

The Maryland-National Capital Park and Planning Commission  
 Prince George's County Planning Department  
 Development Review Division  
 301-952-3530



*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

## Detailed Site Plan

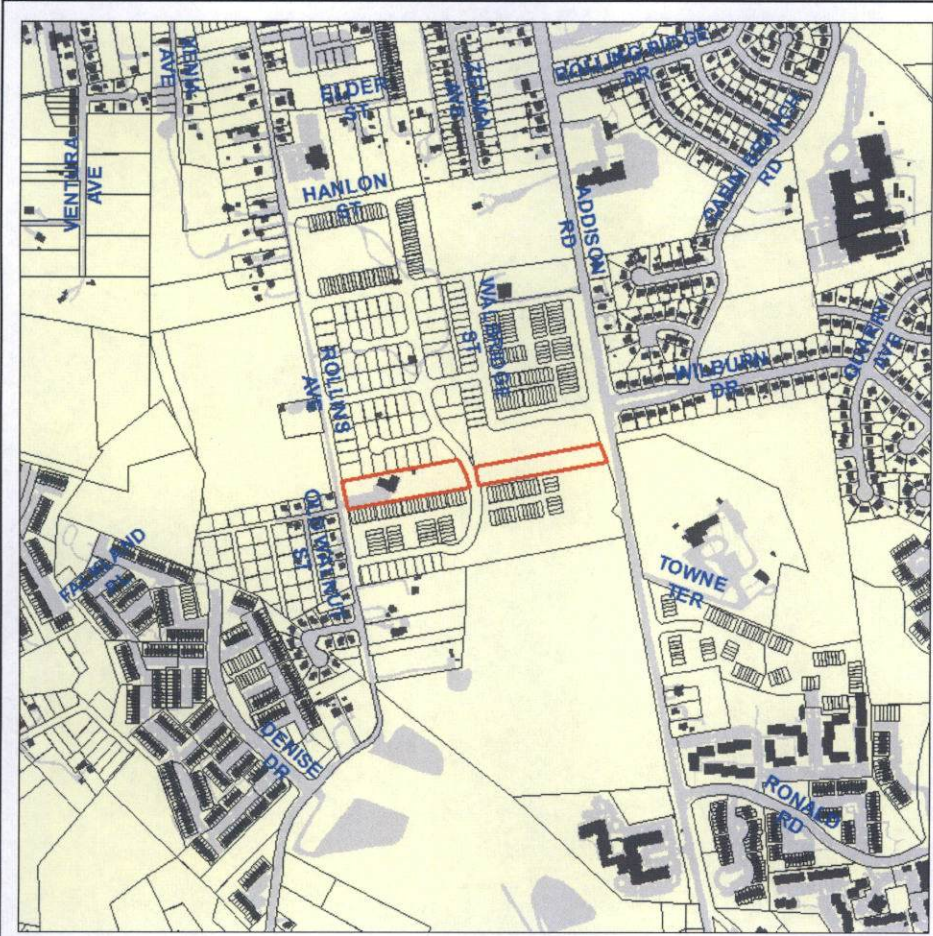
## DSP-06003-01

Application	General Data	
<b>Project Name:</b> New Born Church of God  <b>Location:</b> On the east side of Rollins Avenue opposite its intersection of District Avenue.  <b>Applicant/Address:</b> New Born Church of God & True Holiness, Inc. P O Box 31426 Capitol Heights, MD 20743	Planning Board Hearing Date:	07/18/13
	Staff Report Date:	07/03/13
	Date Accepted:	08/08/12
	Planning Board Action Limit:	Waived
	Plan Acreage:	4.65
	Zone:	R-T/D-D-O
	Dwelling Units:	N/A
	Gross Floor Area:	6,064 sq. ft.
	Planning Area:	75A
	Tier:	Developed
	Council District:	07
	Election District:	18
	Municipality:	N/A
200-Scale Base Map:	202SE06	







Purpose of Application	Notice Dates	
Grading of the rear of an existing site improved with an existing 6,064-square-foot church with an existing 20-child day care use.  A Variance Request from Section 25-122(b)(1)(G) for the removal of one specimen tree.	Informational Mailing:	12/13/11
	Acceptance Mailing:	07/31/12
	Sign Posting Deadline:	06/18/12

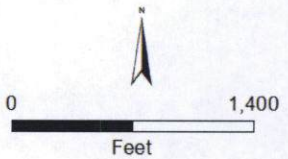
<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Meika Fields <b>Phone Number:</b> 301-780-2458 <b>E-mail:</b> <a href="mailto:Meika.Fields@ppd.mncppc.org">Meika.Fields@ppd.mncppc.org</a>	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		





**SITE VICINITY  
MAP**

- Legend**
-  Site Boundary
  -  Property
  -  Building
  -  Bridge
  -  Pavement
  -  Railroad Line



The Maryland-National Capital Park and Planning Commission  
Prince George's County Planning Department  
Geographic Information System

Created: June 27, 2013

MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION  
PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-06003-01  
Type 2 Tree Conservation Plan TCP2-032-12  
New Born Church of God

The Urban Design staff has reviewed the detailed site plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions as described in the Recommendation section of this report.

EVALUATION

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

- a. The requirements of the 2000 *Approved Sector Plan and Sectional Map Amendment for the Addison Road Metro Town Center and Vicinity* development district standards.
- b. The requirements of the Zoning Ordinance in the Townhouse (R-T) and Development District Overlay (D-D-O) Zones:
  - (1) Section 27-441 which governs permitted uses in residential zones.
  - (2) Section 27-548.25 which contains requirements for approval of sites in Development District Overlay zones.
- c. The requirements of Detailed Site Plan DSP-06003.
- d. The requirements of Preliminary Plan of Subdivision 4-05024.
- e. The requirements of the 2010 *Prince George's County Landscape Manual*.
- f. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance.
- g. The requirements of the Tree Canopy Coverage Ordinance.
- h. Referral comments.



FINDINGS

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

1. **Request:** The subject application requests approval to grade the rear of the site (Lot 1). This is approximately the eastern half of the portion of the property between Rollins Avenue and Victorianna Drive. The site is improved with an existing 6,064-square-foot church with an existing 20-child day care use. The detailed site plan (DSP) also includes the area of Lot 156, which is to remain wooded and undeveloped.

2. **Development Data Summary:**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone	R-T/D-D-O	R-T/D-D-O
Use(s)	Church and Day Care	Church and Day Care
Acreage	4.65	4.65
Square Footage/GFA	6,064	6,064

**Other Development Data:**

Parking Required

	<b>REQUIRED</b>	<b>PROPOSED</b>
Parking spaces for a 170 seat church (1 space per 4 seats) and 20 child day care (1 space per 8 children)	46 spaces	46 spaces (30 standard) (16 compact) (2 ADA including 1 van)
Loading	0	0

There is no modification to the existing site data and parking requirements on the subject site.

3. **Location:** The subject property is located in Planning Area 75A, within Council District 7, at 810 Rollins Avenue.
4. **Surrounding Uses:** The subject property is bounded to the north by R-55 (One-Family Detached Residential) and M-U-I-zoned (Mixed Use-Infill) properties that are currently under construction for residential uses. To the east is the Addison Road right-of-way. To the south is a developing residential subdivision in the M-U-I Zone. To the west is Rollins Avenue and across Rollins Avenue is land owned by The Maryland-National Capital Park and Planning Commission (M-NCPPC) and single-family detached housing. Victorianna Drive separates Lot 1 from Lot 156 of the subject property.
5. **Previous Approvals:** Previously approved plans demonstrate that the church first occupied this building in 1966. On September 7, 2006, the Planning Board adopted an approval for Detailed Site Plan DSP-06003, Stable Foundation Day Care Center, which proposed a day care center for 20 children on the subject church site (PGCPB Resolution No. 06-179). That day care use remains in operation, and the subject application does not propose modification of the day care



enrollment or play area location. On June 21, 2007, the Planning Board adopted an approval for Preliminary Plan of Subdivision 4-06134, New Born Church of God, which proposed Parcel 1 and Outlot A for a 19,214-square-foot church building and a day care facility with a maximum capacity for 20 students (PGCPB Resolution No. 07-118).

6. **Design Features:** The subject site is accessed from Rollins Avenue. A surface parking lot with 46 spaces exists in the front of the property. The day care center is located within the existing church building, and the play area is located away from the street line and is tucked into an angle created by the building on the north side. An existing four-foot-high aluminum fence with two gates encloses the play area.

No changes to the existing church building, day care play area, or surface parking lot are proposed.

With the subject application, the applicant proposes to reduce the grade of the land at the rear of the church building on Lot 1. There are a few topographic factors that influence the filing of this request. The existing finished floor elevation (FFE) of the church building varies from 222.88 feet to 226.91 feet. The property comes to a high point behind the church building at an elevation of 238.82 feet, which indicates a grade change of approximately 16 feet from the front of the church building to the area behind the building in the middle of Lot 1. The site plan shows a reduction in the site's high point from 238.82 feet to 226 feet. The proposed grading will allow the applicant to create a more level site to accommodate a future building expansion.

The church is bordered on three sides by recent and ongoing construction activities. The property to the north is owned by Beazer Homes and is a part of Brighten Place subdivision. This property was the subject of Detailed Site Plan DSP-04082, which was approved by the District Council on June 11, 2007. Single-family homes are proposed to be constructed abutting the church property to the north. Victorianna Drive located east of Lot 1 is partially constructed. The property to the south is owned by Addison Investments and is a part of Addison Road South subdivision. This property was the subject of Detailed Site Plan DSP-05072 (PGCPB Resolution No. 06-94), which was approved by the Planning Board on April 20, 2006. Townhouses are proposed to be constructed abutting the church property to the south. These adjacent sites have already been partially graded, and the new grades leave the church at a high point between the developing properties. The church would like to have this condition corrected.

Due to the number of ongoing adjacent construction activities, the church has the opportunity to grade the subject site at an advantageous time and at an affordable rate. In the near future, the applicant proposes to revise the subject limited DSP with a full DSP for the proposed building addition. The subject application was originally filed as a full DSP for the building addition; however, in light of some of the referral comments, the applicant indicated that they would need additional time to address the recommendations, and requested a reduction in the scope of the plan review in order to begin grading activities on the site this year.

#### COMPLIANCE WITH EVALUATION CRITERIA

7. **The 2000 Approved Sector Plan and Sectional Map Amendment for the Addison Road Metro Town Center and Vicinity Development District Standards:** The *Approved Sector Plan and Sectional Map Amendment for the Addison Road Metro Town Center and Vicinity* (ARM Town Center Sector Plan and SMA) sets out four primary goals or purposes. These four goals emphasize the need for revitalization of the area and the need to accommodate the users of the



Metro station and pedestrians. The development district standards were written as design criteria to implement these goals. The sector plan summary states the following purposes:

**The chief single purpose of the sector plan is to maximize the public benefits from the Addison Road Metro Station. Built on a widened and improved Central Avenue, the Addison Road station represents years of transportation planning and construction and millions of dollars of public investment. The station connects the ARM Town Center to the many employment, shopping, recreation, and business opportunities available to users of the Washington Metro system.**

The sector plan sets out four primary goals:

- **First, revitalizing the town center with new, upscale residential and commercial development. The entire town center area is in need of revitalization to attract new business and residents.**
- **Second, promoting transit-oriented development near the Metro station. Transit-oriented development serves Metro users, not the automobile.**
- **Third, promoting pedestrian-oriented development. Pedestrian-oriented development aids Metro users and will encourage pedestrians to use residential and commercial properties near the Metro station; and**
- **Fourth, compact development in the form of a town center, with a town commons area at Addison Road and MD 214, next to the Metro station. Compact development, with higher development densities favoring Metro users and pedestrians, offers the benefits of the Metro station to the greatest number of residents and businesses.**

The subject property is within the Development District Overlay (D-D-O) Zone established in the ARM Town Center Sector Plan. The sector plan requires that new development within the district comply with the approved standards. The subject plan proposes grading only, and is not at odds with the goals identified in the sector plan. Conformance with the development district standards contained in the ARM Town Center Sector Plan should be addressed at the time of full DSP for the building addition.

8. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the Townhouse (R-T) and Development District Overlay (D-D-O) Zones and the site plan design guidelines of the Zoning Ordinance.
  - a. Section 27-441, Table of Uses, governs permitted uses in residential zones. Churches on lots over one acre in size are permitted uses in the R-T Zone. The Zoning Ordinance permits day care centers accessory to churches in the R-T Zone subject to Section 27-445.03 and DSP review. A DSP was previously approved for the existing day care center (DSP-06003).

The subject application is also governed by the applicable use table of the ARM Town Center Sector Plan. The proposed uses are also permitted in the ARM Sector Plan.



- b. The applicant proposes to reduce the grade in the highest portion of the site, at the rear of the existing church building. Section 27-274(a)(7)(A) of the Zoning Ordinance provides site design guidance on grading, as follows:

**(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. To fulfill this goal, the following guidelines should be observed:**

- (i) Slopes and berms visible from streets and other public areas should appear as naturalistic forms. Slope ratios and the length of slopes should be varied if necessary to increase visual interest and relate manmade landforms to the shape of the natural terrain;**

**Comment:** The subject application complies with this requirement. The reduction in grade at the rear of the church building will not affect the views from Rollins Avenue or Addison Road. Slopes viewed from Victorianna Drive will be gradual. While the proposed slopes at the rear of the site are rather uniform, once a DSP is submitted for the building addition, the grading plan will be revised to provide more variety in landform to accommodate the proposed development.

- (ii) Excessive grading of hilltops and slopes should be avoided where there are reasonable alternatives that will preserve a site's natural landforms;**

**Comment:** Excessive grading is not proposed. The proposed grading will create a more natural transition between the subject site and the adjacent properties, which have been graded to a lower elevation.

- (iii) Grading and other methods should be considered to buffer incompatible land uses from each other;**

**Comment:** Incompatible land uses will be buffered through landscaping. Landscape buffers have been previously approved on adjacent properties and will be provided upon construction of the adjacent single-family residences. Additional required buffers for the church will be evaluated at the time of DSP for the building addition.

- (iv) Where steep slopes cannot be avoided, plant materials of varying forms and densities should be arranged to soften the appearance of the slope; and**

**Comment:** Steep slopes are not proposed.



- (v) **Drainage devices should be located and designed so as to minimize the view from public areas.**

**Comment:** The subject application complies with this requirement. No highly visible drainage devices are proposed.

- c. Section 27-548.25(b), Site Plan Approval, gives the following additional considerations for sites in development districts:

- (b) **In approving the Detailed Site Plan, the Planning Board shall find that the site plan meets applicable Development District Standards.**

**Comment:** The subject plan proposes grading only. Conformance with the development district standards contained in the ARM Town Center Sector Plan should be addressed at the time of full DSP for the building addition.

- 9. **Detailed Site Plan DSP-06003:** Lot 1 is the subject of Detailed Site Plan DSP-06003 for Stable Foundation Day Care Center, which approved the existing 20-child day care use accessory to the existing church, which was approved for 170 seats. The DSP should be revised to indicate 170 seats in the existing church. The resolution of approval was adopted by the Planning Board on September 7, 2006 (PGCPB No. 06-179). The resolution contains one condition in **[bold text]** which relates to the review of this application:

**Prior to signature approval of the proposed detailed site plan a note shall be added to the plans indicating that no more than 50 percent of the children can use the play area at any one time, and a shade tree adjacent to the play area shall be provided.**

**Comment:** Detailed Site Plan DSP-06003 was certified in accordance with this condition. A review of aerial imagery indicates that a shade tree adjacent to the play area has not been provided. The plan should be revised to indicate provision of a shade tree adjacent to the play area.

- 10. **Preliminary Plan of Subdivision 4-05024:** Lot 1 is the subject of Preliminary Plan of Subdivision 4-05024. Preliminary Plan 4-05024 for New Born Church of God was approved and the resolution was adopted by the Planning Board on June 21, 2007 (PGCPB No. 07-118). The resolution for the approved preliminary plan contains eleven conditions and the following conditions in **[bold text]** relate to the review of this application:

- 1. **Any residential development of the subject property, other than one single-family dwelling, shall require the approval of a new preliminary plan of subdivision prior to the approval of any building permits.**

**Comment:** No residential development is being proposed with this DSP.

- 2. **The applicant and the applicant's heirs, successors and/or assignees shall provide an eight-foot-wide sidewalk along the subject site's entire frontage on Rollins Avenue, unless modified by DPW&T.**

**Comment:** This condition remains in effect.



3. **The applicant and the applicant's heirs, successors and/or assignees shall provide the five-foot-wide sidewalk connection from Rollins Avenue to the proposed church addition as shown on the submitted preliminary plan of subdivision.**

**Comment:** This condition remains in effect. Conformance to this condition should be addressed at the time of full DSP for the building addition.

4. **The applicant and the applicant's heirs, successors and/or assignees shall provide a five-foot-wide sidewalk connection from future Victorianna Drive to the eastern-most parking lot.**

**Comment:** This condition remains in effect. Conformance to this condition should be addressed at the time of full DSP for the building addition.

5. **Total development within the subject property shall be limited to total of 19,214 GSF church building with maximum seating capacity of 354 seats, and a daycare facility with a maximum capacity of 20 students, or equivalent development which generates no more than 27 vehicle trips (14 in, and 13out) during the any weekday peak hour and 331 vehicle trips (172 in and 159 out) during any Sunday peak hour. Any development generating an impact greater than that identified herein above, shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

**Comment:** Conformance to this condition should be addressed at the time of full DSP for the building addition.

6. **Rollins Avenue at proposed Site Access: Prior to the issuance of any building permits within the subject property, provision of a left-turn lane along southbound Rollins Avenue per DPW&T standards shall (a) have full financial assurances, (b) have been permitted for construction by DPW&T, and (c) have an agreed-upon timetable for construction with DPW&T.**

**Comment:** This condition remains in effect.

7. **Rollins Avenue at Central Avenue (MD 332) and Yeomen Place: Prior to the issuance of any building permits the applicant shall submit an acceptable traffic signal warrant study to DPW&T and, if necessary, SHA for a possible traffic signal at this intersection. The applicant should utilize a new 12-hour count, and should analyze signal warrants under total future traffic as indicated above, as well as existing traffic at the direction of DPW&T, and Maryland State Highway Administration (SHA). If the signal is deemed warranted by DPW&T and/or SHA at that time, the applicant shall bond the entire cost of signal and agree to install it at a time when directed by either operating agency.**

**Comment:** This condition remains in effect.

8. **Development of this site shall be in conformance with Stormwater Management Concept Plan 10853-2005-00 and any subsequent revisions.**

**Comment:** A note to this effect should be placed on the DSP.



9. **A raze permit is required prior to the removal of any of the structures on-site. A raze permit can be obtained through the Department of Environmental Resources, Office of Licenses and Permits. Any hazardous materials located in any structures on-site must be removed and properly stored or discarded prior to the structures being razed. A note needs to be affixed to the preliminary plan of subdivision that requires that the structures are to be razed and the well and septic systems must be properly abandoned before the release of the grading permit.**

**Comment:** This condition remains in effect.

10. **Prior to raze permit approval the two abandoned shallow wells found within the confines of the above-referenced property must be backfilled and sealed in accordance with COMAR 26.04.04 by a licensed well driller or witnessed by a representative of the Health Department.**

**Comment:** This condition remains in effect.

11. **Prior to the issuance of building permits, the abandoned septic tank shall be pumped out by a licensed scavenger and either removed or backfilled in place in accordance with COMAR 26.04.04 and witnessed by a representative of the Health Department.**

**Comment:** This condition remains in effect.

11. **The Prince George's County Landscape Manual:** The site is not subject to Sections 4.1, 4.2, 4.3, 4.6, 4.7, 4.8, 4.9, or 4.10 of 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 (GFA). When the DSP for the building addition is proposed, the site will be evaluated for compliance with the applicable section of the Landscape Manual.

