaced by the State of Maryland. For this reason, the purposes of the Tree Canopy Coverage Ordinance will be met on the adjacent parcel, although it is not subject to the requirements of the Tree Canopy Coverage Ordinance.

12. **Further Planning Board Findings and Comments from Other Entities:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
 - a. **Community Planning**—The Planning Board adopts the following:
 - (1) The application is located in the Developed Tier. The vision for the Developed Tier is a network of sustainable, transit supporting, mixed-use, pedestrian-oriented, medium- to high-density neighborhood. It also encourages the adaptive reuse of underutilized/obsolete public, commercial, and industrial buildings to provide school space, and boarded-up buildings seen as community eyesores.
 - (2) The April 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area* retained the existing C-S-C Zone. However, the subject property is within the Andrews Manor future mixed-use rezoning area where applications for mixed-use zoning is recommended to implement the concepts and guidelines contained in the plan text.
 - (3) This application is for the reuse of part of an existing building for a private school and day care. The revised plan shows a change in the location of the playground from the parking area to the rear of the building. The noise and safety impacts resulting from the relocated playground adjacent to a heavily travelled high-speed roadway need to be determined. Consideration has been given to locating the playground inside the limits of the sound wall.
 - b. **Transportation Planning**—Day care centers for children are permitted in many zones, including the C-S-C Zone, subject to detailed site plan review. Detailed site plan review focuses on general site issues, as well as specific issues such as the size and location of the day care play area, along with issues of setbacks, lighting, shade, and hours of operation. There are no transportation-related findings required.

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Private schools are permitted in many zones, including the C-S-C Zone, subject to detailed site plan review. Detailed site plan review focuses on general site issues, as well as specific issues such as the size and location of the site, access to the site, and the size and buffering of the outdoor activity area. There are no transportation-related findings required.

The private school and day care center are proposed within the Andrews Manor Shopping Center. The final plat was recorded on January 6, 1975. There are no caps on development that would restrict this expansion of the use. Because the site is currently developed and no construction is proposed, there will be no preliminary plan. The day care use would generate 17 AM and 17 PM peak-hour vehicle trips, assuming that 65 percent of traffic is pass-by (already using the adjacent street). The private school use would generate 133 AM and 47 PM peak-hour vehicle trips.

The site backs to right-of-way associated with the Capital Beltway (I-95/495), but otherwise is not adjacent to or within any master plan rights-of-way. The existing right-of-way associated with the Capital Beltway (I-95/495) is consistent with the 2009 *Approved Countywide Master Plan of Transportation* recommendations for that facility. The uses are to be served by an existing main driveway that connects directly to Allentown Road (MD 337). Other driveways within the site connect to existing internal driveways on the adjacent shopping center site that connect to MD 337 as well. This is acceptable.

As such, aside from noting the requirements and the major features of the plan, the Transportation Planning Section has no comments on this plan.

- c. **Trails**—The plan conforms to the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the April 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area* (master plan).

Both the MPOT and the area master plan recommend designated bike lanes and continuous sidewalks along Allentown Road (MD 337). The MPOT includes the following text related to the need for these facilities:

These facilities will link established residential communities with existing school and park facilities. Public facilities along the road include Tayac Elementary School, Isaac J. Gourdine Middle School, Friendly High School, and the Allentown Road Fitness and Aquatic Center (MPOT, page 24).

A standard sidewalk exists along the shopping center's entire frontage of Allentown Road (MD 337). Designated bike lanes can be provided by the Maryland State Highway Administration (SHA) at the time of road resurfacing or restriping. These lanes will be accommodated either within the existing right-of-way or within any additional right-of-way required by SHA. No recommendations regarding the sidewalk or bike lanes

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are necessary at this time, unless required by SHA. Typically designated bike lanes are not striped for individual property frontages, but are completed at the time of road resurfacing or reconstruction when longer continuous segments of bike lanes can be completed.

Internal pedestrian facilities at the shopping center are largely limited to the sidewalks immediately in front of the commercial space. The applicant proposes adding a crosswalk that will better connect the proposed use to the commercial space to the east. This crosswalk is acceptable as marked and labeled on the plans. A crosswalk linking the daycare with the planned playground is also shown. The plan details include a schematic for a raised crosswalk and proposes two raised crosswalks that will enhance safety on the site. One is proposed at the rear of the site to the play area, and the other is proposed at the building's front entrance to the parking lot. Both crossings are acceptable.

d. **Subdivision Review**—The Planning Board adopts the following:

- (1) The church property is located on Tax Map 98 in Grid D-1, known as Parcel W4-A and is zoned Commercial Shopping Center (C-S-C). Parcel W4-A was the result of a resubdivision and was recorded in Plat Book CEC 91-13 on January 6, 1975.
- (2) The existing record plat for Parcel W4-A contains no restriction on adequate public facilities and no public utility easements (PUEs), therefore the site is not required to file a preliminary plan of subdivision. The site plan shows the boundary of the property as reflected on the record plat and property tax map. However the bearings and total acreage of Parcel W4-A on the site plan do not reflect the bearings and acreage (7.75 acres) on the record plat. The applicant shall correct these inconsistencies on the site plan. The result of not correcting this information will result on a hold being placed on any future permits.

e. **Environmental Planning**—The Planning Board adopts the following:

- (1) **Site Description:** According to PGAtlas.com, there are no woodlands, streams, wetlands, or associated 100-year floodplains found to occur on this property. According to the Natural Resources Conservation Service web soil survey, the principal soils on this site are Fallsington –urban land complex, Udorthents and Urban land – Sassafras complex, which pose no particular problems related to land development. The site is not located in a Sensitive Species Protection Review Area based on a review of the SSPRA GIS layer prepared by the Heritage and Wildlife Service, Maryland Department of Natural Resources. Although located adjacent to I-95/495, the proposed commercial use (school) is generally not regulated for noise impacts, but the proposed playground use is regulated for noise impacts. There is a noise barrier wall that is located adjacent to the on-site existing structure and I-95/495, but it does not run the entire length of the project. The proposed use is not expected to be a noise generator. The property drains to Oxon

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Run and then to the Potomac River, which is in the Washington Metro Area watershed. This site is located in the Developing Tier and also found in the 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek and South Potomac Planning Area*. The subject property contains Network Gap areas within the designated network of the 2005 *Approved Countywide Green Infrastructure Plan*.

- (2) **Natural Resources Inventory (NRI):** The on-site project area with the existing warehouse structure and parking has an approved NRI equivalency letter. On the adjacent property upon which the play area is proposed there is a water course and associated stream buffer. The off-site work does not require an NRI, because it is a state-owned property, but the Maryland Department of the Natural Resources (MD DNR) will need to review and approve the proposed woodland impacts.
- (3) **Noise:** The proposed use is a combination of church, school and accessory (playground) uses. The submitted DSP does not show the location of the unmitigated 65 dBA Ldn ground level noise contour. According to the Environmental Planning Section's noise model, the unmitigated 65 dBA Ldn noise contour is approximately 923 feet from the centerline of I-95/495. There is an existing sound barrier wall located along the shoulder area of the adjacent Interstate I-95/495. The sound barrier will mitigate the noise impacts significantly; however this noise wall does not go the entire length of the project area and stops more than halfway past the proposed playground area. According to PGAtlas.com, the base topography of this area is relatively flat and goes from elevation 252 at the barrier wall to 260 at the existing building line.

A revised DSP has been submitted showing an eight-foot board-on-board fence around the outer northern edge of the playground.

According to the 2002 *Prince George's County Approved General Plan*, the County's primary purpose is to protect the present and long-term health, safety and welfare of all its residents; and although the county will neither attempt nor be able to eliminate all risk, it will consider these factors when taking any public action.

The area beyond the noise wall may be impacted by noise levels over 75 dBA Ldn. The location of the proposed playground shall be located completely behind the existing noise wall so that no portion of the playground is exposed to I-95/495, and designed so that noise levels are reduced.