The plan should continue to demonstrate conformance to the requirements of the previously approved landscape plan. Prior to signature approval, the plan should be revised to indicate the required shade trees within the parking lot and adjacent to the play area.

12. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This site is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because it is greater than 40,000 square feet in area and contains more than 10,000 square feet of woodland. The subject application proposes to clear 0.83 acre on Lot 1 and 0.40 acre on Lot 156 for infrastructure and rough grading. A Type 2 Tree Conservation Plan (TCP2-032-12) was submitted with the review package. The application proposes the removal of one specimen tree.
  - a. **Type 2 Tree Conservation Plan TCP2-032-12**—This plan shows the remaining woodland on Lot 1 between Rollins Avenue and Victorianna Drive as being cleared and a small area on Lot 156 to the east of Victorianna Drive for a stormwater management outfall being cleared.

The overall site has a woodland conservation threshold of 0.93 acre and a total requirement of 1.14 acres based on the proposed clearing. The plan proposes to meet the requirement with 1.89 acres of woodland preservation.



Several technical revisions are required. The plan shows Type 1 tree conservation (TCP1) notes. Remove the TCP1 notes and only show TCP2 notes on the plan. It is not necessary to duplicate the notes on each sheet. The plan does not show a legible symbol for the limit of disturbance (LOD). Revise the plan to show the LOD on the plan in accordance with the symbol provided in the Environmental Technical Manual (ETM) and provide the symbol in the legend. Remove the forest sample points and steep slope symbols from the plan and legend. These symbols are not required on a TCP2. Show all symbols in accordance with the symbols provided in the ETM.

The primary management area (PMA) is incorrectly shown on the off-site portion of Sheet 2 (Parcel E). Revise the plan to correctly show the PMA in accordance with the approved natural resources inventory (NRI). The treeline symbol around the area of the existing outfall is shown backwards and appears to give the impression that the area of the outfall is wooded. Revise the symbol to reflect the correct location of the existing woodland.

The proposed woodland preservation area is not identified on the plan. Revise the plan to identify all woodland conservation areas on the plan using the symbols in the ETM. Remove the symbol for woodland clearing. The LOD will indicate the area of on-site clearing. Revise the plan and legend to identify the area of off-site clearing. Show the north arrow on both sheets outside of the plan area.

The plan shows an outfall extending from the east side of Lot 1, across Victorianna Drive, and onto Lot 156; however, there is no associated stormwater management facility or stormdrain for the outfall. Remove the outfall and associated clearing from the plan or show the proposed stormwater management facility for the outfall. Show the soils table on the plan. The plan shows a table labeled "Specimen Tree Chart"; however, the table does not provide any information regarding specimen trees. Show the specimen tree table in accordance with the ETM.

Several other revisions are required as provided in the Recommendation section of this report.

Prior to signature approval of the TCP2 for this property, pursuant to Section 25-122(d)(1)(B) of the WCO, all woodland preserved, planted, or regenerated on-site should be placed in a woodland conservation easement recorded in land records and the liber/folio of the easement shall be indicated on the TCP2.

- b. **Regulated Environmental Features**—Wetlands, streams, and steep slopes are found to occur on Lot 156. These features and the associated buffers comprise the PMA on the subject property in accordance with Subdivision Regulations. Subdivision Regulations require that "...all plans associated with the subject application shall demonstrate the preservation and/or restoration of regulated environmental features in a natural state to the fullest extent possible." (Section 24-130(b)(5))

Impacts to regulated environmental features should be limited to those that are necessary for the development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use and orderly and efficient development of the subject property, or are those that are required by County Code for reasons of health, safety, or welfare. Necessary impacts include, but are not limited to,



adequate sanitary sewerage lines and water lines, road crossings for required street connections, and outfalls for stormwater management facilities. Road crossings of streams and/or wetlands may be appropriate if placed at the location of an existing crossing or at the point of least impact to the regulated environmental features. Stormwater management outfalls may also be considered necessary impacts if the site has been designed to place the outfall at a point of least impact. The types of impacts that can be avoided include those for site grading, building placement, parking, stormwater management facilities (not including outfalls), and road crossings where reasonable alternatives exist. The cumulative impacts for the development of a property should be the fewest necessary and sufficient to reasonably develop the site in conformance with the County Code.

Impacts to regulated environmental features must first be avoided and then minimized. If impacts to the regulated environmental features are proposed, a statement of justification must be submitted in accordance with Section 24-130 of the Subdivision Regulations. The justification must address how each impact has been avoided and/or minimized. A statement of justification dated June 19, 2013 for the proposed impacts was stamped as received by the Environmental Planning Section on June 20, 2013. No alternative analysis was provided showing a reduction in impact areas. This impact is for a stormwater outfall; however, no pond associated with the outfall is shown nor is grading for a pond or stormwater management facility proposed. Either show the proposed stormwater management facility associated with the outfall structure, or remove the outfall and impact from the plan. If a pond is proposed for the outfall, staff supports the impact because it is necessary to convey stormwater to the stream. There will be 787 square feet of woodland clearing within the PMA for the impact. This impact will only affect steep slopes adjacent to a non-tidal wetland area and its associated buffer. An exhibit for the PMA impact area was submitted. The statement of justification did provide detail for the impact. The justification statement states that the impacts are shown on a TCP1 and not a TCP2. This request should be revised to say the correct TCP2 number.

- c. **Variance from Section 25-122(b)(1)(G)**—Effective October 1, 2009, the State Forest Conservation Act was amended to include a requirement for a variance if a specimen, champion, or historic tree is proposed to be removed. This state requirement was incorporated in the adopted Woodland and Wildlife Habitat Conservation Ordinance (WCO) effective on September 1, 2010.

Type 2 tree conservation plan (TCP2) applications are required to meet all of the requirements of Subtitle 25, Division 2 which includes the preservation of specimen trees, Section 25-122(b)(1)(G). If the specimen trees on-site have a condition rating of 70 or above, every effort should be made to preserve the trees in place, considering the different species' ability to withstand construction disturbance (refer to the Construction Tolerance Chart in the ETM for guidance on each species' ability to tolerate root zone disturbances).

If after careful consideration has been given to the preservation of the specimen trees there remains a need to remove any of the specimen trees, a variance from Section 25-122(b)(1)(G) is required. Applicants can request a variance from the provisions of Division 2 of Subtitle 25 (the WCO) provided all of the required findings in Section 25-119(d) can be met and the request is not less stringent than the requirements of the applicable provisions of Code of Maryland Regulations (COMAR). An application for a



variance must be accompanied by a letter of justification stating the reasons for the request and how the request meets each of the required findings.

A Subtitle 25 Variance Application and a statement of justification in support of a variance were stamped as received by the Environmental Planning Section on June 24, 2013.

A specimen tree table should be added on the TCP2 to show the removal of one on-site specimen tree. The TCP2 shows the grading on the plan that shows that this tree is to be removed.

Section 25-119(d) of the WCO contains six required findings **[text in bold]** to be made before a variance can be granted. The letter of justification submitted seeks to address the required findings for the removal of the specimen tree.

**(A) Special conditions peculiar to the property have caused the unwarranted hardship;**

**Comment:** The property is a narrow shape and has an existing church facility that is proposed to remain. The side yard and building setbacks of the site and the existing structure leave a narrow proposed development area. The specimen tree is located 60 feet from the existing structure on steep slopes. The site has an approved Preliminary Plan, 4-05024, which shows the existing conditions of the site (approved 2007) and a previously approved Stormwater Management Concept Plan (30337-2004) for the site showing the site completely graded with stormwater management facilities and one specimen tree being removed (approved 2005). The applicant proposes to rough grade the site for the proposed building expansion. According to the preliminary plan, the specimen tree is located where the building expansion will occur on-site. The site constraint limits the developable area of the property.

**(B) Enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas;**

**Comment:** The building and associated parking that is necessary could not be expanded as designed if other constrained properties encounter trees in similar locations on a site. The same considerations would be provided during the review of the required variance application.

**(C) Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants;**

**Comment:** If other constrained properties encountered trees in similar locations on a site, the same considerations would be provided during the review of the required variance application.

**(D) The request is not based on conditions or circumstances which are the result of actions by the applicant;**

**Comment:** The applicant proposes to rough grade the site for future development. The existing conditions or circumstances are not the result of actions by the applicant because the applicant has taken no action on the subject property to date.



- (E) **The request does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property; and**

**Comment:** The request to remove the tree does not arise from any condition on a neighboring property. The applicant proposes to prepare the site for the proposed expansion of the existing church facility.

- (F) **Granting of the variance will not adversely affect water quality.**

**Comment:** All proposed land development activities will require sediment control and stormwater management measures to be reviewed and approved by the county.

The project proposes to meet water quality and quantity requirements in accordance with approved Stormwater Management Concept Plan 30337-2004 through the use of environmental site design and the use of two on-site bioretention facilities and pay a fee of \$9,542. This approval letter has expired (May 7, 2013) and a new one should be reissued.

The required findings of Section 25-119(d) have been adequately addressed for the removal of one specimen tree.

13. **Tree Canopy Coverage Ordinance:** The Tree Canopy Coverage Ordinance came into effect on September 1, 2010. The Tree Canopy Coverage Ordinance requires a minimum percentage of tree canopy coverage on properties that require a tree conservation plan or letter of exemption. Properties zoned R-T are required to provide a minimum of 15 percent of the gross tract area in tree canopy. The subject property is 4.65 acres and includes Lots 1 and 156; therefore, 0.697 acre of tree canopy is required. Because the subject limited site plan proposes grading only in preparation for a future building addition, now is not the most appropriate time to evaluate the site for conformance with this requirement; nevertheless, 1.89 acres of on-site woodland conservation are indicated on the subject plan, which meets this requirement. At the time of DSP for the building expansion, additional shade trees will be required on the site, and specifically on Lot 1 to meet the requirements of the Landscape Manual. These additional trees will further contribute to the tree canopy coverage on the site.
14. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
- a. **Community Planning Division**—In a memorandum dated October 4, 2012, the Community Planning Division stated that the application is consistent with the 2002 *Prince George's County Approved General Plan Development Pattern* policies for the Developed Tier; conforms to the land use recommendations of the 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment*; and conforms to the land use recommendations of the 2000 *Approved Sector Plan and Sectional Map Amendment for the Addison Road Metro Town Center and Vicinity* for institutional/public/quasi-public uses.

**Comment:** The building addition for the church is not proposed at this time. Conformance with the development district standards contained in the ARM Town Center Sector Plan should be addressed at the time of full DSP for the building addition.



b. **Environmental Planning Section**—In a referral dated June 26, 2013, the Environmental Planning Section provided the following comments on the subject site plan revision:

- (1) This subject site is currently zoned R-T and is located on two parcels. Lot 1 is located on the west side of Victorianna Drive and Parcel 156 is located on the east side of Victorianna Drive, both approximately 300 feet south of its intersection with Flemington Court. Lot 1 also has frontage on Rollins Avenue and Parcel 156 has frontage on Addison Road. A review of the available information indicates that wetlands, streams, and steep slopes exist on the subject property. Addison Road is classified as an arterial road which is generally regulated for transportation noise impacts. The soils found to occur according to the Web Soil Survey are in the Collington-Wist complex soil series. Collington-Wist complex soils are well drained and non-hydric. According to available information, Marlboro clay is not found to occur on this property. No letter was submitted to the Maryland Department of Natural Resources, Wildlife and Heritage Program, to determine if rare, threatened, or endangered species are known to occur in the vicinity of this property. There are no designated scenic or historic roads adjacent to this property. This property is located in the Lower Beaver Dam subwatershed of the Anacostia River basin and in the Developed Tier as reflected in the General Plan. The site contains regulated area, evaluation areas, and network gap associated with the *Approved Countywide Green Infrastructure Plan*.
- (2) The site has an approved Natural Resources Inventory, NRI-055-05. This site contains woodlands, a stream, wetlands, one specimen tree, steep slopes, PMA, and associated buffers. The forest stand delineation states that the project area has one stand of woodlands totaling 2.73 acres. The NRI correctly shows the existing conditions of the site.
- (3) A copy of the approved Stormwater Management Concept Plan (30337-2004-01) dated June 23, 2011 was submitted with the subject application. This approval has expired (May 7, 2013) and a new approval letter should be re-issued by the Department of Public Works and Transportation (DPW&T). The submitted concept plan appears to show the future development of the site with all stormwater to be directed to two bioretention filter ponds that is ultimately conveyed through a culvert pipe to an adjacent intermittent stream system. According to the approval letter, water quantity and quality control on-site are not met and a fee is required. Copies of the approved concept letter and plan must be submitted prior to signature approval.

c. **Transportation Planning Section**—In a memorandum dated December 12, 2012, the Transportation Planning Section stated that the existing church was approved by Preliminary Plan 4-05024 (PGCPB Resolution No.07-118) in June 2007. Total development within the subject property was limited at that time to 19,214 square feet for a church building and a day care facility with a maximum capacity of 20 students, or equivalent development which generates no more than 27 vehicle trips during any weekday peak hour and 331 vehicle trips during any Sunday peak hour.

**Comment:** The subject limited DSP proposes no modification to the existing site access and no expansion. Conformance to the trip cap will be addressed at the time of full DSP for the building addition.



- d. **Trails**—In a memorandum dated December 12, 2012, the Transportation Planning Section provided analysis regarding the site plan's conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment*.

**Comment:** The analysis provided by the trails planner was based upon the review of the initial application, which was originally filed as a full DSP for the building addition. Later in the review, the application was reduced in scope and now proposes grading only. The recommendations for bike and pedestrian improvements should be addressed at the time of full DSP for the building addition.

- e. **Subdivision Review Section**—In a memorandum dated September 18, 2012, the Subdivision Review Section stated that Lot 1 and Outparcel B were recorded in Plat Book PM 224-97 on January 18, 2008 and is the subject of approved Preliminary Plan 4-05024. Parcel 156 is a deed parcel and has never been the subject of preliminary plan of subdivision.

Detailed Site Plan DSP-06003-01 is in substantial conformance with the approved Preliminary Plan, 4-05024, and record plat. Failure of the site plan and record plat to match will result in building permits being placed on hold until the plans are corrected.

- f. **Historic Preservation Section**—In memoranda dated August 7, 2012 and August 21, 2012, it was determined that the subject application will have no effect on identified historic sites, resources, or districts.

A Phase I archeological survey is also not recommended on the above-referenced 2.66-acre property located at 810 Rollins Avenue in Capitol Heights, Maryland. 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. The subject property belonged to the Morrison Family from the early to mid-twentieth century. John E. Morrison established a nursery on the subject property that extended to the north. John E. Morrison's son, John B. Morrison, obtained title to the subject property in 1919 and continued to operate the nursery. John B. Morrison sold three acres of his land to the Maryland Park Christian Church in 1960. The present church building on the subject property was built in the early 1960s.

- g. **Permit Review Section**—In a memorandum dated September 6, 2012 (Gallagher to Fields), the Permit Review Section provided comments regarding the site plan. Many of the comments are no longer applicable to the revised limited DSP.

- h. **Prince George's County Health Department**—In a memorandum dated August 31, 2012 (Wise to Fields), the Prince George's County Health Department stated that the Environmental Engineering Program of the Health Department had completed a health impact assessment review of the subject DSP and had the following recommendations:

- (1) Upon completion of any proposed public sewer connection, the existing septic tank must be pumped out by a licensed scavenger and either removed or backfilled in place.



**Comment:** This comment is a condition of approval of the preliminary plan of subdivision and remains valid.

i. **Prince George's County Police Department**—The Prince George's County Police Department provided comments related to crime prevention through environmental design (CPTED) in a memorandum dated August 31, 2012. The analysis was based upon the review of the initial application, which was originally filed as a full DSP for the building addition. Later in the review, the application was reduced in scope and now proposes grading only. Many of the comments provided are not specifically relevant to the revised limited DSP for grading. The recommendations provided by the Police Department should be addressed at the time of full DSP for the building addition. Specifically, the applicant should consider locating any dumpsters close to the building inside an enclosure, which would allow limited access and offer better opportunities for surveillance.

j. **The Department of Public Works and Transportation (DPW&T)**—In a referral dated August 30, 2012, DPW&T provided an evaluation of the subject proposal, summarized as follows:

- (1) The property is located east of the intersection of Rollins Avenue and District Avenue. The property has frontage along Rollins Avenue, Victorianna Drive, and Addison Road. The necessary rights-of-way exist along the Rollins Avenue frontage. The necessary rights-of-way for Addison Road and for a portion of Victorianna Drive are in the process of being acquired by deed by DPW&T.
- (2) Frontage improvements are required as outlined in the resolutions of approval.

**Comment:** Frontage improvements are triggered upon building permits. The subject applicant proposes grading only; therefore, frontage improvements will not be required at this time.

- (3) The site development has a Stormwater Management Concept Plan, 30337-2004, dated June 23, 2011.

**Comment:** The grading plan does not propose clearing and grading for development on Lot 156, which is consistent with the approved stormwater concept; however, the stormwater concept is now expired. Prior to signature approval of the plan, a valid stormwater concept or letter indicating exemption should be provided.

k. **Washington Suburban Sanitary Commission (WSSC)**—In comments dated August 31, 2012, WSSC provided an evaluation of the subject proposal, summarized as follows:

- (1) Any grading, change in pipe loading (including but not limited to proposed fill or excavation), adjustment to manhole rims, fire hydrant relocations, placement of access roads or temporary haul roads, temporary sediment control devices, paving construction, or construction related activity of any kind over an existing WSSC water or sewer main or within an existing WSSC right-of-way requires advance approval by WSSC.
- (2) Show and label all existing well and septic areas on property.



**Comment:** Some of the information provided in the WSSC referral is for informational purposes only. The applicant should revise the plan to indicate the location of any existing WSSC easements on the property. The site plan indicates that septic areas are located in the front of the church building and are not within the limit of disturbance for the proposed grading. The site plan should also label existing wells.

14. Based upon the foregoing analysis and as required by Section 27-285(b)(1) of the Zoning Ordinance, the detailed site plan represents a reasonable alternative for satisfying the applicable 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.
15. As required by Section 27-285(b)(4) of the Zoning Ordinance, which became effective on September 1, 2010, a required finding for approval of a detailed site plan is as follows:

**The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible.**

Based on the level of design information available at the present time, the regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible based on the limits of disturbance shown on the impact exhibits and the tree conservation plan submitted for review.

Prior to certification of the detailed site plan, the Type 2 tree conservation plan and detailed site plan should be revised to show proposed grading for the pond or remove the proposed outfall.

Prior to issuance of any permits which impact wetlands, wetland buffers, streams, or waters of the U.S., the applicant should submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.

At the time of final plat, a conservation easement should be described by bearings and distances. The conservation easement should contain the delineated primary management area except for any approved impacts and should be reviewed by the Environmental Planning Section prior to approval of the final plat. The following note should be placed on the plat:

“Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed.”

16. Based on the foregoing and as required by Section 27-285(b)(3) of the Zoning Ordinance, the detailed site plan for infrastructure satisfies the site design guidelines as contained in Section 27-274, prevents off-site property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge.



## RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-06003-01, New Born Church of God, Type 2 Tree Conservation Plan TCP2-032-12, and a Variance Request from Section 25-122(b)(1)(G) for the removal of one specimen tree, subject to the following conditions:

1. Prior to certificate approval of this detailed site plan, the applicant shall revise the plans for the project as follows or provide the information specified:
  - a. Show and label any existing wells on the property.
  - b. Indicate the location of any existing Washington Suburban Sanitary Commission (WSSC) easements on the property.
  - c. A valid stormwater concept or letter indicating exemption shall be provided.
  - d. The plan shall be revised to indicate the required shade trees within the parking lot and adjacent to the play area.
  - e. The site plan notes and parking data shall be revised to indicate that there are 170 seats in the existing church.
  
2. Prior to certification of the detailed site plan, the Type 2 tree conservation plan (TCP2) shall be revised as follows:
  - a. Remove the Type 1 tree conservation plan (TCP1) notes and only show the TCP2 notes on the plan. Show the notes on only one sheet.
  - b. Revise the plan to show the limit of disturbance symbol on the plan in accordance with the Environmental Technical Manual (ETM) and provide the symbol in the legend.
  - c. Remove the forest sample points and steep slopes symbols from the plan and legend.
  - d. Show all symbols in accordance with the ETM.
  - e. Revise the plan to correctly show the primary management area in accordance with the approved natural resources inventory (NRI).
  - f. Revise the existing treeline symbol to reflect the correct location of the existing woodland.
  - g. Revise the plan to identify all applicable woodland conservation areas on the plan using the symbols in the ETM.
  - h. Remove the symbol for woodland clearing.
  - i. Show the north arrow on both sheets outside of the plan area.
  - j. Remove the proposed outfall and associated clearing from the plan or show the proposed stormwater management facility for the outfall.



- k. Show the soils table on the plan.
  - l. Show the specimen tree table in accordance with the ETM.
  - m. In the title block on both sheets, revise the title from "Tree Conservation Plan I" to "Type 2 Tree Conservation Plan Lots 1 and 156."
  - n. Show all other symbols including, but not limited to, wetlands, wetland buffers, streams, and stream buffers in accordance with the ETM.
  - o. Remove Notes 1 and 2 on Sheet 2.
  - p. Show woodland preservation signs along the perimeter of the woodland preservation area 50 feet apart and provide a detail on the plan.
  - q. Show the tree preservation sign detail on the plan.
  - r. Show the ownership on Parcel 155 to the south of the site.
  - s. Revise the woodland limits on Parcels 154 and 155 approximately 100 feet off the property line.
  - t. Revise the approval block to read "TCP2-032-12."
  - u. Revise the worksheet as necessary.
  - v. Have the revised TCP2 signed and dated by the qualified professional who prepared it.
3. Prior to signature approval of the Type 2 tree conservation plan (TCP2) for this property, pursuant to Section 25-122(d)(1)(B) of the Woodland and Wildlife Habitat Conservation Ordinance, all woodland preserved, planted, or regenerated on-site shall be placed in a woodland conservation easement, recorded in land records, and the liber/folio of the easement shall be indicated on the TCP2.
  4. At the time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated primary management area except for any approved impacts and shall be reviewed by the Environmental Planning Section prior to approval of the final plat. The following note shall be placed on the plat:
 

"Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed."
  5. Prior to issuance of any permits which impact wetlands, wetland buffers, streams, or waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.
  6. Prior to certification of the detailed site plan, copies of the stormwater management concept approval letter and plan shall be submitted. The concept shall be correctly reflected on all plans.



**ITEM: 13**

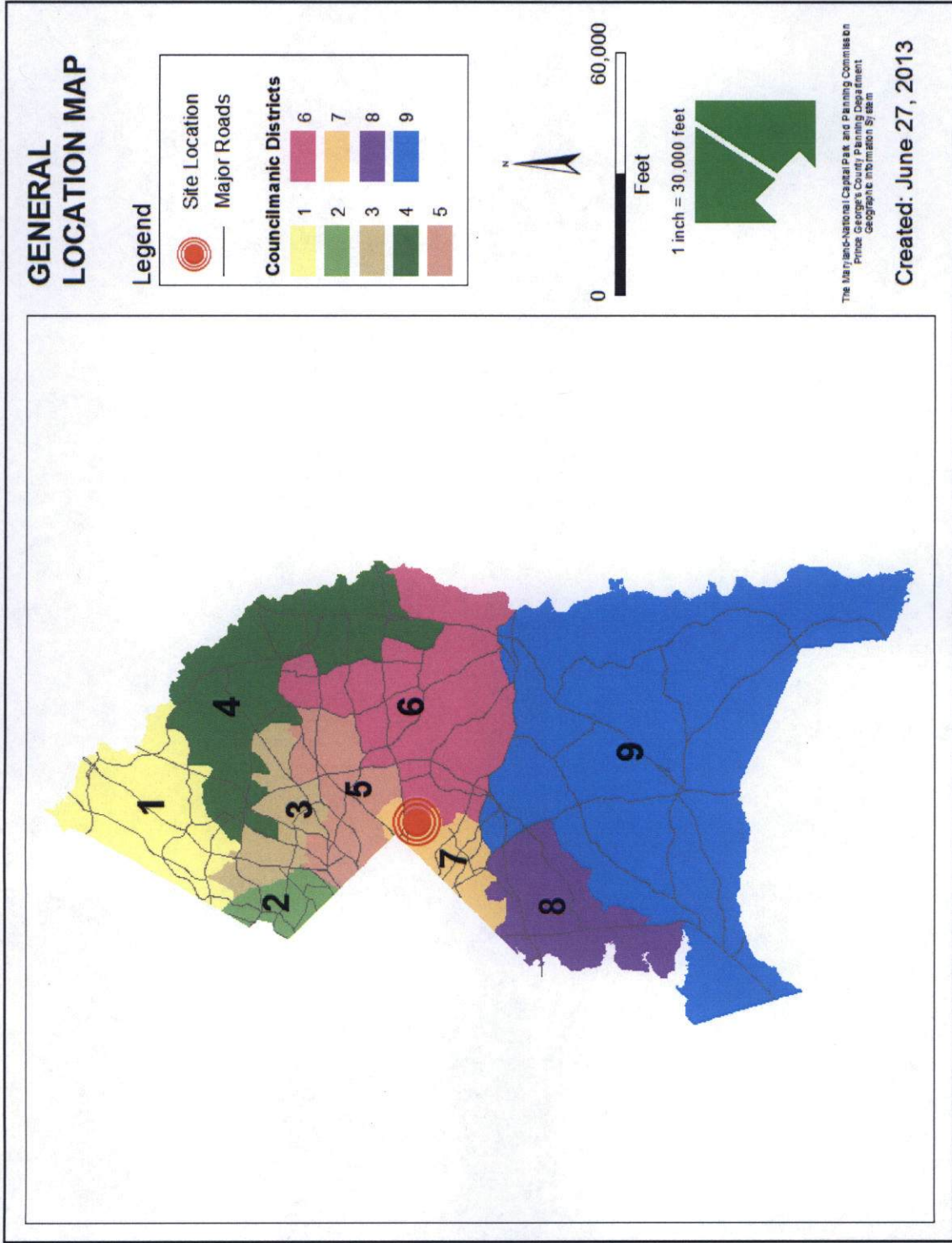
**CASE: DSP-06003-01**

# **NEW BORN CHURCH OF GOD**



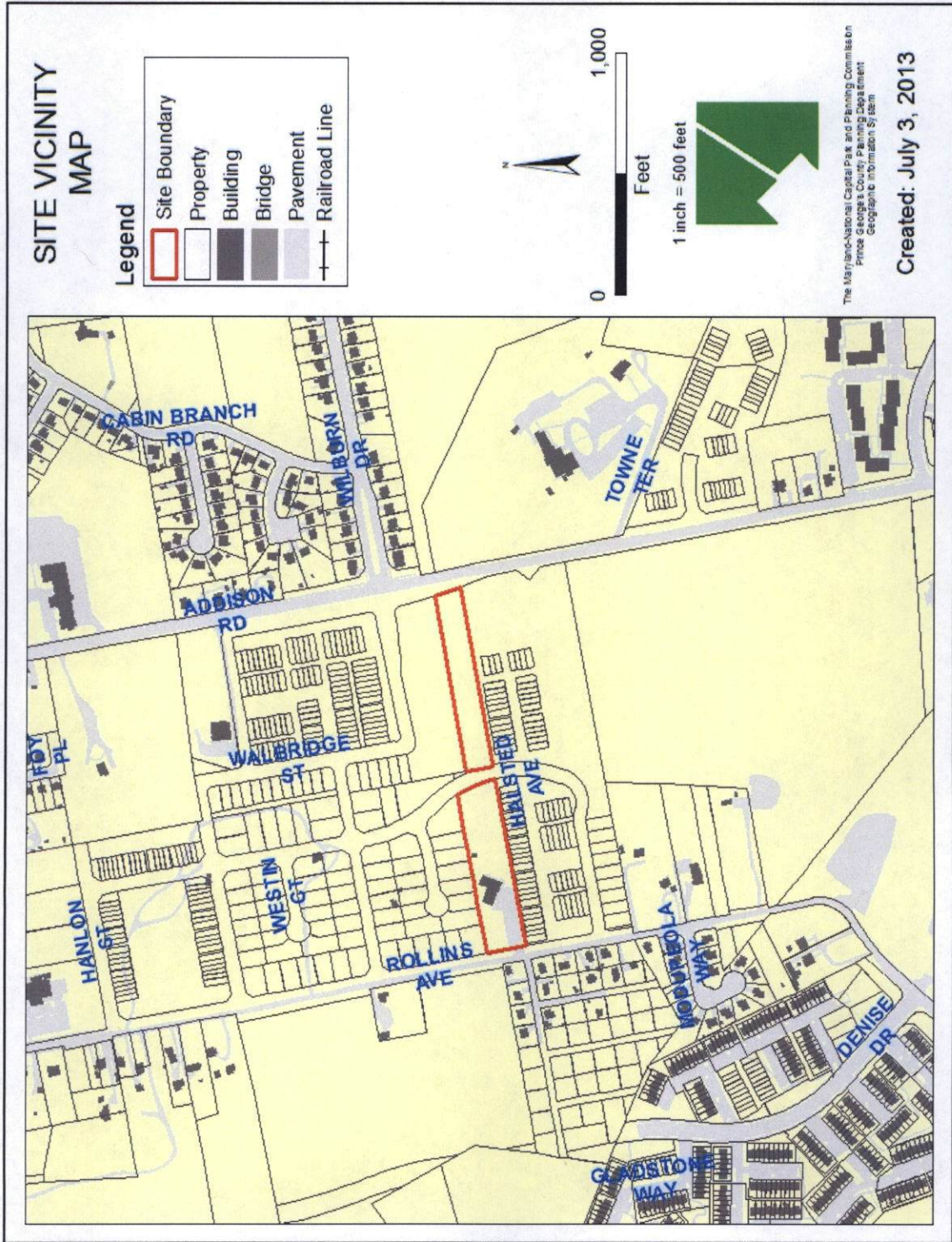


# GENERAL LOCATION MAP



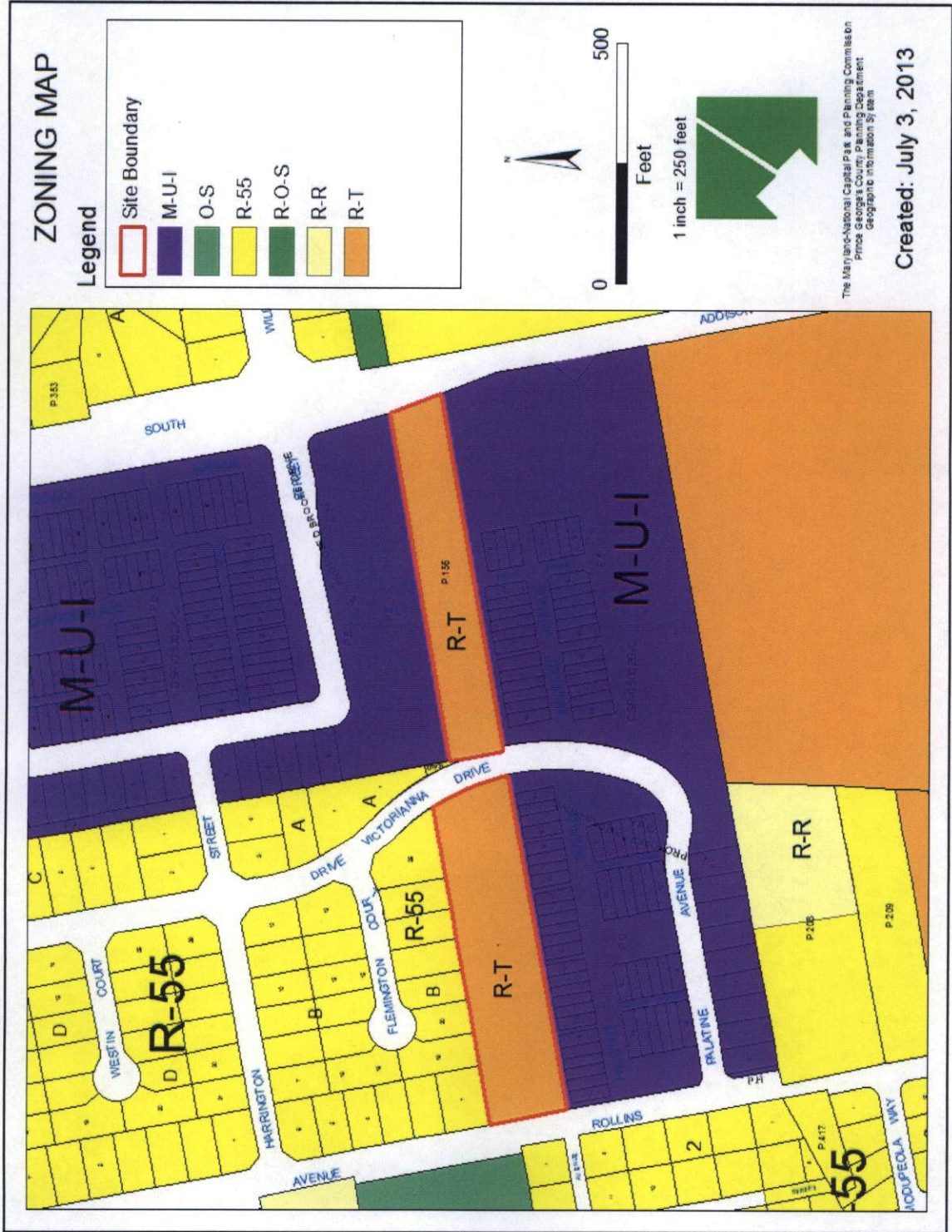


# SITE VICINITY



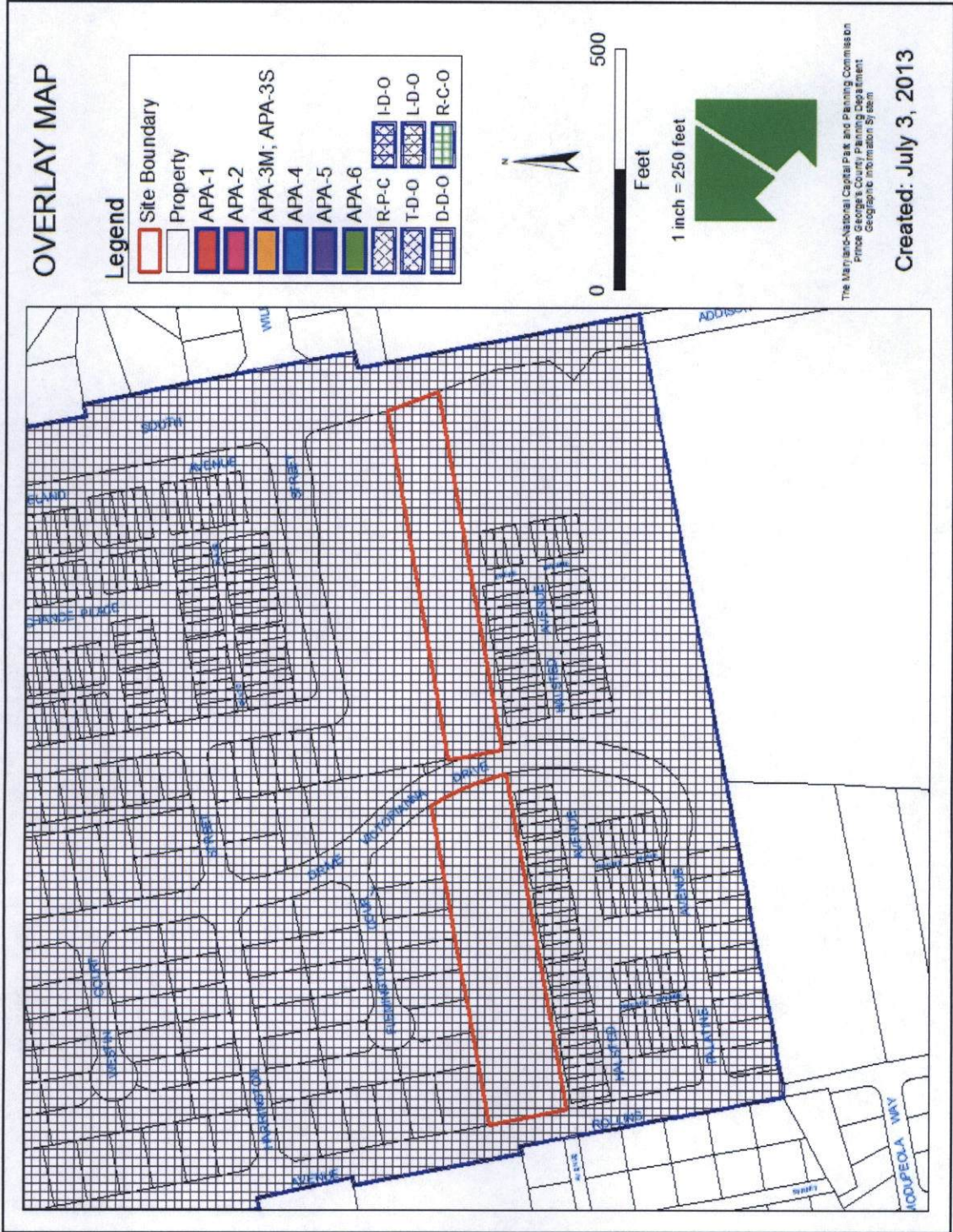


# ZONING MAP



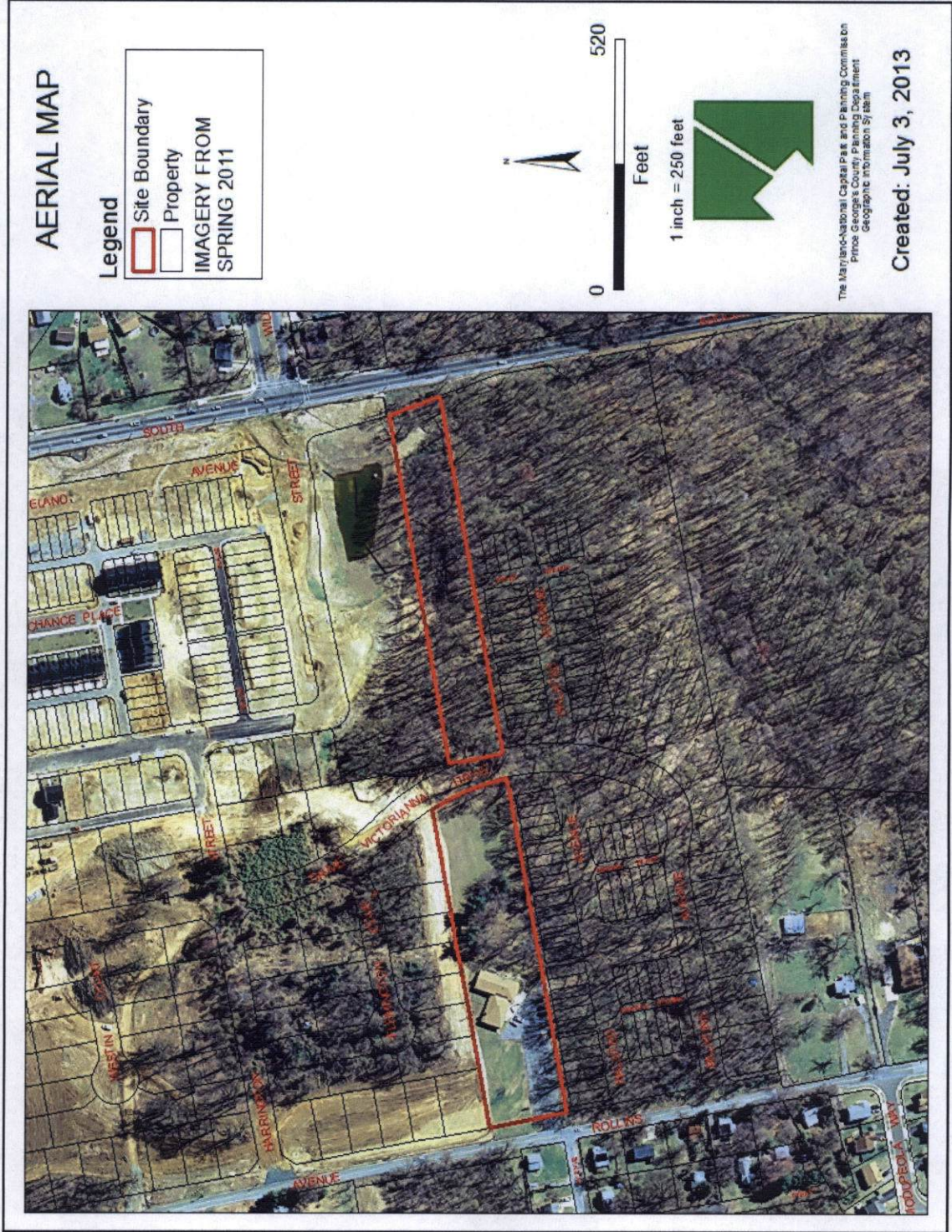


# OVERLAY MAP



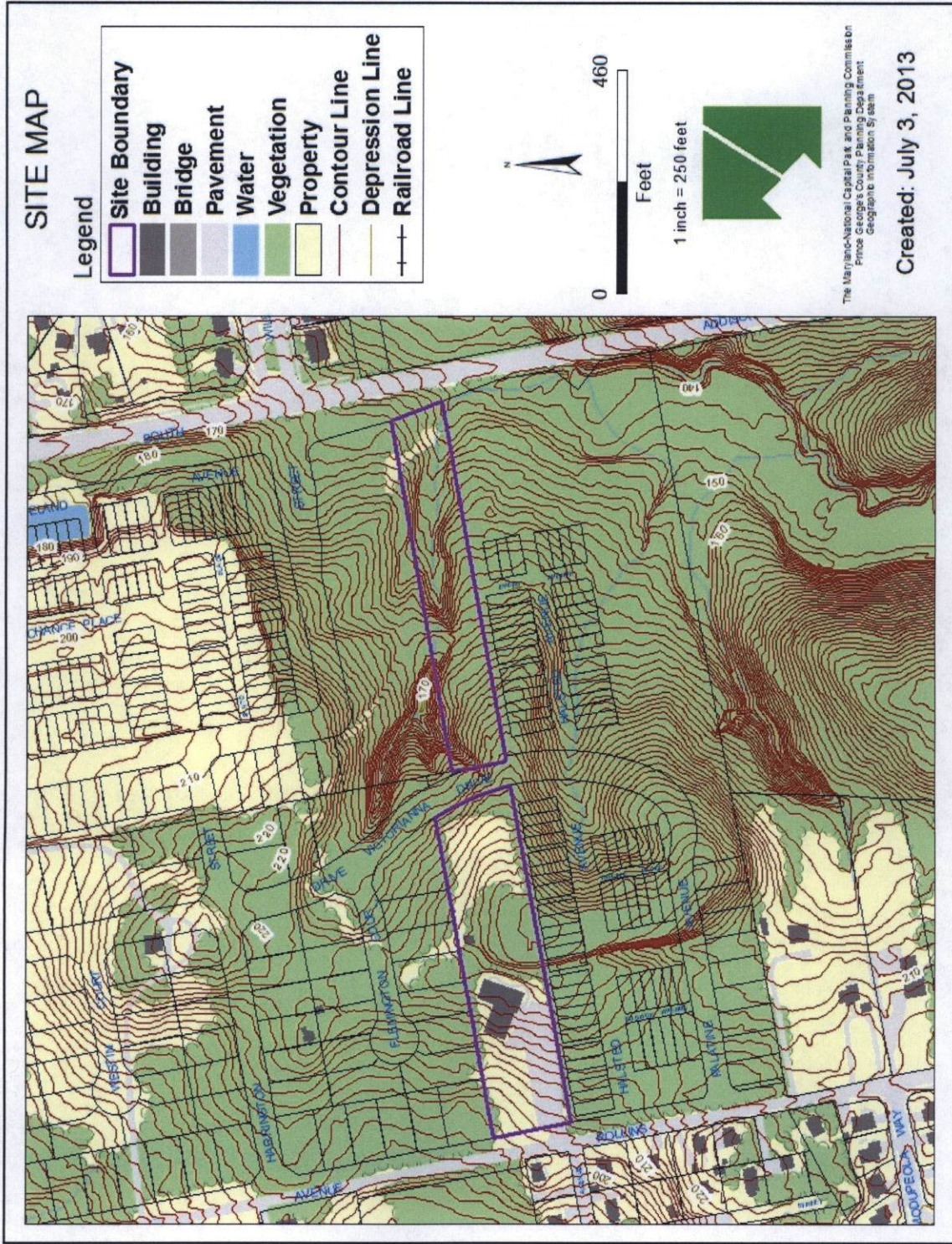


# AERIAL MAP





# SITE MAP





# MASTER PLAN RIGHT-OF-WAY MAP





# BIRD'S-EYE VIEW



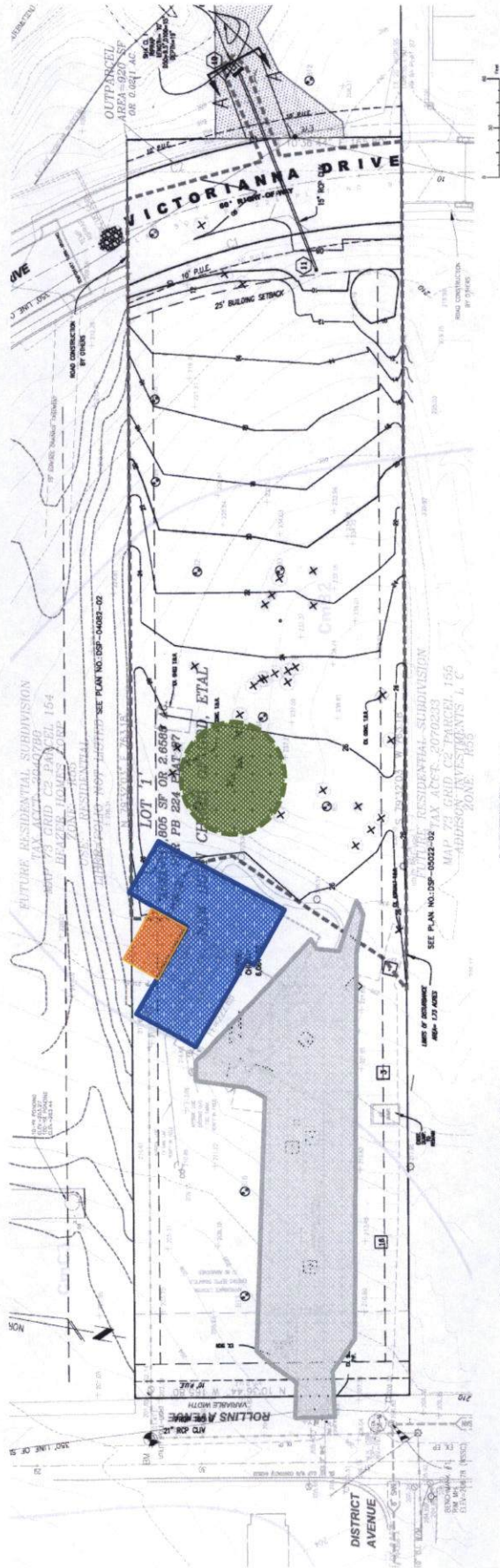


# BIRD'S-EYE VIEW









# SITE PLAN (LOT 1)










**DAY CARE OUTDOOR PLAY AREA**  
 MAXIMUM NUMBER OF CHILDREN= 20  
 REQUIRED OUTDOOR PLAY AREA= 75 SF FOR SIZE OF MAXIMUM NUMBER OF CHILDREN  
 PER APPROVED DSP 06023, NO MORE THAN ONE OF THE MAXIMUM ENROLLED CHILDREN  
 MAY USE THE OUTDOOR PLAY AREA AT ONE TIME.  
 75 SF TO MAXIMUM 250 SF  
 OUTDOOR PLAY AREA= 250 SF > 750 SF REQUIRED

**NOTES:**  
 1. ALL SIGN, SIGNAGE AND SYMBOLS SHALL MEET CURRENT APPLICABLE LOCAL, STATE AND FEDERAL STANDARDS AND SPECIFICATIONS.  
 2. ALL STANDARD PARKING SPACE DIMENSIONS: 9'5" WIDTH x 19' LENGTH [PERPENDICULAR] & 8' WIDTH x 22' LENGTH [PARALLEL]

-  Existing Building
-  Parking Lot
-  Play Area
-  Approximate location of the Critical Root Zone for the specimen tree

**LEGEND**

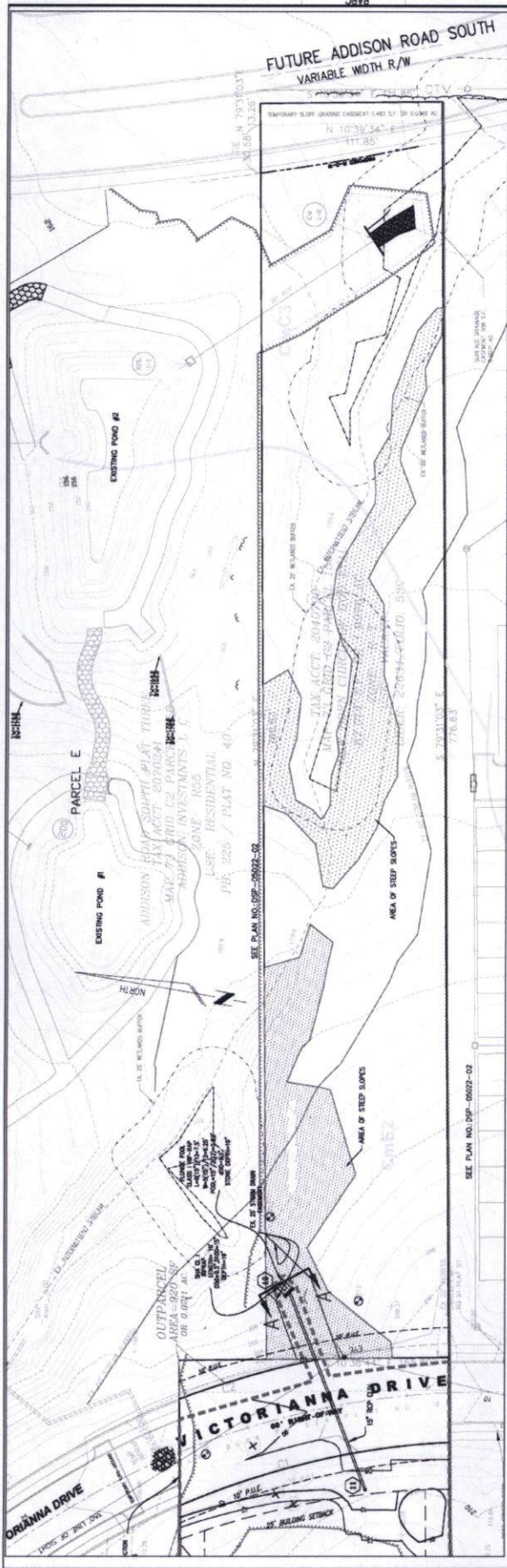
-  VEHICULAR TRAFFIC CIRCULATION
-  PEDESTRIAN TRAFFIC CIRCULATION
-  DENOTES COMPACT PARKING SPACE  
8' WIDTH x 14.5' LENGTH [PERPENDICULAR]  
7' WIDTH x 19' LENGTH [PARALLEL]
-  DENOTES HC ACCESSIBLE PARKING SPACE  
8' WIDTH x 19' LENGTH W/ 5' ACCESS AISLE
-  DENOTES HC VAN ACCESSIBLE PARKING SPACE  
8' WIDTH x 19' LENGTH W/ 8' ACCESS AISLE
-  DENOTES ITEM TO BE REMOVED
-  DENOTES ARE OF EXISTING PAVEMENT TO BE REMOVED

Approximate location of the Critical Root Zone for the specimen tree





# SITE PLAN (LOT 156)





# EXISTING CONDITIONS



Image of the existing church



# EXISTING CONDITIONS



Existing playground area



# EXISTING CONDITIONS



Image of the rear of the site from partially constructed Victorianna Drive



# EXISTING CONDITIONS



Woodland and stream on Lot 156





Prince George's County Planning Department  
Community Planning South Division

301-952-3972  
www.mncppc.org

October 4, 2012

**MEMORANDUM**

TO: Meika Fields, Urban Design Section, Development Review Division  
VIA: Cynthia Fenton, Acting Supervisor, Community Planning South Division *cf*  
FROM: Clara Fenwick, Planner Coordinator, Community Planning South Division  
SUBJECT: DSP-06003-01, New Born Church of God

**DETERMINATIONS**

General Plan: This application is consistent with the 2002 General Plan Development Pattern policies for the Developed Tier.

Master Plan: This application conforms to the land use recommendations of the 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment*.

Sector Plan: This application conforms to the land use recommendations of the 2000 *Approved Addison Road Metro Town Center & Vicinity Sector Plan* for institutional/public/quasi-public uses.

**BACKGROUND**

Location: The property is located east of the intersection of Rollins and District Avenues at 801 Rollins Avenue.

Size: 2.66 acres

Existing Uses: Existing 6,064 square foot church with approximately 170 seats and daycare for 20 children

Proposal: The church is proposing to construct a 12,814 square foot addition in two phases. The first phase, at 3,766 square feet, will allow the church to seat a total of 326 people. The second phase, at 9,830 square feet will accommodate an additional 156 seats for a total of 482 seats.



## GENERAL PLAN, MASTER PLAN AND SMA

**2002 General Plan:** The subject property is located in a designated Community Center 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. Community Centers are concentrations of activities, services and land uses that serve the immediate community. These typically include a variety of public facilities and services-integrated commercial, office and some residential development and can include mixed-use and higher intensity redevelopment in some communities. The proposed development is south of Central Avenue, a designated Corridor.

**Master Plan:** 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment*

**Sector Plan:** 2000 *Approved Sector Plan and Sectional Map Amendment for the Addison Road Metro Town Center & Vicinity*

Planning Area/ Community:	Planning Area 75A/Capitol Heights/Addison South
Land Use:	Institutional Public/Quasi-Public
Environmental:	See the Environmental Planning Section referral for comment based on the 2005 <i>Approved Countywide Green Infrastructure Plan</i> .
Historic Resources:	None identified
Transportation:	Rollins Avenue is a two lane local road.
Public Facilities:	There are no public facilities adjacent to the property.
Parks & Trails:	The property is across the street from the Rollins Avenue Neighborhood Park.

**SMA/Zoning:** The 2000 *Addison Road Metro Town Center and Vicinity Sector Plan* rezoned the property from the R-R Zone to the R-T Zone and applied Development District Overlay Zone (DDOZ) over the R-T Zone.

## PLANNING ISSUES

The church proposes to construct an addition to the rear of the existing building in two phases. The expansion will allow the church to increase its seating capacity; the daycare will not be expanded. Access to the property is from Rollins Avenue and from a future road (Victoranna Drive) adjacent to the eastern property line. The building is set back approximately 200 ft. from the Rollins Avenue right-of-way; the new addition will not be visible from that street.



Church property on the opposite (east) side of the future street is proposed to accommodate additional church parking.

The subject property is within the Development District Overlay Zone (DDOZ) established in the Addison Road Metro Town Center Plan. The sector plan requires that new development within the district comply with the approved standards. The applicable Site and Building Design Development District Standards as outlined on pages 173 through 231 in the Town Center Plan regarding vehicular circulation, parking areas, building siting and setbacks, buffers and screening, sidewalks, plantings, lighting, building scale and materials should be utilized in the development of this site. The proposed development appears to meet many of these standards. However, more detailed information is necessary to determine whether the standards below have been sufficiently met.

#### Site Design

##### S1. Vehicular Circulation/Access

- C. Vehicular entranced drives shall permit safe and clear pedestrian crossings. Sidewalk material(s) should continue across driveway aprons.

Pedestrian connectivity from the parking lot across Victorianna Drive to the church should be provided via a safe and clearly delineated route to the entrance of the church.

##### S2. Parking Areas

- E. Pedestrian zones (internal sidewalks) shall be well-illuminated and clearly delineated within parking lots.
- I. Parking lots shall comply with the Perimeter Landscape and Interior Planting Requirements of the *Landscape Manual*.
- L. All parking spaces shall have striped markings.
- M. Concrete wheel stops shall be provided, where appropriate. Timber wheel stops are not permitted.

##### S.4 Buffers and Screening

- B. All mechanical equipment, dumpsters, storage, service, loading and delivery areas shall be screened from public view and rights-of-way with an appropriate buffer consisting of plantings, walls or fences in compliance with the Screening Requirements of the *Landscape Manual*.

Additional design details must be provided on the screening of the trash and the loading areas.

#### Building Design

##### B3. Materials and Architectural Details

- G. Imitation or synthetic exterior building materials which simulate the appearance of stone or brick should be avoided.

It should be determined if the proposed brick veneer is appropriate for this development.

c: Ivy A. Lewis, Chief, Community Planning South Division  
Cynthia Fenton, Acting Supervisor, Community Planning South Division  
Long-range Agenda Notebook





# THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION


Countywide Planning Division  
Environmental Planning Section  
301-952-3650


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

June 26, 2013

## MEMORANDUM

TO: Meika Fields, Senior Planner, Urban Design Section

VIA: Katina Shoulars, Supervisor, Environmental Planning Section 

FROM: Chuck Schneider, Senior Planner, Environmental Planning Section 

SUBJECT: **New Born Church of God, DSP-06003-01 and TCP2-032-12**

The Environmental Planning Section has reviewed the above referenced Detailed Site Plan and Type 2 Tree Conservation Plan for the New Born Church of God, stamped as received by the Environmental Planning Section on June 14, 2012. The Environmental Planning Section recommends approval of DSP-06003-01 and TCP2-032-12 subject to the recommended condition found at the end of this memorandum.