The applicant proposes to mitigate noise by relocating the play area entirely behind the sound wall. In addition the application proposes a five-foot-high berm along the eastern boundary of the play area with an eight-foot-tall board-on-board

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fence on top. This berm will be planted with Green Giant Arborvitae trees. These measures will provide additional noise mitigation for the proposed play area.

- (4) A Stormwater Management Concept Approval Letter shall be provided, if required by the Department of Public Works and Transportation (DPW&T).
- f. **Permit Review**—The Permit Review Section provided review comments for the detailed site plan. All comments have been addressed through plan revisions and recommended conditions of approval.
- g. **Department of Public Works and Transportation (DPW&T)**—In a memorandum dated March 28, 2012, DPW&T offer the following comments:

Allentown Road (MD 337) is a State-maintained roadway; therefore coordination with the state is required.

The proposed DSP is consistent with an approved DPW&T Stormwater Management Concept 17247-2010 dated September 3, 2010.

The off-site improvements may require an approved stormwater concept plan. The applicant shall provide evidence of a stormwater concept approval or exemption, prior to certificate approval of the detailed site plan.
- h. **Prince George's County Health Department**—In a memorandum dated January 8, 2013, the Health Department stated that the Environmental Engineering Program of the Prince George's County Health Department had completed a health impact assessment review of the subject DSP and had the following recommendations:
 - (1) The site is located adjacent to an arterial roadway and major freeway where high-traffic volumes can be expected and therefore subject to the potential adverse health impacts associated with traffic-related noise. Published scientific reports have found that road traffic, considered a chronic environmental stressor, could impair cognitive development in children, such as reading comprehension, speech intelligibility, memory, motivation, attention, problem-solving, and performance on standardized tests. Noise can also be detrimental to health with respect to hearing impairment, sleep disturbance, cardiovascular effects, psychophysiologic effects, psychiatric symptoms, and fetal development. The applicant should provide details regarding the modifications, adaptations and /or mitigation to be provided as necessary to minimize the potential adverse health impacts of noise on the susceptible population.

The applicant has revised the plan to provide increased noise mitigation. The play area has been relocated behind the sound wall and additional berms, fencing, and a buffer of evergreen trees are now proposed.

- (2) The site is located adjacent to an arterial roadway and major freeway where high-traffic volumes can be expected and therefore subject to the potential adverse health impacts associated with traffic-related air pollutants. There is an emerging body of scientific evidence indicating that exposure to traffic-related air pollution is a cause of and trigger for asthma; and that living, working or going to school near a busy roadway or freeway increases the severity of asthma symptoms, especially in children. The applicant should provide details regarding modifications, adaptations and/or mitigation as necessary to minimize the potential adverse health impacts of air pollutants on the susceptible population.

The Planning Board has no authority granted by the Zoning Ordinance to deal with issues of this kind.

- i. **Prince George's County Police Department**—On December 11, 2012, Corporal Richard Kashe of the Prince George's County Police Department, conducted a site visit for the subject proposal and provided the following recommendations:

The subject site is isolated and close to the Capital Beltway (I-95/495). Children should be closely supervised while outdoors. Additionally, closed-circuit television is recommended as a form of surveillance for the play area.

The Planning Board supports the Police Department's recommendation. The church building is a converted warehouse building and there are no windows along the back of the building to allow for natural surveillance of the play area at the building's rear. The children should always be supervised by adults while utilizing the play area. In addition, video surveillance shall be provided along the back and sides of the building.

- j. **Maryland Department of Human Resources**—The Prince George's County Childcare Office within the Maryland Department of Human Resources is the authority for day care license approvals within Prince George's County. In an e-mail dated April 4, 2013, (Chester to Fields), the regional manager indicated that the outdoor play area should be secured. Additionally, The M-NCPPC Planning Department should consider the following: surrounding businesses in the shopping center, potential conflicts with delivery trucks, traffic control, and accessibility to the children, safety precautions, outdoor play surface, and equipment (including portable items).