### Background

The Environmental Planning Section previously reviewed the subject property in accordance with a request for a Natural Resource Inventory plan (NRI-055-05) for the area between Rollins Avenue and Victoriana Drive. This NRI expired and now a revised NRI has been approved (December 2012) for the previously reviewed location with additional land from Victoria Drive to Future Addison Road South.

The application for this project is subject to the current environmental regulations in Subtitle 27 and the current Woodland and Wildlife Habitat Ordinance requirements in Subtitle 25. The site is also subject to Subtitle 25, Division 3 Tree Canopy Coverage. This application proposes is for infrastructure and rough grading on two parcels.

### Site Description

This subject site is currently zoned R-55 and is located on two parcels. Lot 1 is located on the west side of Victoriana Drive and Parcel 156 is located on the east side of Victoriana Drive, both approximately 300 feet south of its intersection with Flemington Court. Lot 1 also has frontage on Rollins Avenue and Parcel 156 has frontage on Addison Road. A review of the available information indicates that wetlands, streams and steep slopes exist on the subject property. Addison Road is classified as an arterial road which is generally regulated for transportation noise impacts. The soils found to occur according to the Web Soil Survey are in the Collington-Wist complex soil series. Collington-Wist complex soils are well drained and non-hydric. According to available information, Marlboro clay is not found to occur on this property. No letter was submitted to the Maryland Department of Natural Resources Wildlife and Heritage Program to determine if rare, threatened, or endangered species are known to occur in the vicinity of this property. There are no designated scenic or historic roads adjacent to this property. This property is located in the Lower Beaver Dam subwatershed of the Anacostia River basin and in the Developed Tier as reflected in the General Plan. The site contains Regulated Area, Evaluation Areas, and Network Gap associated with the Green Infrastructure Plan.



## Environmental Review

1. The site has an approved Natural Resource Inventory, NRI-055-05. This site contains woodlands, a stream, wetlands, one specimen tree, steep slopes, Primary Management Area (PMA) and associated buffers. The Forest Stand Delineation states that the project area has one stand of woodlands totaling 2.73 acres. The NRI correctly shows the existing conditions of the site.

**Comment:** No additional information is required concerning the NRI for the subject property.

2. This site is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance because it is greater than 40,000 square feet in area and contains more than 10,000 square feet of woodland. The subject application proposes to clear 0.83 acres on Lot 1 and 0.40 acres on Lot 156 for infrastructure and rough grading. A Type 2 Tree Conservation Plan (TCP2-032-12) was submitted with the review package.

This plan shows the remaining woodland on Lot 1, between Rollins Avenue and Victoriana Drive as being cleared and a small area on Lot 156, to the east of Victoriana Drive for a stormwater management outfall being clear.

The overall site has a woodland conservation threshold of 0.93 acres and a total requirement of 1.14 acres based on the proposed clearing. The plan proposes to meet the requirement with 1.89 acres of woodland preservation.

Several technical revisions are required. The plan shows the Type 1 Tree Conservation notes. Remove the TCP1 notes and only show the TCP2 notes on the plan. It is not necessary to duplicate the notes on each sheet. The plan does not show a legible symbol for the limit of disturbance (LOD). Revise the plan to show the LOD on the plan in accordance with the symbol provided in the Environmental Technical Manual (ETM) and provide the symbol in the legend. Remove the forest sample points and steep slope symbols from the plan and legend. These symbols are not required on a TCP2. Show all symbols in accordance with the symbols provided in the ETM.

The PMA is incorrectly shown on the off-site portion of Sheet two (Parcel E). Revise the plan to correctly show the PMA in accordance with the approved NRI. The treeline symbol around the area of the existing outfall is shown backwards and appears to give the impression that the area of the outfall is wooded. Revise the symbol to reflect the correct location of the existing woodland.

The proposed woodland preservation area is not identified on the plan. Revise the plan to identify all woodland conservation areas on the plan using the symbols in the ETM. Remove the symbol for woodland clearing. The LOD will indicate the area of on-site clearing. Revise the plan and legend to identify the area of off-site clearing. Show the north arrow on both sheets outside of the plan area.

The plan shows an outfall extending from Sheet the east side of Lot 1, across Victoriana Drive, and onto Lot 156; however there is no associated stormwater management facility or stormdrain



for the outfall. Remove the outfall and associated clearing from the plan or show the proposed SWM facility for the outfall. Show the soils table on the plan. The plan shows a table labeled "Specimen Tree Chart" however the table does not provide any information regarding specimen trees. Show the Specimen tree Table in accordance with the ETM.

Several other revisions are required as provided in the recommended conditions below.

**Recommended Conditions:** Prior to certification of the Detail Site Plan, the TCP2 shall be revised as follows:

- a. Remove the TCP1 notes and only show the TCP2 notes on the plan. Show the notes on only one sheet.
- b. Revise the plan to show the LOD symbol on the plan in accordance with Environmental Technical Manual (ETM) and provide the symbol in the legend.
- c. Remove the forest sample points and steep slope symbols for the plan and legend.
- d. Show all symbols in accordance with the ETM.
- e. Revise the plan to correctly show the PMA in accordance with the approved NRI
- f. Revise the existing tree line symbol to reflect the correct location of the existing woodland.
- g. Revise the plan to identify all applicable woodland conservation areas on the plan using the symbols in the ETM.
- h. Remove the symbol for woodland clearing.
- i. Show the north arrow on both sheets outside of the plan area.
- j. Remove the proposed outfall and associated clearing from the plan or show the proposed SWM facility for the outfall.
- k. Show the soils table on the plan.
- l. Show the Specimen tree Table in accordance with the ETM.
- m. In the title Block on both sheets revised the title from Tree Conservation Plan I to "Type 2 Tree Conservation Plan Lots 1 and 156"
- n. Show all other symbols, including but not limited to, wetlands, wetland buffers, streams and stream buffers in accordance with the ETM.
- o. Remove Notes 1 and 2 on Sheet 2.
- p. Show woodland preservation signs along the perimeter of the woodland preservation area 50 feet apart and provide a detail on the plan.
- q. Show the Tree Preservation Sign detail on the plan.
- r. Show the ownership on Parcel 155 to the south of the site.
- s. Revise the woodland limits on Parcels 154 and 155 approximately 100 feet off the property line.
- t. Revise the approval block to read TCP2-032-12
- u. Revise the worksheet as necessary
- v. Have the revised TCP2 signed and dated by the qualified professional who prepared it.

**Recommended Condition:** Prior to signature approval of the TCP2 for this property, pursuant to Section 25-122(d)(1)(B), all woodland preserved, planted or regenerated on-site shall be placed in a woodland conservation easement recorded in land records and the liber/folio of the easement



shall be indicated on the TCP2.

3. Wetlands, streams and steep slopes are found to occur on this property. These features and the associated buffers comprise the PMA on the subject property in accordance with the Subdivision Ordinance. The Subdivision Ordinance requires that: "...all plans associated with the subject application shall demonstrate the preservation and/or restoration of regulated environmental features in a natural state to the fullest extent possible." (Sec. 24-130(b)(5))

Impacts to the regulated environmental features should be limited to those that are necessary for the development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use and orderly and efficient development of the subject property or are those that are required by County Code for reasons of health, safety, or welfare. Necessary impacts include, but are not limited to, adequate sanitary sewerage lines and water lines, road crossings for required street connections, and outfalls for stormwater management facilities. Road crossings of streams and/or wetlands may be appropriate if placed at the location of an existing crossing or at the point of least impact to the regulated environmental features. Stormwater management outfalls may also be considered necessary impacts if the site has been designed to place the outfall at a point of least impact. The types of impacts that can be avoided include those for site grading, building placement, parking, stormwater management facilities (not including outfalls), and road crossings where reasonable alternatives exist. The cumulative impacts for the development of a property should be the fewest necessary and sufficient to reasonably develop the site in conformance with County Code.

Impacts to regulated environmental features must first be avoided and then minimized. If impacts to the regulated environmental features are proposed, a statement of justification must be submitted in accordance with Section 24-130 of the Subdivision Regulations. The justification must address how each impact has been avoided and/ or minimized. A statement of justification dated June 19, 2013 for the proposed impacts were stamped as received by the Environmental Planning Section on June 20, 2013. No alternatives analysis was provided showing a reduction in impact areas. This impact is for a stormwater outfall; however no pond associated with the outfall is shown nor is grading for a pond or stormwater management facility proposed. Either show the proposed stormwater management facility associated with the outfall structure or remove the outfall and impact from the plan. If a pond is proposed for the outfall, staff supports the impact, because it is necessary to convey stormwater to the stream. There will be 787 square feet of woodland clearing within the PMA for the impact. This impact will only affect steep slopes adjacent to a non-tidal wetland area, and its associated buffer. An exhibit for the PMA impact area was submitted. The statement of justification letter did provide detail for the impact. The justification statement states that the impacts are shown on a TCP1 and not a TCP2. This request should be revised to say the correct TCP2 number.

**Recommended Finding:** Based on the level of design information available at the present time, the regulated environmental features on the subject property have been preserved and/or restored



to the fullest extent possible based on the limits of disturbance shown on the impact exhibits and the tree conservation plan submitted for review.

**Recommended Condition:** Prior to Certification of the detail site plan, the TCP2 and detail site plan shall be revised to show proposed grading for the pond or remove the proposed outfall.

**Recommended Condition:** Prior to the issuance of any permits which impact wetlands, wetland buffers, streams or Waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.

**Recommended Condition:** At time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated primary management area except for any approved impacts and shall be reviewed by the Environmental Planning Section prior to approval of the final plat. The following note shall be placed on the plat:

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

4. Effective October 1, 2009, the State Forest Conservation Act was amended to include a requirement for a variance if a specimen, champion, or historic tree is proposed to be removed. This state requirement was incorporated in the adopted County Code effective on September 1, 2010.

TCP2 applications are required to meet all of the requirements of Subtitle 25, Division 2 which includes the preservation of specimen trees, Section 25-122(b)(1)(G). If the specimen trees on-site have a condition rating of 70 or above, every effort should be made to preserve the trees in place, considering the different species' ability to withstand construction disturbance (refer to the Construction Tolerance Chart in the Environmental Technical Manual for guidance on each species' ability to tolerate root zone disturbances).

If after careful consideration has been given to the preservation of the specimen trees there remains a need to remove any of the specimen trees, a variance from Section 25-122(b)(1)(G) is required. Applicants can request a variance from the provisions of Division 2 of Subtitle 25 (the Woodland and Wildlife Habitat Conservation Ordinance or WCO) provided all of the required findings in Section 25-119(d) can be met and the request is not less stringent than the requirements of the applicable provisions of COMAR. An application for a variance must be accompanied by a Letter of Justification stating the reasons for the request and how the request meets each of the required findings.

A Subtitle 25 Variance Application, a statement of justification in support of a variance was stamped as received by EPS on June 24, 2013.



A specimen tree table should be added on the TCP2 to show the removal of one on-site specimen tree. The TCP2 shows the grading on the plan that show that this tree is to be removed.

Section 25-119(d) of the WCO contains six required findings [text in bold] to be made before a variance can be granted. The Letter of Justification submitted seeks to address the required findings for the removal of the specimen tree.

**(A) Special conditions peculiar to the property have caused the unwarranted hardship**

The property is a narrow shape and has an existing church facility that is proposed to remain. The side yard and building setbacks of the site and the existing structure leave a narrow proposed development area. The specimen tree is located 60 feet from the existing structure on steep slopes. The site has an approved Preliminary Plan 4-05024 which shows the existing conditions of the site (approved 2007) and a previously approved Stormwater Management Plan (30337-2004) for the site showing the site completely graded with stormwater management facilities and one specimen tree being removed (approved 2005). The applicant proposes to rough grade the site for the proposed building expansion. According to this preliminary plan, the specimen tree is located where the building expansion will occur on-site. The site constraint limits the developable area of the property.

**(B) Enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas**

The building and associated parking that is necessary could not be expanded as designed if other constrained properties encounter trees in similar locations on a site. The same considerations would be provided during the review of the required variance application.

**(C) Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants**

If other constrained properties encountered trees in similar locations on a site, the same considerations would be provided during the review of the required variance application.

**(D) The request is not based on conditions or circumstances which are the result of actions by the applicant**

The applicant proposes to rough grade the site for future development. The existing conditions or circumstances are not the result of actions by the applicant because the applicant has taken no action on the subject property to date.

**(E) The request does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property**

The request to remove the tree does not arise from any condition on a neighboring property. The applicant proposes to prepare the site for the proposed expansion of the existing church facility.



**(F) Granting of the variance will not adversely affect water quality**

All proposed land development activities will require sediment control and stormwater management measures to be reviewed and approved by the County.

The project proposes to meet water quality and quantity requirements in accordance with approved stormwater management concept plan 30337-2004 through the use of environmental site design and the use of two on-site bio-retention facilities and pay a fee of 9,542.00. This approval letter has expired (May 7, 2013) and a new one should be reissued.

**Recommended Finding:** The required findings of Section 25-119(d) have been adequately addressed for the removal of one specimen tree.

5. A copy of the approved Stormwater Management Concept plan and letter (30337-2004-01) dated June 23, 2011, were submitted with the subject application. This approval has expired (May 7, 2013) and a new approval letter should be re-issued by DPW&T. The submitted concept plan appears to show the future development of the site with all stormwater to be directed to two bio-retention filter ponds that is ultimately conveyed through a culvert pipe to an adjacent intermittent stream system. According to the approval letter, water quantity and quality control on-site are not met and a fee is required. Copies of the approved concept letter and plan must be submitted prior to signature approval.

**Recommended Condition:** Prior to certification of the detailed site plan, copies of the stormwater management concept approval letter and plan shall be submitted. The concept shall be correctly reflected on all plans.

**Summary of Recommended Revisions, Findings, and Conditions**

The Environmental Planning Section recommends approval of Detail Site Plan-12034 and TCP2-002-13 subject to the following revisions, findings and conditions:

**Recommended Finding:**

1. The regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible based on the limits of disturbance shown on the tree conservation plan submitted for review. The impacts approved are for a stormwater outfall. If the outfall is not required for rough grading of the site, the plan shall be revised as such.
2. The required findings of Section 25-119(d) have been adequately addressed for the removal of the specimen tree.



**Recommended Conditions:**

1. Prior to certification of the Detail Site Plan, the TCP2 shall be revised as follows:
  - a. Remove the TCP1 notes and only show the TCP2 notes on the plan. Show the notes on only one sheet.
  - b. Revise the plan to show the LOD symbol on the plan in accordance with Environmental Technical Manual (ETM) and provide the symbol in the legend.
  - c. Remove the forest sample points and steep slope symbols for the plan and legend.
  - d. Show all symbols in accordance with the ETM.
  - e. Revise the plan to correctly show the PMA in accordance with the approved NRI
  - f. Revise the existing tree line symbol to reflect the correct location of the existing woodland.
  - g. Revise the plan to identify all applicable woodland conservation areas on the plan using the symbols in the ETM.
  - h. Remove the symbol for woodland clearing.
  - i. Show the north arrow on both sheets outside of the plan area.
  - j. Remove the proposed outfall and associated clearing from the plan or show the proposed SWM facility for the outfall.
  - k. Show the soils table on the plan.
  - l. Show the Specimen tree Table in accordance with the ETM.
  - m. In the title Block on both sheets revised the title from Tree Conservation Plan I to "Type 2 Tree Conservation Plan Lots 1 and 156"
  - n. Show all other symbols, including but not limited to, wetlands, wetland buffers, streams and stream buffers in accordance with the ETM.
  - o. Remove Notes 1 and 2 on Sheet 2.
  - p. Show woodland preservation signs along the perimeter of the woodland preservation area 50 feet apart and provide a detail on the plan.
  - q. Show the Tree Preservation Sign detail on the plan.
  - r. Show the ownership on Parcel 155 to the south of the site.
  - s. Revise the woodland limits on Parcels 154 and 155 approximately 100 feet off the property line.
  - t. Revise the approval block to read TCP2-032-12
  - u. Revise the worksheet as necessary
  - v. Have the revised TCP2 signed and dated by the qualified professional who prepared it.
2. Prior to signature approval of the TCP2 for this property, pursuant to Section 25-122(d)(1)(B), all woodland preserved, planted or regenerated on-site shall be placed in a woodland conservation easement recorded in land records and the liber/folio of the easement shall be indicated on the TCP2.
3. At time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated primary management area except for any approved impacts and shall be reviewed by the Environmental Planning Section prior to approval of the final plat. The following note shall be placed on the plat:



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

4. Prior to the issuance of any permits which impact wetlands, wetland buffers, streams or Waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.
5. Prior to certification of the detailed site plan, copies of the stormwater management concept approval letter and plan shall be submitted. The concept shall be correctly reflected on all plans.

If you have any questions concerning these comments, please contact me at 301-952-3650 or by e-mail at [alwin.schneider@ppd.mncppc.org](mailto:alwin.schneider@ppd.mncppc.org).

ACS:acs





## THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department  
Countywide Planning Division, Transportation Planning Section

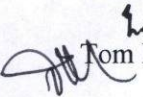
(301) 952-3680  
www.mncppc.org

December 12, 2012

### MEMORANDUM

TO: Meika Fields, Urban Design Section, Development Review Division

FROM: Eric Jenkins, Transportation Planning Section, Countywide Planning Division

VIA:  Tom Masog, Transportation Planning Section, Countywide Planning Division

SUBJECT: DSP-06003-01, New Born Church of God

The Transportation Planning Section has reviewed the site plan noted above. The subject site consists of approximately 2.66 acres of land in the R-55 Zone. The site is located at 810 Rollins Avenue and south of Central Avenue (MD 332) at the intersection of Rollins Avenue and District Avenue. The site is developed with an existing church of 6,064 square feet with 170 seats and a day care center for 20 students. The applicant proposes to expand the existing church with a first addition of 3,766 square feet and a second addition of 9,384 square feet for a total of 19,214 square feet. The day care center will remain for 20 students.

#### *Review Comments*

The existing church was approved by Preliminary Plan 4-05024 (PGCPB No.07-118) in June 2007. Total development within the subject property was limited at that time to 19,214 square feet for a church building and a daycare facility with a maximum capacity of 20 students or equivalent development which generates no more than 27 vehicle trips during any weekday peak hour and 331 vehicle trips during any Sunday peak hour.

The daycare facility is expected to generate 17 vehicle trips during the weekday peak hour. The church is expected to generate 264 vehicle trips during the Sunday peak hour based on its square footage. Based on 530 proposed seats the church is expected to generate 323 vehicle trips during the Sunday peak hour. Therefore the proposed uses (church additions) on the detailed site plan do not exceed the previously placed trip caps of 27 vehicle trips during the weekday peak hour and 331 vehicle trips during the Sunday peak hour. The trip rates calculation shown here are from *Trip Generation, 9<sup>th</sup> Edition* (Institute of Transportation Engineers).

There were two traffic-related conditions required prior to the issue of building permits within the subject property. Staff notes that the one of these conditions was for a southbound left-turn lane on Rollins Avenue, the second for a traffic signal warrant study. These conditions are not required for approval of the DSP but at the building permit stage.

Overall traffic and pedestrian circulation on the site and the location of the commercial driveway on Rollins Avenue is satisfactory. Staff notes a future entrance on Victorianna Avenue. If this is constructed it will provide better circulation for the site and reduce possible delays and vehicle queues at the intersection of Rollins Avenue and the church entrance.



In summary, the Transportation Planning Section determines that the site plan is acceptable. Any traffic related conditions contained in Preliminary Plan of Subdivision 4-05024 would have to be completed prior to the issuance of any building permits.






**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**

Prince George's County Planning Department  
Countywide Planning Division, Transportation Planning Section

(301) 952-3680  
www.mncppc.org

September 19, 2012

**MEMORANDUM**

TO: Meika Fields, Development Review Division  
FROM:  Fred Shaffer, Transportation Planning Section, Countywide Planning Division  
SUBJECT: Detailed Site Plan Review for Master Plan Trail Compliance

The following Detailed Site Plan was reviewed for conformance with the *Approved Countywide Master Plan of Transportation* and/or the appropriate area Master Plan in order to provide the Master Plan Trails.

Detailed Site Plan Number: DSP-06003-01

Name: New Born Church of God

Type of Master Plan Bikeway or Trail

Municipal R.O.W.*	<u>      </u>	Public Use Trail Easement	<u>      </u>
PG Co. R.O.W.*	<u>  X  </u>	Nature Trails	<u>      </u>
SHA R.O.W.*	<u>      </u>	M-NCPPC – Parks	<u>      </u>
HOA	<u>      </u>	Bicycle Parking	<u>      </u>
Sidewalks	<u>  X  </u>	Trail Access	<u>      </u>

\*If a Master Plan Trail is within a city, county, or state right-of-way, an additional two - four feet of dedication may be required to accommodate construction of the trail.

The Transportation Planning Section has reviewed the detailed site plan application referenced above for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2000 *Approved Subregion 4 Master Plan and Sectional Map Amendment* (area master plan) in order to implement planned trails, bikeways, and pedestrian improvements. Staff recommendations based on current or proposed conditions are also included in this memo.

The subject application is located approximately 3,100 linear feet south of MD 214 between Rollins Avenue and Addison Road. The subject site has a short amount of road frontage on both Rollins Avenue and Addison Road, and lies approximately 2,400 linear feet south of the entrance to the Addison Road Metro on Addison Road. The subject application proposes a building addition to an existing church and day care center.

**Review Comments (Master Plan Compliance and Prior Approvals)**

There are two master plan trail issues identified in both the MPOT and the area master plan that impact the subject site. Both the MPOT and the area master plan recommend continuous sidewalks and designated bike



lanes along both Addison Road and Rollins Avenue. The MPOT includes the following text describing the needed facilities along Addison Road:

*Designated bike lanes and continuous standard or wide sidewalks are needed to provide multimodal access to the Addison Road Metro Station south of MD 214. These facilities will accommodate safe and convenient multimodal access to the Addison Road Metro Station from the communities along Addison Road (MPOT, page 19).*

The Complete Streets Section of the MPOT includes the following policies regarding sidewalk construction and the accommodation of pedestrians.

**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.

The subject application incorporates an eight-foot wide sidewalk along the site's frontage of Rollins Avenue and a pedestrian walkway from the right-of-way to the building entrance. A marked crosswalk is reflected between the two portions of the application separated by Victorianna Drive. The provision of a raised crosswalk at this location is recommended to further increase the visibility of the pedestrian crossing and calm traffic at the location where pedestrians will be crossing Victorianna Drive from the parking lot to the church. High visibility crosswalks are recommended at the site's ingress/egress point off Rollins Avenue and both ingress/egress points off Victorianna Drive. The five-foot concrete sidewalk (or designated pedestrian walkway) should be extended the entire length from Victorianna Drive to the proposed building addition. The plans as submitted included a short gap where no sidewalk or designated walkway is provided.

It appears that no access to Addison Road is proposed for this application. However, right-of-way dedication should be sufficient to accommodate both the wide sidewalk and the designated bike lanes proposed in the MPOT and the area master plan.

**Major Issues**

- Right-of-way dedication along both Addison Road and Rollins Avenue needs to accommodate the wide sidewalks and designated bike lanes recommended in the MPOT and area master plan.

**Conclusion and Revised Recommendations**

From the standpoint of non-motorized transportation, it is determined that this plan is acceptable, fulfills the intent of applicable master plans and functional plans, fulfills prior conditions of approval, and meets the finding required for a detailed site plan as described in Section 27-285 if the following conditions were to be placed.

- a. Provide an eight-foot wide sidewalk along the subject site's entire frontage of Rollins Avenue, unless modified by DPW&T.
- b. A high visibility crosswalk shall be provided at the site's ingress/egress point along Rollins Avenue, unless modified by DPW&T.



- c. A high visibility crosswalk shall be provided at both of the site's ingress/egress points along Victorianna Drive, unless modified by DPW&T.
- d. Prior to signature approval, the plans shall be revised to indicate a raised crosswalk and pedestrian safety signage (per DPW&T Standard 700.02) at the at-grade pedestrian crossing of Victorianna Drive, unless modified by DPW&T.
- e. Extend the sidewalk and/or designated walkway from Victorianna Drive to the proposed building addition.





Site © 2012 Northrop Grumman | Maps and Data © 2012 The Maryland-National Capital Park and Planning Commission | Graphics Credits



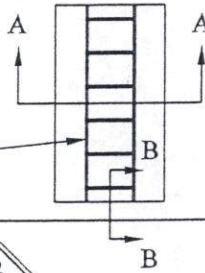
W11-2 Black on  
(30"x30") fluorescent  
(24"x12") \* yellow-green



Notes:

1. Advance warning signs shall be placed in each direction prior to a series of humps as determined by the Department.
2. Crosswalk shall be 10' wide. Crosswalk lines used on both sides of the crosswalk shall extend across the full width of pavement.
3. Longitudinal lines shall be spaced 12" apart. The spacing design should avoid the wheel paths.
4. See Chapter 6F "Temporary Traffic Control Zone Devices" of the MUTCD manual, latest edition, for size and placement of signs.
5. All crosswalk ramps shall meet the Federal accessibility guidelines of the Americans with Disabilities Act.

12" inlaid pavement markings (See Section II, Technical Specification for approved Permanent Pavement Marking Material)



W11-2 Black on  
(30"x30") fluorescent  
(24"x12") \* yellow-green



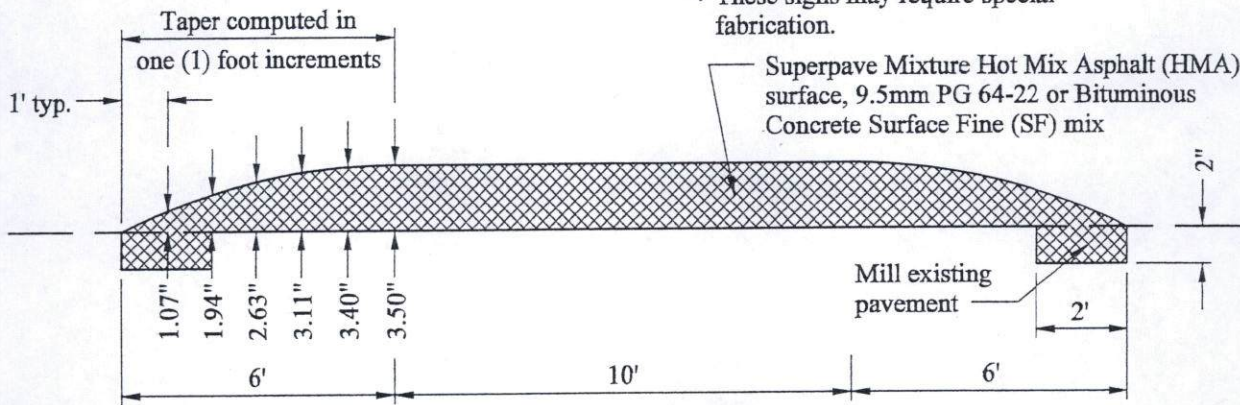
Plan



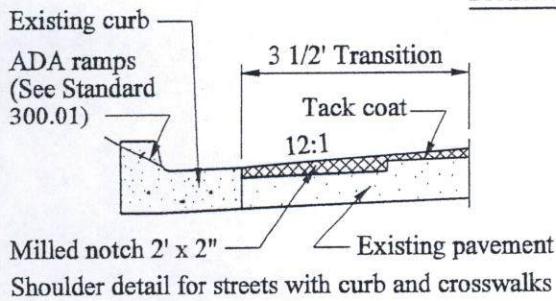
(24" x 24") \*

(24" x 30") \*

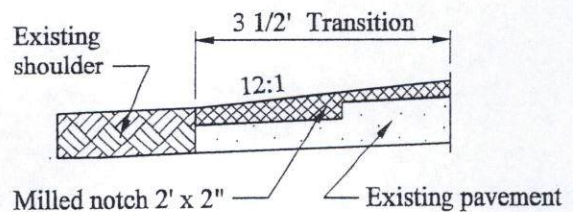
\* These signs may require special fabrication.



Section A-A - Hump Profile



Urban Roadway



Rural Roadway

Section B-B - Edge Detail

APPROVED:

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

REVISION DATE: \_\_\_\_\_ APPROVED BY: \_\_\_\_\_




DEPARTMENT OF PUBLIC WORKS  
AND TRANSPORTATION  
Prince George's County, MD

**Raised  
Crosswalk**

STD.  
**700.02**





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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

September 18, 2012

MEMORANDUM

TO: Meika Fields, Urban Design Section  
VIA: Whitney Chellis, Subdivision Section *WJC*  
FROM: Quynn Nguyen, Subdivision Section *QN*  
SUBJECT: Referral for New Born Church of God, DSP-06003-01

The site is located on Tax Map 73 in Grid E-2, known as Lot 1, is zoned R-T and is 2.65 acres. The site is currently improved with a 6,064-square-foot church. The applicant submitted a revised detailed site plan for a 13,150 –square-foot addition to the church.

Lot 1 is the subject of Preliminary Plan 4-05024. The Preliminary Plan of Subdivision 4-05024 for New Born Church of God was approved and the resolution was adopted by the Planning Board on June 21, 2007 (PGCPB No. 07-118). The resolution for the approved preliminary plan contains five conditions and the following conditions in **bold** relate to the review of this application:

1. **Any residential development of the subject property, other than one single-family dwelling, shall require the approval of a new preliminary plan of subdivision prior to the approval of any building permits.**

The revised DSP for a 13,150-square-foot addition to the church. No residential development is being proposed with this DSP.

2. **The applicant and the applicant's heirs, successors and/or assignees shall provide an eight-foot wide sidewalk along the subject site's entire frontage on Rollins Avenue, unless modified by DPW&T.**
3. **The applicant and the applicant's heirs, successors and/or assignees shall provide the five-foot wide sidewalk connection from Rollins Avenue to the proposed church addition as shown on the submitted preliminary plan of subdivision.**
4. **The applicant and the applicant's heirs, successors and/or assignees shall provide a five-foot wide sidewalk connection from future Victorianna Drive to the eastern-most parking lot.**



The DSP shows an eight-foot-wide sidewalk along Rollins Avenue, a five-foot wide sidewalk connection from Rollins Avenue to the church, and a five-foot wide sidewalk connection from Victorianna Drive to the parking lot. Condition 4 should be further reviewed by Transportation Planning Section.

5. **Total development within the subject property shall be limited to total of 19,214 GSF church building with maximum seating capacity of 354 seats, and a daycare facility with a maximum capacity of 20 students, or equivalent development which generates no more than 27 vehicle trips (14 in, and 13out) during the any weekday peak hour and 331 vehicle trips (172 in and 159 out) during any Sunday peak hour. Any development generating an impact greater than that identified herein above, shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

Note # 12 on Sheet 3 indicates that the total gross floor area with the proposed addition is 19, 214 square feet. The site plan shows 9,830 square feet of gross floor area for the addition in phase II, but Note #12 shows 9,384 square feet of gross floor area for the addition in phase II. This inconsistency should be addressed and the DSP should be revised to show the correct gross floor area for the addition in phase II. Note 3 on sheet 3 of the DSP should be revised to reflect Condition 5, the trip cap. Conformance of Condition 5 regarding the trip cap should be reviewed and determined by Transportation Planning Section.

6. **Rollins Avenue at proposed Site Access: Prior to the issuance of any building permits within the subject property, provision of a left-turn lane along southbound Rollins Avenue per DPW&T standards shall (a) have full financial assurances, (b) have been permitted for construction by DPW&T, and (c) have an agreed-upon timetable for construction with DPW&T.**
7. **Rollins Avenue at Central Avenue (MD 332) and Yeomen Place: Prior to the issuance of any building permits the applicant shall submit an acceptable traffic signal warrant study to DPW&T and, if necessary, SHA for a possible traffic signal at this intersection. The applicant should utilize a new 12-hour count, and should analyze signal warrants under total future traffic as indicated above, as well as existing traffic at the direction of DPW&T, and Maryland State Highway Administration (SHA). If the signal is deemed warranted by DPW&T and/or SHA at that time, the applicant shall bond the entire cost of signal and agree to install it at a time when directed by either operating agency.**

Conformance to Conditions 6 and 7 regarding the road improvements should be reviewed and determined by Transportation Planning Section.

8. **Development of this site shall be in conformance with Stormwater Management Concept Plan 10853-2005-00 and any subsequent revisions.**

Condition 8 should be added to the General Notes section of the DSP.

9. **A raze permit is required prior to the removal of any of the structures on-site. A raze permit can be obtained through the Department of Environmental Resources, Office of Licenses and Permits. Any hazardous materials located in any structures on-site must be removed and properly stored or discarded prior to the structures being razed. A note needs to be affixed to the preliminary plan of subdivision that requires that the structures are to**



be razed and the well and septic systems must be properly abandoned before the release of the grading permit.

10. **Prior to raze permit approval the two abandoned shallow wells found within the confines of the above-referenced property must be backfilled and sealed in accordance with COMAR 26.04.04 by a licensed well driller or witnessed by a representative of the Health Department.**
11. **Prior to the issuance of building permits, the abandoned septic tank shall be pumped out by a licensed scavenger and either removed or backfilled in place in accordance with COMAR 26.04.04 and witnessed by a representative of the Health Department.**

Lot 1 was record in Plat Book PM 224-97 on January 18, 2008. The site plan show the property boundary, bearing and distance of the Lot 1 as reflected on the record plat. The plat contains eight conditions which have been address above, regarding the conditions of approved preliminary plan.

**Site Plan Comments:**

All the information with this application and notes on the DSP indicates that the site is 2.65 acres and is comprised of Lot 1. However, the site plan shows the boundary of Outparcel B and Parcel 156 with a proposed parking lot. Outparcel B was recorded in Plat Book PM 224-97 on January 18, 2008 and is the subject of the approved Preliminary Plan 4-05024. Parcel 156 is a deed parcel and has never been the subject of preliminary plan of subdivision. The proposed parking lot on Parcel 156 is not considered as building as defined by Section 27-107.01 of the Zoning Ordinance, therefore a preliminary plan is not required for Parcel 156. The DSP should be revised to label and show the disposition of Outparcel B and Parcel 156 in regarding to the limit of this DSP, if appropriate.

**Conclusion:**

The DSP-06003-01 is in substantial conformance with the approved Preliminary Plan 4-05024 and record plat, if the above comments have been addressed. Failure of the site plan and record plat to match will result in the building permits being placed on hold until the plans are corrected. There are no other subdivision issues at this time.





**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**

Prince George's County Planning Department  
Historic Preservation Section

(301) 952-3680  
www.mncppc.org

August 21, 2012

**MEMORANDUM**

**TO:** Meika Fields, Senior Planner  
Urban Design Section  
Development Review Division

**FROM:** Jennifer Stabler, Archeology Planner Coordinator *JAS*  
Historic Preservation Section  
Countywide Planning Division

**RE:** **DSP-06003-01 New Born Church of God**

Phase I archeological survey is not recommended on the above-referenced 2.66-acre property located at 810 Rollins Avenue in Capitol Heights, Maryland. 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. The subject property belonged to the Morrison family from the early to mid-twentieth century. John E. Morrison established a nursery on the subject property that extended to the north. John E. Morrison's son, John B. Morrison, obtained title to the subject property in 1919 and continued to operate the nursery. John B. Morrison sold three acres of his land to the Maryland Park Christian Church in 1960. The present church building on the subject property was built in the early 1960s.

I:\HISTORIC\ARCHAEOLOGY\DevelopmentApplicationReview\2012\DSP-06003-01 New Born Church of God\_jas aug 21 2012.docx  
J:\Referrals-DRD\DSP-06003-01\_jas.docx



August 9, 2012

Referral Request – Response

The Historic Preservation Section review of DSP-06003-01 New Born Church of God found the subject application for a 12,814 square foot addition to an existing church will have no effect on identified Historic Sites, Resources, or Districts.

Cecelia Garcia Moore  
Principal Planning Technician  
Historic Preservation Section  
301-952-3756



September 6, 2012

**MEMORANDUM**

TO: Meika Fields, Urban Design  
FROM: Debbie Gallagher, Information and Permit Review Supervisor  
SUBJECT: DSP-06003.01, New Born Church of God

1. Is the site plan in conformance with the Subdivision Regulations? Refer to Subdivision Office for review.
2. A Tree Conservation Plan or exemption letter is required. Refer to Environmental Planning for review.
3. The parking schedule is not clear. Please clarify if the total number of seats in the entire building use for church services equals 482 seats or if the total of seats when you combine phase 1 and phase 2 equals 808 total seats? What will the existing church building be used for when the additions are constructed? If the existing church will be occupied at the same time as normal church service then additional parking may be required.
4. The loading space as well as the access to the loading must be located 50 feet from residential property or a departure will be required.
5. Revise the site plan to include the total number of parking spaces in each row. I only count 82 total parking not 84 as shown on the site plan.
6. The parking schedule is broken down into phase's, it is unclear to me where phase II for parking lot purposes is located?
7. The application reference the subject property as RT, R-55 and within the Addison Road Metro Center plan. When checking GIS the property zoning is RT not R-55 the application and site plan should be corrected.
8. This proposal shall be in conformance with the requirements of the Addison Road Metro plan.



9. A daycare center is permitted as an accessory use to a church in the RT zone subject to Section 270-445.03 and footnote 34. The site must be in conformance to both Section, otherwise a daycare is considered all other's as a P\* requiring conformance to the Special Exception regulations.
10. All signage must be reviewed as part of the Detailed Site Plan.
11. The plan must be in conformance with the Landscape Manual and Tree Canopy Coverage.
12. The review of this referral does not include the review of any signage.





*Division of Environmental Health*

Date: August 31, 2012

To: Meika Fields, Urban Design Section, MNCPPC

From: Frank L. Wise, Subdivision Review Specialist, Environmental Engineering Program

Re: DSP-06003-01, New Born Church of God

The Environmental Engineering Program of the Prince George's County Health Department has completed a health impact assessment review of the submittal for the "01" revision of the detailed site plan for New Born Church of God, and has the following comment:

NOTE: The scope of the "01" revision is limited to construction of an addition to an existing church facility.

1. Upon completion of the proposed public sewer connection, the existing septic tank must be pumped out by a licensed scavenger and either removed or backfilled in place.