Regarding these issues the Planning Board adopts the following:

- (1) **Play Area Security:** The play area shall be secured with a durable fence that eliminates possible access from the site to I-95/495. An additional five-foot-tall chain-link fence shall be provided from the swing gate at the north corner of the building to the wood fence proposed on top of the berm. A fence in this location would further limit access to the play area from commercial properties and limit

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the ability for children to access the area behind the vegetated and fenced berm. There is also an existing chain-link fence on the SHIA property that further impedes access to the roadway.

- (2) **Surrounding Businesses:** The warehouse building that houses the church is not physically connected to any commercial business. A thrift retail business, Value Village, is the closest business to the proposal and it is located in the shopping center building next to the church, separated from the church by a drive aisle and existing parking. There is a donation center on the west side of the Value Village. This is essentially a loading and donation center drop-off zone. Because the public will frequently access the west side of the building for drop-offs, care shall be taken to adequately secure the play area and maintain proper surveillance of this side of the building.
- (3) **Location of Delivery Trucks and Traffic Control:** Loading for the shopping center is not indicated on the detailed site plan, and it shall be shown on the plan prior to signature approval. Loading is shown on the previously approved permit plans. Loading for the church building is shown near the front of the building; therefore, there is no conflict with loading and the proposed play areas at the back of the property. As the detailed site plan shows the location of a new loading door on the east side of the building, it would appear that this side of the building would be used for the location of a future dumpster enclosure. The location of any proposed dumpsters shall be shown on the plan and a durable, non-wood, non-white enclosure shall be provided. Any proposed dumpsters shall be proposed away from the proposed play areas and access to it.

The access drive along the back of the church building is proposed to be fenced and gated to control access in this area and promote the safety of children. Parking is proposed within this gated area. It is unclear who will utilize the parking in the secured area.

The loading for the commercial businesses is located at the rear of the shopping center. The loading areas for the commercial properties are visible from the access drive at the rear of the church/warehouse building, but the commercial loading areas have their own access drive, which is not disrupted by the gating of the access drive behind the church building.

- (4) **Outdoor Play Surface and Equipment:** There are two types of outdoor play areas that are proposed. There are play areas with a mulch surface and play equipment, and there is an asphalt play area that includes a basketball court.

Prior to certificate of approval of the plan, a 1:10 scale or 1:20 scale detail of the play area shall be provided. This sheet shall indicate adequate mulch depth for areas with play equipment, and demonstrate that adequate fall distances around

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the play equipment are provided. All play equipment shall also be installed by a certified professional.

- k. **State Highway Administration (SHA)**—A response from SHA, Access Management Division received on November 15, 2012, offered no comment regarding this application, as the existing access is adequate.

The applicant has provided a copy of a Vacant Land Lease Agreement completed with the Property Asset Management Division of the State Highway Administration. The one-year renewable lease was executed on September 1, 2012 by and between SHA on behalf of the State of Maryland and From the Heart Church Ministries. The lease is for the use of approximately one-acre of land owned by the State of Maryland, which is not immediately needed for the construction or operation of I-95/495.

A recommendation of approval of the subject application is based upon the understanding that an off-site play area may be provided on the vacant SHA property. If at any point SHA determines that the lease should be terminated and the play area is no longer permitted on their property, then the subject approval will no longer be valid, and a revision to the detailed site plan will be necessary.

- l. **Fire/EMS Department, Maryland Department of Human Resources, and Public Utility Companies**—Referral comments were not returned from the Fire/EMS Department, the Maryland Department of Human Resources, and public utility companies at the time of the writing of this technical staff report.