If you have any questions or need additional information, please contact me at 301-883-7651 or [flwise@co.pg.md.us](mailto:flwise@co.pg.md.us)



Environmental Engineering Program  
Largo Government Center  
9201 Basil Court, Suite 318, Largo MD 20774  
office 301-883-7681, fax 301-883-7266, TTY/STS Dial 711  
[www.princegeorgescountymd.gov/health](http://www.princegeorgescountymd.gov/health)





**PRINCE GEORGE'S COUNTY  
POLICE DEPARTMENT**

**M E M O R A N D U M**

DATE: August 31, 2012

TO: Meika Fields, Planner Coordinator  
Urban Design Section  
Development Review Division

FROM: Pfc. Christopher Wood  
Prince George's County Police Department  
Community Services Division

SUBJECT: **DSP 06003-01, New Born Church of God**

Sheet C-4.00 of the Development plan indicates placement of a satellite parking area across from the main site on Victorianna Drive. The sight line to the satellite lot may be obstructed by the proposed landscaping. It is my recommendation to modify the landscaping to provide a clear line of sight to the satellite parking. The lighting in the parking areas appears to sufficient in the parking lots. The placement of the trash disposal area across from the building is a potential problem, allowing for individuals to hide in the tree line. It is my recommendation to move the trash disposal area closer to the building inside an enclosure allowing limited access which would provide better natural surveillance. Also, consider traffic calming and a pedestrian walkway in the parking lot and travel portion of the parking lot on the main site. This will deter motorists from using the parking lot as short cut from Victorianna Drive to Rollins Avenue.

This CPTED principle is known as Natural Surveillance. Natural Surveillance limits the opportunity for crime by taking steps to increase the perception that people can be seen. Natural surveillance occurs by designing the placement of physical features, activities and people in such a way as to maximize visibility and foster positive social interaction. Potential offenders feel increased scrutiny and limitations on their escape routes. In a nutshell it is "seeing and being seen". Parents can watch their children when they're playing in the designated space while at the same time those persons intent on utilizing the space for other than its intended purpose feel uncomfortable because they can be observed as well.



## Fields, Meika

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**From:** bjzellmer@pepco.com  
**Sent:** Thursday, August 16, 2012 1:24 PM  
**To:** Fields, Meika  
**Subject:** DSP - 06003-01, New Born Church of God

Hi Meika,

We have reviewed the subject plans and offer the following comments: This site is currently served and may require a heavy-up based on their COS (classification of service) application. We are concerned about general note #9 on sheet C-1.01 in that the ultimate transformer location will be dictated by easements and proposed service run as engineered by Pepco. Additionally, any "adequate screening" must comply with established Pepco standards, available through our web site. Any screening that encumbers the easement or inhibits the safe operation of Pepco facilities (transformer) will have to be removed and the area restored to Pepco requirements at the full cost to the customer.

Thanks & have a safe day!  
- Brad

---

Bradley J. Zellmer, Sr. Supervising Engineer, Distribution Engineering, MD Division, PEPCO  
8300 Old Marlboro Pike, Upper Marlboro, MD 20772  
PHI Internal Mail Stop: 2FVC67 (2<sup>nd</sup> Floor)  
☎ + 1(301) 967-5354 ☎ +1(301) 967-5820 ✉ [bjzellmer@pepco.com](mailto:bjzellmer@pepco.com) 🌐 <http://www.pepco.com/>

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Rushern L. Baker, III  
County Executive

# PRINCE GEORGE'S COUNTY GOVERNMENT



Department of Public Works and Transportation  
Office of Engineering



## MEMORANDUM

August 30, 2012

**TO:** Meika Fields, Urban Design Section  
Development Review Division, M-NCPPC

**FROM:** *DA* Dawit Abraham, P.E., Associate Director  
Office of Engineering, DPW&T

**RE:** New Born Church of God  
Detailed Site Plan No. 06003-01

**CR:** Addison Road, 2-5084

**CR:** Rollins Avenue, 2-5079



In response to the Detailed Site Plan No. 06003-01, the Department of Public Works and Transportation (DPW&T) offers the following:

- The property is located east of the intersection of Rollins Avenue and District Avenue. The property has frontage along Rollins Avenue, Victorianna Drive and Addison Road. The necessary rights-of-way exist along the Rollins Avenue frontage. The necessary rights-of-way for Addison Road and for a portion of Victorianna Drive are in the process of being acquired by deed by DPW&T. Frontage improvements for Rollins Avenue and for Victorianna Drive will be required as determined by DPW&T and in accordance with the approved resolution. A fee-in-lieu of Addison Road frontage improvements will be required.
- All improvements within the public right-of-way as dedicated to the County are to be in accordance with the County Road Ordinance, DPW&T's Specifications and Standards and the Americans with Disabilities Act.
- Compliance with DPW&T's Utility Policy is required. Proper temporary and final patching and the related mill and overlay in accordance with the established "DPW&T Policy and Specification for Utility Installation and Maintenance Permits" is required.
- Sidewalks are required along all roadways in accordance with Sections 23-105 and 23-135 of the County Road Ordinance.



Meika Fields  
August 30, 2012  
Page 2

- The centerline of the two proposed entrances on Victorianna Drive is to be aligned.
- The applicant needs to provide adequate sight distance in accordance with AASHTO standards for all proposed access points within and for the site.
- Conformance with DPW&T's street tree and street lighting specifications and standards is required.
- This plan is not consistent with the approved Stormwater Management Plan No. 30337-2004, dated June 23, 2011. The approved stormwater concept plan does not include the proposed parking lot on Parcel 156. A stormwater Management Concept plan revision will be required.
- A soils investigation report which includes subsurface exploration and geotechnical engineering evaluation is required for proposed buildings, public and private roads.
- A full-width, 2-inch mill and overlay for all County roadway frontages is required.

If you have any questions or require additional information, please contact Mr. Russell Carroll, P.E., District Engineer, at (301) 883-5710.

DA:IKN:dar

cc: Rey de Guzman, Chief, P.E., EISD, OE DPW&T  
Russell Carroll, P.E., District Engineer, EISD, OE, DPW&T  
Ikem Nwolisa, Engineer, EISD, OE, DPW&T  
Brian Winterwerp, Engineer Technician, EISD, OE, DPW&T  
New Born Church of God, P.O.Box 31426, Capitol Heights, MD 20743  
P.A Phelps Engineering, LLC, 39 Poplar View Drive, Stafford,  
Virginia 22554



**WSSC Comments**  
**Subdivision Review Committee Meeting**  
**Agenda Date: August 31, 2012**

**Plan No.**

**Subdivision Name**

2. DSP-06003-01

New Born Church of God

(Kornhauser/Mapes)

The required WSSC plan review fee of \$1100.00 is outstanding. Invoice # 2012-123 was sent to applicant.

**Comments:**

Site Utility System reviews are required for projects with proposed water connections greater than 2-inch or sewer connections greater than 4-inch. Contact the WSSC Permit Services Unit on (301) 206-4003 for submittal requirements or view our website.

A 10-inch water main and an 8-inch gravity sewer main are available to serve the proposed site. Contact the Permit Services Unit at 301-206-4003 for details regarding applying for service connections or visit our website.

This site is currently being served by existing and active water connection(s). Existing water connections that will not be used must be abandoned.

WSSC Design requires 'On-Site' service pipe(s) to maintain a minimum 20-foot clearance from possible contaminated areas such as: streams, seepage pits, drain fields, septic tank/systems, underground fuel tanks and other sources. When on-site pipes need to cross these areas, the water and/or sewer pipelines must be placed in a sleeve extending at least 20 feet beyond the limits of contamination in each direction. *See WSSC Design Manual C-24.1*

Existing mains shown on plan should be labeled with correct pipe size, material and WSSC contract number.

Show right-of-way limits on plan for all existing and proposed water mains.

Provide proper protection of water supply where water main is below or parallel to sewer main, building drain, sewer house connection or septic field and when pipe crosses other utilities. *See WSSC Design Manual C-3.1*

There is a 10-inch diameter water main located on or near this property. WSSC records indicate that the pipe material is Ductile Iron (DI).

Minimum of 8-inch water main size is required for fire hydrants.

*Comments continued on next page...*

*Page 1 of 3*



**WSSC Comments**  
**Subdivision Review Committee Meeting**  
**Agenda Date: August 31, 2012**

**Plan No.**

**Subdivision Name**

**2. DSP-06003-01**

**New Born Church of God**

***Comments continued:***

**Align any sewer pipeline to avoid conflicts with large storm drains, culverts, deep side ditches, etc. Maintain the required horizontal clearances from other utilities, retaining walls, sediment traps, street lights, paving, etc. See WSSC Design Manual C-3.1**

**Provide a minimum 50-foot clearance between the proposed sewer alignment and well.**

**COMMERCIAL SITES – Proposed water systems (greater than 3-inch diameter) with a developed length of more than 80 feet will require an outside meter setting in a vault. Show and label vault and required WSSC right-of-way.**

**WSSC easements must be free and clear of other utilities, including storm drain systems.**

**The minimum horizontal clearance from a building to the outside diameter of a WSSC pipeline is 15-feet.**

**Balconies or other building appurtenances must not encroach within WSSC easements. Water/Sewer pipeline alignment should maintain a minimum 5-foot horizontal clearance from storm-drain pipeline/structures and other utilities.**

**Owner must convey gratis to WSSC a water meter vault easement on property for proposed water facilities. Delineate and label the easement with applicable horizontal width on plan.**

**A Phase-1 Environmental Site Assessment report may be required for the proposed site.**

**Follow WSSC Demolition/Abandonment procedures to obtain a County Raze Permit. Note: Failure to obtain an SDC fixture credit permit inspection prior to the removal of existing fixtures will result in the issuance of Basic Credit Only. To obtain System Development Charge (SDC) credits for existing plumbing fixtures, an SDC Fixture Count Inspection MUST be completed by a WSSC Regulatory Inspector BEFORE REMOVAL OF FIXTURES OR DEMOLITION of the structure. The inspection requires a permit which can only be obtained through a WSSC Registered Master Plumber. SDC Fixture Credit Procedures are available at the WSSC Permit Services website.**

**Any grading, change in pipe loading (including but not limited to proposed fill or excavation), adjustment to manhole rims, fire hydrant relocations, placement of access roads or temporary haul roads, temporary sediment control devices, paving construction or construction related activity of any kind over an existing WSSC water or sewer main or**

***Comments continued on next page...***

***Page 2 of 3***



**WSSC Comments**  
**Subdivision Review Committee Meeting**  
**Agenda Date: August 31, 2012**

**Plan No.**

**Subdivision Name**

2. DSP-06003-01

New Born Church of God

*Comments continued:*

within an existing WSSC right-of-way requires advance approval by WSSC. Any proposed public street grade establishment plan (GEP) with an existing WSSC water or sewer main of any size located within the existing or proposed public street right-of-way requires WSSC approval directly on the original GEP prior to approval of the GEP by the County Department of Public Works and Transportation. Any work (design, inspection, repair, adjustment, relocation or abandonment of existing WSSC facilities) is done at the sole expense of the applicant/builder/developer. Contact WSSC Relocations Unit at (301) 206-8672 for review procedures and fee requirements. *See WSSC Design Manual, C-5.1 and Part Three, Section 11.*

Show and label all existing nearby water and/or sewer service connections that may be impacted by the proposed development.

Show and label all existing well and septic areas on property.

WSSC facilities/structures cannot be located with a public utility easement (PUE) however WSSC pipelines may cross over a PUE. Locate any pipeline, valve, fire hydrant, meter vault and any other WSSC facilities/structures outside of the PUE.

For offsite road improvements and road frontage improvements, any grading or construction over existing WSSC mains requires WSSC RMS approval prior to construction.



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 July 20, 2006 regarding Detailed Site Plan DSP-06003 for Stable Foundation Day Care Center, the Planning Board finds:

- 1. **Request:** To review the proposal for a day care center with a proposed enrollment of 20 children within an existing church, the New Born Church of God.
- 2. **Development Data Summary**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone	R-55 and D-D-O	R-55 and D-D-O
Use(s)	Church	Church and Day Care
Acreage	2.9	2.9
Parcel	1	1
Square Footage	6,400	6,400

OTHER DEVELOPMENT DATA

REQUIRED PARKING

Church (170 seats)	43
Day Care center	3
Total Required Parking	46

PROPOSED PARKING

Total Proposed Parking	28 standard; 16 compact; 1 HC; 1HC van 46 spaces
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- 3. **Location:** The subject property is located in Planning Area 75A, within Council District 7, at 810 Rollins Avenue.
- 4. **Surroundings and Use:** The subject property is bounded to the north by R-55-zoned property that is the subject of Detailed Site Plan DSP-04082 for a residential subdivision approved by the Planning Board on July 28, 2005. The case was reviewed by the District Council and was remanded back to the Planning Board. To the east is an undeveloped parcel of land also in the R-55 Zone. To the south is vacant land that was approved by the Planning Board as a residential subdivision and is pending District Council review. To the west is Rollins Avenue and across Rollins Avenue is land owned by M-NCPPC and single-family detached housing.



5. **Previous Approvals:** Previously approved plans demonstrate that the church first occupied this building in 1966.
6. **Design Features:** The subject site is accessed from Rollins Avenue. The day care center is proposed within the existing building, and the play area is located away from the street line and is tucked into an angle created by the building on the north side. An existing four-foot high aluminum fence with two gates encloses the play area.

#### COMPLIANCE WITH EVALUATION CRITERIA

7. Staff finds that the proposed development conforms to the purposes and recommendations for the development district as stated in the Addison Road Metro (ARM) Town Center sector plan. The ARM Town Center development district sector plan sets out four primary goals or purposes. These four goals emphasize the need for revitalization of the area and the need to accommodate the users of the Metro station and pedestrians. The development district standards were written as design criteria to implement these goals. The sector plan summary states the following purposes:

**The chief single purpose of the sector plan is to maximize the public benefits from the Addison Road Metro Station. Built on a widened and improved Central Avenue, the Addison Road station represents years of transportation planning and construction and millions of dollars of public investment. The station connects the ARM Town Center to the many employment, shopping, recreation, and business opportunities available to users of the Washington Metro system.**

**The sector plan sets out four primary goals:**

**First, revitalizing the town center with new, upscale residential and commercial development. The entire town center area is in need of revitalization to attract new business and residents.**

Comment: The proposed infill day care center as an accessory to the church will expand the services of the church site to the greater community.

**Second, promoting transit-oriented development near the Metro station. Transit-oriented development serves Metro users, not the automobile.**

Comment: The additional weekday use of the day care center on the site is in keeping with promoting transit-oriented development concepts.

**Third, promoting pedestrian-oriented development. Pedestrian-oriented development aids Metro users and will encourage pedestrians to use residential and commercial properties near the Metro station; and**



Comment: The site plan proposes very little change to the existing conditions of the property. The reuse of an existing structure this close to the Metro station with an added weekday use may promote Metro use.

**Fourth, compact development in the form of a town center, with a town commons area at Addison Road and MD 214, next to the Metro station. Compact development, with higher development densities favoring Metro users and pedestrians, offers the benefits of the Metro station to the greatest number of residents and businesses.**

Comment: The proposed site plan contributes to the compact form of development envisioned by the DDOZ. The additional use provides for weekday services within an otherwise low-intensity use during the week.

8. The detailed site plan is exempt from the development district standards in part, due to the following sections of the Addison Road Metro (ARM) Town Center sector plan: Applicability of Standards and the site plan review process.

**5. Nonresidential Development. An addition to a nonresidential structure which was lawful and not nonconforming on the date of the SMA approval is exempt from the standards and site plan review, if the addition does not increase the GFA by more than 10% or 5,000 square feet, whichever is less.**

Comment: This application is considered an institutional use and does not propose an addition. The day care center will be located in an existing space. Therefore, the proposed accessory day care use that does not propose additional square footage is exempt from the Development District Standards.

**6. Parking Facilities. Resurfacing, restriping or adding landscaping to parking facilities not required by the standards are exempt for the standards and site plan review, if the facilities were lawful and not nonconforming on the date of the SMA approval, will not add new spaces, and remain in conformance with all previously applicable regulations.**

Comment: The plans propose to provide all of the required parking spaces per Part 11 of the Zoning Ordinance. The plan proposes to meet the required number of spaces by restriping the current asphalt parking compound to bring parking spaces into conformance with current regulations, including use of compact spaces, which will result in three more spaces within the current paving area than existed with the old 10-foot by 20-foot-space size. The language above referencing "new spaces" was intended to refer to the creation of new parking facilities, such as additions to existing parking compounds and new parking compounds. This interpretation of the language above is consistent with the exemption for restriping of a parking lot to create additional spaces in order to meet the requirements of the *Landscape Manual*. Further, the interpretation is consistent with the goals of the sector plan to create compact development. The incorporation of



the day care center into the site extends the use of the property from a primarily Sunday operation to a weekday operation, consistent with the concepts of transit oriented development.

9. **Zoning Ordinance:** The sector plan allows the use of a daycare center in the R-55 Zone in a church subject to Section 27-445.03 of the Zoning Ordinance. The subject property meets this requirement because the property is 2.90 acres of land. A church must provide its tax exempt identification number (52-1620233) when applying for a detailed site plan or use and occupancy permit for an accessory day care center for children. The subject application has been reviewed for compliance with the requirements of Section 27-445.03 of the Zoning Ordinance.

(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;**

Comment: The minimum requirement of the outdoor play area is 750 square feet to serve 50 percent of the licensed capacity of the play area. The plan provides 875 square feet of play area.

- (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: There are no existing dwellings on any adjacent lots and the plan shows an existing four-foot-high fence around the play area.

- (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;**

Comment: A greater setback is not necessary from the adjacent property.

- (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;**

Comment: The play areas are not located off premises and are located within a safe distance of the center. Crossing of vehicular pathways is not required to access the play area.

- (v) **The play area shall contain sufficient shade during the warmer months to**



**afford protection from the sun;**

Comment: The play area is proposed on the north side of the building, which will provide some shade for the play area, but a shade tree should be added to the plans for additional shade in the summer months.

- (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; and**

Comment: The plans indicate that the play area will only be used during daylight.

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

Comment: The plans indicate the hours of operation of the day care center will be from 7:00 am to 6:00 pm.

The proposal is consistent with the requirements of Section 27-445.03 regarding screening, safety and shade requirements of the play areas.

10. **Landscape Manual:** The proposed development is exempt from the requirements of Section 4.2, Commercial and Industrial Landscaped Strip Requirements, Section 4.3, Parking Lot Landscape Strip, and Section 4.7, Buffering Incompatible Uses, as the conversion of space from church use to day care center is considered a lower impact use.
11. **Woodland Conservation Ordinance:** This property is not subject to the provisions of the Prince George's County Woodland Conservation Ordinance because although the gross tract area of the subject property is greater than 40,000 square feet, there is less than 10,000 square feet of existing woodland. A Type I tree conservation plan was not submitted with the review package and is not required.
12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

**Community Planning Division** reviewed the application and in a memorandum dated April 13, 2006, provided the following comments:

This application is not inconsistent with the 2002 General Plan Development Pattern policies for the Developed Tier corridors. The applicant's proposal conforms to the 2000 *Approved Sector Plan and Sectional Map Amendment for Addison Road Metro Town Center and Vicinity*.

The subject property is located at a designated community center in the Developed Tier. The vision for centers is mixed residential and nonresidential uses at moderate to high densities and intensities, with a strong emphasis on transit-oriented development. The vision for the Developed



Tier is a network of sustainable, transit-supporting, mixed- use, pedestrian-oriented, medium- to high-density neighborhoods. Community centers are concentrations of activities, services and land uses that serve the immediate community. These typically include a variety of public facilities and services-integrated commercial, office, and some residential development and can include mixed-use and higher intensity redevelopment in some communities.