13. Based on the foregoing and as required by Section 27-285(b)(1) of the Zoning Ordinance, 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.
14. Section 27-285(b)(4) of the Zoning Ordinance requires that a detailed site plan demonstrate that regulated environmental features have been preserved and/or restored to the fullest extent possible. Because the site does not contain any regulated environmental features this required finding does not apply.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the Detailed Site Plan DSP-10016, including a Variance from Section 27-463(a)(1)(D) subject to the following conditions:

1. Prior to certification of the detailed site plan, the following information shall be provided or revisions shall be made:

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- a. The site plan shall indicate conformance to the current Americans with Disabilities Act (ADA) regulations or provide a plan note as to why the site is not subject to current ADA guidelines for parking space sizes and the number of van-accessible spaces provided.
- b. The use of the State of Maryland-owned property shall be indicated as "vacant."
- c. The play area concept shall be indicated on the overall detailed site plan sheet (Sheet C-3.1).
- d. A note shall be added to the General Notes to indicate that the play area should not be used for school or day care uses before or after daylight hours.
- e. The distance from the private school play area to the nearest dwelling on an adjoining lot shall be delineated and labeled on the plan.
- f. The plan shall indicate the location of a minimum Type "A" bufferyard along the southwestern property line.
- g. The location of the existing vegetative buffers to remain shall be delineated on the plan.
- h. The site plan shall demonstrate adequate play area for the 208-student private school and 60-child day care use. A minimum of 23,050 square feet of play area shall be provided.
- i. A 1:10 scale or 1:20 scale detail of the play area shall be provided. This detail shall indicate a minimum mulch depth for areas with play equipment in accordance with the requirements of the Consumer Product Safety Commission, and demonstrate that adequate fall distances around the play equipment are provided.
- j. The play area detail shall indicate the location of all gates that access the play area.
- k. A note shall be provided to indicate that all play equipment shall be installed by a certified professional.
- l. Provide a detail for a shade structure that shall be utilized in the play area.
- m. Details of and locations for existing and proposed lighting for the play area shall be provided.
- n. A five-foot-tall chain-link fence shall be provided from the swing gate at the north corner of the building to the end of the proposed wood fence on top of the berm.
- o. Locations of existing loading spaces shall be shown on the plan.

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- p. Details of attractive and durable screening measures for proposed dumpsters and proposed loading shall be indicated on the site plan.
 - q. A note of exemption from the requirements of the 2010 *Prince George's County Landscape Manual* shall be placed on the site plan.
 - r. The pre-Landscape Manual planting requirements shall be indicated on the site plan.
 - s. A note shall be provided on the site plan to indicate that, to remain an "integrated shopping center," the Andrews Manor Shopping Center must maintain at least three retail tenants. If the center is unable to maintain three retail tenants, the parking and loading must be provided on a unit-by-unit basis.
 - t. Provide evidence of a stormwater concept approval for the off-site improvements, or a letter of exemption.
 - u. The bearings and distances on the site plan shall reflect the record plat.
 - v. The applicant shall provide a statement indicating their security plans for the school. This security plan shall include video surveillance along the back and sides of the building.
2. Existing building-mounted signage in excess of that permitted by the Zoning Ordinance shall be removed from the building face, or the applicant shall obtain approval of a departure from sign design standards.
 3. If at any point the State Highway Administration determines that the lease for the off-site play area should be terminated and the play area is no longer permitted on their property, then the subject approval will no longer be valid, and a revision to the detailed site plan shall be necessary for the continuation of the private school and day care use.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

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* * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Bailey, seconded by Commissioner Shoaff, with Commissioners Bailey, Shoaff and Hewlett voting in favor of the motion, and with Commissioners Geraldo and Washington absent at its regular meeting held on Thursday, May 16, 2013, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 6th day of June 2013.