*The 2000 Approved Sector Plan and Sectional Map Amendment for Addison Road Metro Town Center and Vicinity retained the property in the R-55 Zone and placed the Development District Overlay Zone (DDOZ) over the R-55 Zone.*

**Transportation**—The Transportation Section was sent a copy of the plan but had no comment.

**Permits**—In a memorandum dated June 5, 2006, the Permit Review Section provided review comments that have been addressed in the comments above.

**Maryland Department of Human Resources**—At the time of this writing, staff has not received comment from the Maryland Department of Human Resources.

**Capital Heights and Seat Pleasant**—At the time of this writing, these municipalities have not offered comment on the proposed project.

13. As required by Section 27-285(b) 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.

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-06003, subject to the following condition:

Prior to signature approval of the proposed detailed site plan a note shall be added to the plans indicating that no more than 50 percent of the children can use the play area at any one time, and a shade tree adjacent to the play area shall be provided.



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.

\* \* \* \* \*

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 Clark, seconded by Commissioner Eley, with Commissioners Clark, Eley, Vaughns, Squire and Parker voting in favor of the motion at its regular meeting held on Thursday, July 20, 2006, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 7<sup>th</sup> day of September 2006.

Trudye Morgan Johnson  
Executive Director

By Frances J. Guertin  
Planning Board Administrator

TMJ:FJG:SL:bjs



RESOLUTION

WHEREAS, New Born Church of God is the owner of a 2.90-acre parcel of land known as Parcel A, Tax Map 73 in Grid C-2, said property being in the 18th Election District of Prince George's County, Maryland, and being zoned R-55 and D-D-O; and

WHEREAS, on March 6, 2007, New Born Church of God filed an application for approval of a Preliminary Subdivision Plan (Staff Exhibit #1) for 1 parcel and 1 outparcel; and

WHEREAS, the application for approval of the aforesaid Preliminary Subdivision Plan, also known as Preliminary Plan 4-05024 for New Born Church of God was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission on June 7, 2007, for its review and action in accordance with Article 28, Section 7-116, Annotated Code of Maryland and the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended APPROVAL of the application with conditions; and

WHEREAS, on June 7, 2007, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board APPROVED Preliminary Plan of Subdivision 4-06134, New Born Church of God, for Parcel 1 and Outlot A with the following conditions:

1. Any residential development of the subject property, other than one single-family dwelling, shall require the approval of a new preliminary plan of subdivision prior to the approval of any building permits.
2. The applicant and the applicant's heirs, successors and/or assignees shall provide an eight-foot wide sidewalk along the subject site's entire frontage on Rollins Avenue, unless modified by DPW&T.
3. The applicant and the applicant's heirs, successors and/or assignees shall provide the five-foot wide sidewalk connection from Rollins Avenue to the proposed church addition as shown on the submitted preliminary plan of subdivision.
4. The applicant and the applicant's heirs, successors and/or assignees shall provide a five-foot wide sidewalk connection from future Victorianna Drive to the eastern-most parking lot.
5. Total development within the subject property shall be limited to total of 19,214 GSF church



building with maximum seating capacity of 354 seats, and a daycare facility with a maximum capacity of 20 students, or equivalent development which generates no more than 27 vehicle trips (14 in, and 13out) during the any weekday peak hour and 331 vehicle trips (172 in and 159 out) during any Sunday peak hour. Any development generating an impact greater than that identified herein above, shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.

6. **Rollins Avenue at proposed Site Access:** Prior to the issuance of any building permits within the subject property, provision of a left-turn lane along southbound Rollins Avenue per DPW&T standards shall (a) have full financial assurances, (b) have been permitted for construction by DPW&T, and (c) have an agreed-upon timetable for construction with DPW&T.
7. **Rollins Avenue at Central Avenue (MD 332) and Yeomen Place:** Prior to the issuance of any building permits the applicant shall submit an acceptable traffic signal warrant study to DPW&T and, if necessary, SHA for a possible traffic signal at this intersection. The applicant should utilize a new 12-hour count, and should analyze signal warrants under total future traffic as indicated above, as well as existing traffic at the direction of DPW&T, and Maryland State Highway Administration (SHA). If the signal is deemed warranted by DPW&T and/or SHA at that time, the applicant shall bond the entire cost of signal and agree to install it at a time when directed by either operating agency.
8. Development of this site shall be in conformance with Stormwater Management Concept Plan 10853-2005-00 and any subsequent revisions.
9. A raze permit is required prior to the removal of any of the structures on-site. A raze permit can be obtained through the Department of Environmental Resources, Office of Licenses and Permits. Any hazardous materials located in any structures on-site must be removed and properly stored or discarded prior to the structures being razed. A note needs to be affixed to the preliminary plan of subdivision that requires that the structures are to be razed and the well and septic systems must be properly abandoned before the release of the grading permit.
10. Prior to raze permit approval the two abandoned shallow wells found within the confines of the above-referenced property must be backfilled and sealed in accordance with COMAR 26.04.04 by a licensed well driller or witnessed by a representative of the Health Department.
11. Prior to the issuance of building permits, the abandoned septic tank shall be pumped out by a licensed scavenger and either removed or backfilled in place in accordance with COMAR 26.04.04 and witnessed by a representative of the Health Department.



BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

1. The subdivision, as modified, meets the legal requirements of Subtitles 24 and 27 of the Prince George's County Code and of Article 28, Annotated Code of Maryland.
2. The subject property is located on Tax Map 73, Grid C-2, and is known as Parcel A. The property, which is approximately 2.90 acres in area, is currently zoned R-55 and is located within the Addison Road Metro (ARM) Town Center Development District Plan.
3. This 2.90-acre property is located on the east side of Rollins Avenue opposite its intersection of District Avenue.
4. **Development Data Summary**—The following information relates to the subject preliminary plan application and the proposed development.

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone	R-55	R-55
Use(s)	Institution (Church)	Institution (Church and daycare facility 19,214 total s.f. )
Acreage	2.90	2.90
Parcel	1	1
Outparcel	0	1

5. **Subdivision**—The subject property is zoned R-55. Although the subject application is not proposing any residential development, it is zoned for residential use. Because different adequate public facility tests exist, and there are considerations for recreational components for residential subdivisions, any future consideration for residential development beyond one single-family dwellings should require the approval of a new preliminary plan of subdivision.
6. **Environmental**—The site is characterized by terrain sloping toward the northeast and northwest, and drains into unnamed tributaries of Cabin Branch and the Anacostia River watershed in the Anacostia River basin. A review of the available information indicates that 100-year floodplain, streams, wetlands and highly erodible soils are not found to occur on the subject property; however, there are steep slopes located on-site. There are no Marlboro clays found to occur on the site. District Avenue and Rollins Avenue are collector roadways and generally not regulated for noise. The primary soil types found to occur on the subject property according to the Prince George's County Soils Survey are Collington series and Galestown. These soil types generally exhibit slight to moderate limitations to development when found on steep slopes. Based on the information obtained from the Maryland Department of Natural Resources Natural Heritage Program, there are no rare, threatened, or endangered species found to occur in the vicinity of this property. There are no designated scenic and historic roads adjacent to the subject property. This property is located in the Developed Tier as delineated on the 2002 Approved General Plan.



### **Addison Road Metro Town Center and Vicinity Sector Plan Conformance**

The subject property is located within Subarea 4 of the Sector Plan. There are no specific environmental recommendations or design standards that require review for conformance. The environmental requirements for stormwater management are addressed in the Environmental Review section below.

### **Countywide Green Infrastructure Plan Conformance.**

The site is within the designated Network Gap Area as part of the 2004 Approved Countywide Green Infrastructure Plan. This portion of the Network Gap Area is also associated with Evaluation Areas to the east. Although it is the intent of the Green Infrastructure Plan to connect Network Gaps with the Regulated Areas and Evaluation Areas, it is not possible to make these connections on this site. The site is exempt from the Woodland Conservation Ordinance, developed and is proposed to be fully redeveloped.

### **Environmental Review**

The preliminary plan application has a signed Natural Resources Inventory (NRI/055/05), dated August 8, 2005, that was included in the review package. The preliminary plan shows all the required information correctly. This property is not subject to the provisions of the Prince George's County Woodland Conservation Ordinance because, although the site is more than 40,000 square feet in area, it contains less than 10,000 square feet of woodlands and it has no previous approved Tree Conservation Plan. A Standard Letter of Exemption from the Ordinance was issued by the Environmental Planning Section, Countywide Planning Division on August 8, 2005. The Letter of Exemption should accompany all future applications for plans and permits.

A Stormwater Management Concept Approval Letter (30337-2004-00), dated February 14, 2007, and the associated plan were submitted. The concept approval contains three conditions of approval to be addressed later through subsequent reviews by the Department of Public Works and Transportation.

### **Water and Sewer Categories**

The water and sewer service categories are W-3 and S-3 according to water and sewer maps obtained from the Department of Environmental Resources dated June 2003, and the subject property will, therefore, be served by public systems.

7. **Community Planning**—The subject property is located in a designated Community Center and the Developed Tier in the 2002 General Plan. The vision for the Developed Tier is a network of sustainable, transit-supporting, mixed-use, pedestrian-oriented, medium- to high-density neighborhoods. Community Centers are concentrations of activities, services and land uses that



serve the immediate community. These typically include a variety of public facilities and services-integrated commercial, office and some residential development and can include mixed-use and higher intensity redevelopment in some communities. This application is not inconsistent with the 2002 Approved General Plan Development Pattern policies for the Developed Tier. The applicant proposes to build a one-story 13,150 square-foot building to hold 354 seats. The applicant also proposes to use the existing residential structure for a day care center to hold about twenty children. The 2000 Approved Sectional Map Amendment for the Addison Road Metro Town Center rezoned the property from the R-R Zone to the R-55 Zone and placed the Development District Overlay Zone (DDOZ) over the R-55 Zone. The development application conforms to the land use recommendations of the 2000 Addison Road Town Center & Vicinity Sector Plan for institutional and public/quasi-public uses.

8. **Parks and Recreation**—According to Section 24-134(a) of the Prince George’s County Subdivision Regulations, the subject subdivision is exempt from mandatory dedication of parkland requirements because the development is over an acre in size and the proposed use is nonresidential.
9. **Trails**—The Approved Addison Road Metro Town Center and Vicinity Sector Plan recognize that bicycle and pedestrian facilities are important in promoting non-motorized access to the Addison Road Metro. Standard sidewalks, wide sidewalks, or trails are recommended along all major roads due to their ability to facilitate continuous pedestrian movement to the town center and Metro. Sidewalks are recognized as an important component of transit-oriented development. The sector plan also recommends a grid street system in the town center area. This type of street grid is pedestrian and bicycle-friendly because it disperses traffic along numerous routes and tends to promote slower driving speeds. Part of this proposed grid is reflected on the submitted plan. Prior approvals both to the north and south of the subject site include conditions of approval for a wide sidewalk along Rollins Avenue (see condition 4(a) of preliminary plan 4-05016 and condition 10(a) of preliminary plan 4-04011). Staff recommends the provision of an eight-foot-wide sidewalk along the subject site’s frontage of Rollins Avenue as well. This wide sidewalk is accurately reflected on the submitted preliminary plan. Staff also supports the five-foot-wide sidewalk connection shown from Rollins Avenue to the church addition.
10. **Transportation**—The transportation staff determined that weekday and weekend traffic counts were needed. In response, the applicant submitted acceptable weekday and weekend turning movement counts which were used in evaluation of the existing and proposed Levels of Services. The findings and recommendations outlined below are based upon a review of these materials and analyses conducted by the staff of the Transportation Planning Section, consistent with the *Guidelines for the Analysis of the Traffic Impact of Development Proposals*.

#### **Growth Policy—Service Level Standards**

The subject property is located within the developed tier, as defined in the General Plan for Prince George’s County. As such, the subject property is evaluated according to the following standards:



**Links and signalized intersections:** Level-of-service (LOS) E, with signalized intersections operating at a critical lane volume (CLV) of 1,600 or better. Mitigation, as defined by Section 24-124(a)(6) of the Subdivision Ordinance, is permitted at signalized intersections subject to meeting the geographical criteria in the *Guidelines*.

**Unsignalized intersections:** The Highway Capacity Manual procedure for unsignalized intersections is not a true test of adequacy but rather an indicator that further operational studies need to be conducted. Vehicle delay in any movement exceeding 50.0 seconds is deemed to be an unacceptable operating condition at unsignalized intersections. In response to such a finding, the Planning Board has generally recommended that the applicant provide a traffic signal warrant study and install the signal (or other less costly warranted traffic controls) if deemed warranted by the appropriate operating agency.

#### **Analysis of Traffic Impacts**

In addition to the site access with Rollins Avenue, which is opposite of the District Avenue, the intersection of Rollins Avenue, Central Avenue (MD 332), and Yeomen Place is determined to be the critical intersection for the subject property. This intersection would serve most of the site-generated traffic. This intersection similar to site access intersection is currently unsignalized.

Using the provided information staff has determined that the critical intersection of Rollins Avenue, Central Avenue (MD 332), and Yeomen Place currently operates with a maximum delay of 21 seconds during the weekday peak hour. During the Sunday peak hour, the intersection operates with a maximum delay of 12.4 seconds.

There are no funded capital projects at this intersection in either County Capital Improvement Program or the State Consolidated Transportation Program that would affect the critical intersection.

An extensive list of background development in the vicinity of subject site (a total of 19 developments) was provided by staff. These pipeline projects would generate 3,195 trips (1,494 in and 1,701 out) during the weekday peak hour, and 2,228 trips (1,131 in and 1,096 out) during the Sunday peak hour. Consistent with other approved traffic studies, a growth rate of 1.0 percent per year for through traffic were used to adjust the background traffic forecasts. With the forecasted background traffic condition it was determined that the critical intersection of Rollins Avenue, Central Avenue (MD 332), and Yeomen Place would operate with side streets ( Rollins and Yeomen) delays exceeding the 50-second delay threshold.

The proposed expansion would result in a 19,214 GSF church building with a total seating capacity of 354 seats, and a daycare facility a total of twenty students. It is reported that the primary hours of operation for the church will be on Sunday from 8:00 AM to 6:00 PM. Weekday church activities would be limited to noon prayer service, evening bible studies, choir, and other



religious instructions. Weekday evening events will occur between 7:30 to 9:30 PM, which is after the PM peak commuting hours. The day care will operate between 7:00 AM and 6:00 PM, Monday through Friday. As reported, the proposed additional development on this site would generate 21 new trips (12 in, and 9 out) during the weekday peak hour and 204 new trips (102 in and 102 out) during the Sunday peak hour.

With the site traffic added, the critical intersection of Rollins Avenue, Central Avenue (MD 332), and Yeomen Place would continue to operate with side streets (Rollins and Yeomen) delays exceeding the 50-second delay threshold. Per the Guidelines, any intersection with reported average delays greater than 50 seconds will require additional analyses to determine if signalization is required.

The analyses indicated that the site access intersection with Rollins Avenue would operate at acceptable levels of service with average approach delays of 9.9, 11.5, 15.2 seconds, under existing, background, and total traffic, respectively. However, due to heavy left-turn volume anticipated along southbound Rollins Avenue at the site access, provision of a left turn by-pass, would improve traffic operations along Rollins Avenue, especially on weekend.

#### **Transportation Staff Conclusions**

Based on the preceding findings, the Transportation Planning Section concludes that adequate transportation facilities would exist to serve the proposed subdivision as required under Section 24-124 of the Prince George's County Code if the application is approved with conditions consistent with these findings.

11. **Fire and Rescue**—The Historic Preservation and Public Facilities Planning Section has reviewed the subdivision plan for a proposed church expansion and daycare development to determine adequacy of public facilities. The existing fire engine service at Seat Pleasant Fire Station, Company 8 located at 6305 Addison Road has a service travel time of 1.25 minutes, which is within the 3.25-minute travel time guideline. The existing paramedic service at Silver Hill Fire Station, Company 29 located at 3900 Old Silver Hill Road has a service travel time of 6.96 minutes, which is within the 7.25-minute travel time guideline. The existing ladder truck service at Capitol Heights Fire Station, Company 5 located at 6061 Central Avenue has a service travel time of 2.00 minutes, which is within the 4.25-minute travel time guideline. The proposed church expansion and daycare development will be within the adequate coverage area of the nearest existing fire and rescue facilities for fire engine and paramedic service.
12. **Police**—The proposed development is within the service area for Police District III Palmer Park. The *General Plan* addresses the provision of public facilities that will be needed to serve existing and future county residents. The plan includes planning guidelines for police facilities and they are:

Station space per capita: 141 square feet per 1,000 county residents



The police facilities test is done on a countywide basis in accordance with the policies of the Planning Board. There are 267,660 square feet of space in all of the facilities used by the Prince George's County Police Department and the latest population estimate is 825,520. Using the standard of 141 square feet per 1,000 residents, 116,398 square feet of space is needed for police facilities. The current amount of space available, 267,660 square feet, is above the guideline.

13. **Schools**—The Historic Preservation and Public Facilities Planning Section has reviewed this subdivision plan for school facilities in accordance with Section 24-122.02 of the Subdivision Regulations, CB-30-2003, and CR-23-2003 and concluded the above subdivision is exempt from a schools review because it is an institutional/church use.
14. **Health Department**—The Health Department has reviewed the preliminary plan and has noted that a raze permit is required prior to the removal of any of the structures on site. A raze permit can be obtained through the Prince George's County Department of Environmental Resources, Office of Licenses and Permits. Any hazardous materials located in any structures on-site must be removed and properly stored or discarded prior to the structures being razed. A note needs to be affixed to the preliminary plan that requires that the structures are to be razed and the well and septic systems must be properly abandoned before the release of the grading permit. There are two abandoned shallow wells found within the confines of the above-referenced property that must be backfilled and sealed in accordance with COMAR 26.04.04 by a licensed well driller or witnessed by a representative of the Health Department prior to raze permit approval. Once the church is connected to the public sewer, the abandoned septic tank must be pumped out by a licensed scavenger and either removed or backfilled in place.
15. **Stormwater Management**—The Department of Public Works and Transportation, (DPW&T), Office of Engineering, has determined that on-site stormwater management is required. Stormwater Management Concept Plan 30337-2004-00 has been approved with conditions. Development must be in accordance with this approved plan or any subsequent revisions. The location, size, type and buffering of these facilities should occur with the review of the detailed site plan.
16. **Public Utility Easement**—(P.U.E.) The preliminary plan includes the required ten-foot-wide public utility easement parallel and contiguous to all public rights-of-way. The easement will be shown on the final plat.
17. **Archeology**—Phase I archeological survey is not recommended on the property. 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. Aerial photographs indicate that construction of the current church building on the property has adversely impacted any archeological sites that may be present on the property. However, the applicant should be aware that there are two previously recorded archeological sites, 18PR838 and



18PR839, within a one-mile radius of the subject property. There are also sixteen Maryland Inventory of Historic Property sites located within a one-mile radius of the subject property.

18. **Historic Preservation**—The subject application for preliminary plan of subdivision has no effect on historic resources.
19. **Capitol Heights and Seat Pleasant**—These municipalities have not offered comment on the proposed projects.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with Circuit Court for Prince George's County, Maryland within thirty (30) days following the date of notice of the adoption of this Resolution.

\* \* \* \* \*

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 Eley, seconded by Commissioner Clark, with Commissioners Eley, Clark, Vaughns, Squire and Parker voting in favor of the motion at its regular meeting held on Thursday, June 7, 2007, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 21st day of June 2007.

R. Bruce Crawford  
Executive Director

By Frances J. Guertin  
Planning Board Administrator

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