Patricia Colihan Barney
Executive Director

By *Jessica Jones*
Jessica Jones
Planning Board Administrator

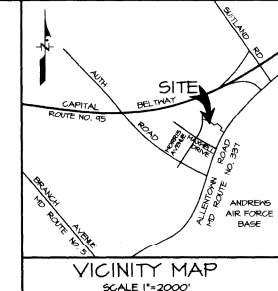
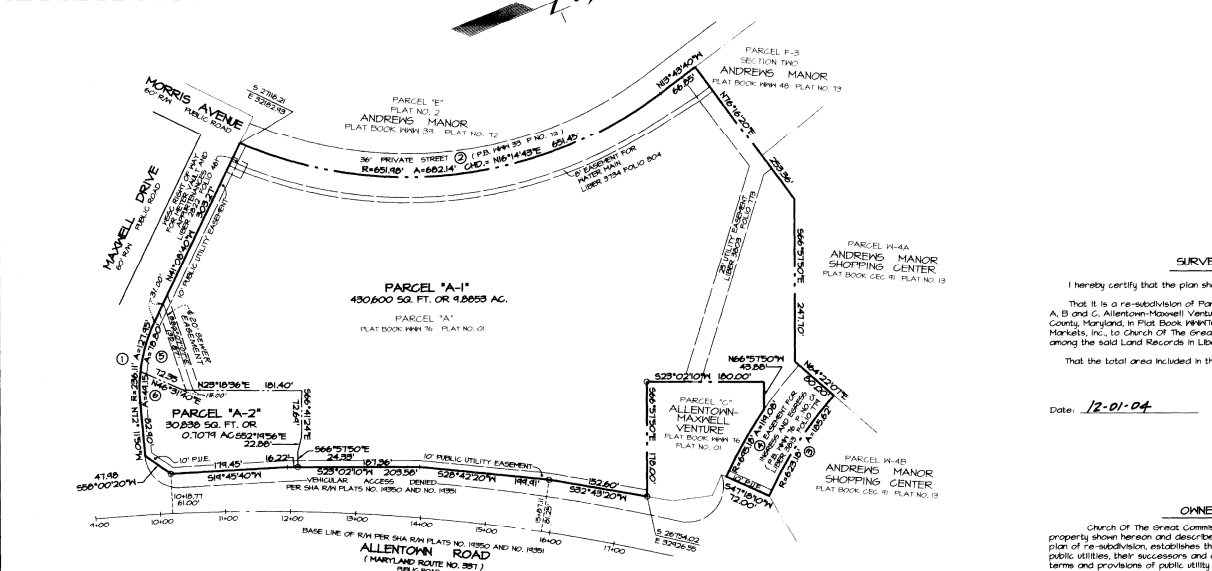
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APPROVED AS TO LEGAL SUFFICIENCY.

Walter Mills
M-NCPPC Legal Department

Date 5/29/13

NO.	RADIUS	ARC	DELTA	TAN	CHORD	BEARING
1	236.11'	127.45'	31°03'10"	65.60'	126.40'	N68°40'15"W
2	601.80'	601.80'	54°52'46"	376.01'	601.80'	N16°14'43"E
3	623.18'	185.62'	17°03'51"	43.50'	184.94'	S34°04'50"E
4	645.18'	114.07'	04°48'51"	54.68'	118.94'	N31°41'22"W
5	236.11'	78.00'	14°01'33"	34.18'	78.45'	N50°42'26"W
6	236.11'	40.18'	11°52'31"	24.69'	44.06'	N60°14'20"W



REP 204-46

SURVEYOR'S CERTIFICATE

I hereby certify that the plan shown hereon is correct.
 That this is a re-subdivision of Parcel "A", as shown on a plat of subdivision entitled "Parcels A, B and C, Allentown-Maxwell Venture" recorded among the Land Records of Prince George's County, Maryland, in Plat Book 100476 of Plat No. 01, being all of the land conveyed by Shoppers Markets, Inc. to Church Of The Great Commission, by deed dated January 11, 1996 and recorded among the said Land Records in Liber 10563 of Folio 516.
 That the total area included in this plan of re-subdivision is 10.5832 acres.

Date: 12-01-04
David Stewart
 David Stewart, County Professional Land Surveyor
 Maryland No. 10804

OWNERS' DEDICATION

Church of the Great Commission, a Maryland corporation, owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopts this plan of re-subdivision, establishes the minimum building restriction thereon and grants the public utilities, their successors and assigns, a utility easement as shown, subject to the terms and provisions of public utility easements recorded among the Land Records of Prince George's County, Maryland in Liber 3103 of Folio 148.
 Property markers will be placed in accordance with Section 24-120 (b)(6)(F)(ii) of the Subdivision Regulations, Prince George's County Code.
 There are no suits of action, leases, liens, or trusts on the property included in this plan of re-subdivision.
 Church Of The Great Commission, Corporation (SEAL)

John Kevin Hinde
 John Kevin Hinde, President
 * based on zoning regulations in effect at the time of this plat, grants to the owner of Parcel A-2, and their successors or assigns such exclusive rights as necessary for the construction, reconstruction, operation, maintenance and repair of a sanitary sewer within the sewer right of way shown hereon.

PARCELS A-1 & A-2
 (BEING A RE-SUBDIVISION OF PARCEL 'A')
ALLENTOWN-MAXWELL VENTURE
 SPAULDING ELECTION DISTRICT No. 6
 PRINCE GEORGE'S COUNTY, MARYLAND
 SCALE: 1" = 100'

NOTES

- Approval of this plat will have no impact on the existing public water and sewer systems. The approval of future building permits will be based upon public water and sewer capacities being available prior to construction.
- All structures shall be fully sprinklered in accordance with Article 13 of the National Fire Protection Association and all other applicable County laws.
- P.U.E. = Public Utility Easement
- Total area of development shall be limited as conditioned in PGCFD Resolution No. 04-201. Any development with a greater impact identified in resolution 04-201, shall require a new preliminary plan with a new determination of the adequacy of transportation facilities.
- Parcels A-1 and A-2 are subject to a cross access and parking easement. Access is in accordance with section 24-120(b)(9).
- The developer shall install one "Share the Road with a Bike" sign.

FILED
 DEC 27
 DEPT. OF PUBLIC WORKS
 PRINCE GEORGE'S COUNTY, MD.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 PRINCE GEORGE'S COUNTY PLANNING BOARD
 APPROVED: December 11, 2004
James G. Burtis
 ASSISTANT SECRETARY
 M.N.C.P. & P.C. RECORD FILE NO. 5-0436

DEPT. OF ENVIRONMENTAL RESOURCES
 PRINCE GEORGE'S COUNTY, MARYLAND
 APPROVED: Dec. 8, 2004
Donna S. Colwell
 DIRECTOR OR DESIGNEE

RECORDED: 12-27-04
 PLAT BOOK: REP 204
 PLAT NO.: 46

ZONED: CSC
 201 SE 6

BEN DYER ASSOCIATES, INC.
 ENGINEERS - SURVEYORS
 11721 WOODMORE ROAD, SUITE 200
 MITCHELLVILLE, MARYLAND 20712
 PHONE: (301) 430-2000

J-64104

Additional Back-up

For

DSP-23011

From the Heart Ministries

APPLICANT'S PROPOSED REVISIONS TO
FINDINGS AND CONDITIONS
DETAILED SITE PLAN DSP-23001
FROM THE HEART CHURCH MINISTRIES
DECEMBER 14, 2023

Revise Finding 12(c) on Page 20 as follows:

A standard sidewalk exists along the shopping center's entire frontage of MD 337. Designated bike lanes can be provided by the SHA, at the time of road resurfacing or restriping. These lanes will be accommodated either within the existing ROW or within any additional ROW required by SHA. ~~Transportation staff recommend the addition of a bike lane along the frontage of MD 337, unless modified by SHA, as it is a site and streetscape amenity that would bring the DSP into conformance with 27-274(a)(6).~~

Revise Conditions 1.a. and 1.u. as follows:

1. Prior to certification, the detailed site plan (DSP) shall be revised, or additional information shall be provided, as follows:
 - a. Revise the name of the application to be "From the Heart **Church** Ministries" throughout the entire submission.
 - u. Revise the DSP to ~~display the~~ **add a note concerning the potential for a future** bicycle lane along the subject property's frontage of MD 337 (Allentown Road) **to be constructed at the discretion of SHA**, ~~unless modified by the operating agency with written correspondence.~~