



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 <http://mncppc.iqm2.com/Citizens/Default.aspx>

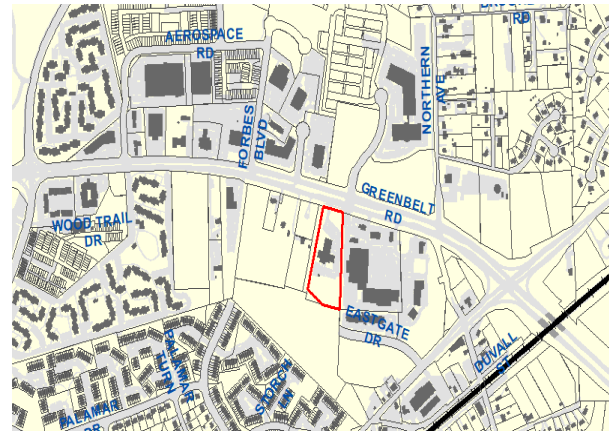
## Detailed Site Plan

**DSP-17034**

## Capital Christian Fellowship Daycare

REQUEST	STAFF RECOMMENDATION
Approval for the addition of a day care center, with a maximum enrollment of 50 children, to an existing church.	APPROVAL with conditions

**Location:** On the south side of MD 193 (Greenbelt Road), south of its intersection with Mission Drive.



Gross Acreage:	5.30
Zone:	R-R
Dwelling Units:	N/A
Gross Floor Area:	26,281
Planning Area:	70
Council District:	03
Election District:	14
Municipality:	N/A
200-Scale Base Map:	209NE09

**Applicant/Address:**  
 Capital Christian Fellowship  
 10411 Greenbelt Road  
 Lanham, MD 20706

**Staff Reviewer:** Andrew Bishop  
**Phone Number:** 301-952-4897  
**Email:** Andrew.Bishop@ppd.mncppc.org

Planning Board Date:	01/21/2021
Planning Board Action Limit:	01/22/2021
Staff Report Date:	01/05/2021
Date Accepted:	10/29/2020
Informational Mailing:	10/09/2017
Acceptance Mailing:	07/22/2020
Sign Posting Deadline:	12/22/2020

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

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THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-17034  
Type 2 Tree Conservation Plan TCP2-057-02-02  
Capital Christian Day Care Center

The Urban Design staff has completed the review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this report.

**EVALUATION**

This detailed site plan was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of the Prince George's County Zoning Ordinance in the Rural Residential (R-R) Zone and site design guidelines;
- b. The requirements of Preliminary Plan of Subdivision 4-18023;
- c. The requirements of the 2010 *Prince George's County Landscape Manual*;
- d. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- e. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- f. Referral comments.

**FINDINGS**

Based upon the analysis of the subject application, the Development Review staff recommends the following findings:

1. **Request:** The subject detailed site plan (DSP) application is a request for the addition of a day care center, with a maximum enrollment of 50 children, to an existing church.

2. **Development Data Summary:**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone	R-R	R-R
Use	Church	Church and Daycare
Gross Acreage	5.30	5.30
Parcels/Lots	1	1
Gross Floor Area (GFA) of Building	26,281 sq. ft.	26,281 sq. ft.

**PARKING DATA**

<b>Use</b>	<b>Required</b>	<b>Provided</b>
<b>Church (415 seats) @ 1 space/4 Seats</b>	<b>104</b>	
<b>Day Care (50 Children) @ 1 space/8 Children</b>	<b>7</b>	
<b>Total</b>	<b>111 Spaces</b>	<b>115 Spaces</b>
Standard parking spaces (9.5 ft. x 19 ft.)		109
Handicap-Accessible parking spaces (16 ft. x 19 ft.)		6
<b>Loading Spaces</b>	<b>1</b>	<b>1</b>

**Outdoor Play Area**

<b>Use</b>	<b>Required</b>	<b>Provided</b>
<b>Day Care (50 Children) @ 75 sq. ft./ Child</b>	<b>3,750 sq. ft.</b>	<b>4,044 sq. ft.*</b>

**Notes:** \*Section 27-445.03 of the Prince George’s County Zoning Ordinance requires that day care centers provide at least 75 square feet of play space per child, for 50 percent of the licensed capacity, or 75 square feet per child, for the total number of children to use the play area at one time, whichever is greater. The schedule and plan propose 4,044 square feet of outdoor play area, in conformance with this requirement.

3. **Location:** The subject property is known as Parcel A located on Tax Map 36, in Grid A2 on the south side of MD 193 (Greenbelt Road), approximately 1,900 feet west of its intersection with Lanham Severn Road. Specifically, the property is located at 10411 Greenbelt Road, Lanham, Maryland, in Planning Area 70 and Council District 3.
4. **Surrounding Uses:** The subject property is in the Rural Residential (R-R) Zone and is bounded to the north by MD 193, to the west by vacant property in the R-R Zone with single-family detached homes beyond, to the east by commercial uses in the Commercial Shopping Center (C-S-C) Zone, and to the south by vacant property in the R-R Zone, owned by the Cottage City Mennonite Church.
5. **Previous Approvals:** The 2010 *Glenn Dale-Seabrook-Lanham and Vicinity Approved Sector Plan and Sectional Map Amendment* retained the property in the R-R Zone. The site has a previously approved Preliminary Plan of Subdivision (PPS) 4-18023. The site also has an approved Stormwater Management (SWM) Concept Plan No. 15077-2018-01, which is valid through June 25, 2021.



6. **Design Features:** The property is a roughly rectangular shaped parcel and is currently improved with a 26,281-square-foot church and Sunday school that was built in approximately 2002. The church is located in the center of the property, with one vehicular access from MD 193, and existing parking spaces on the north, east, and south sides of the building. Approximately 3,380 square feet of gross floor area of the church will house the proposed day care center operation. The 4,044-square-foot outdoor play area is located on the southeast side of the building and is proposed to be enclosed by a 6-foot-tall vinyl fence around the perimeter. The play area will include an open play space, playground equipment, and a 12 by 12 foot umbrella structure to shade the play area. Details have been provided for the shade structure, but individual details of the play equipment have not been submitted with this application and are conditioned to be provided herein. No other changes are proposed to the existing site improvements.

## CONFORMANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements of the Prince George's County Zoning Ordinance in the R-R Zone and the site design guidelines:
- a. With respect to Section 27-441(b), Table of Uses, of the Zoning Ordinance, the day care center for children that is proposed as an accessory use to the existing church is a permitted use in the R-R Zone, in accordance with Section 27-445.03 of the Zoning Ordinance, which requires a DSP and includes the following requirements:

**(1) Requirements**

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

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

The proposed enrollment of the day care is 50 children and the required play area for the licensed capacity is 3,750 square feet. The outdoor play area on the DSP measures 4,044 square feet, and meets the size required by the Zoning Ordinance.

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

The subject outdoor play area is located on the same lot as the day care center and is proposed 140 feet from the adjoining R-R-zoned property. In addition, the play area is

enclosed by a 6-foot-tall fence, in conformance with this requirement.

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

The play area is set back over 70 feet from all adjacent property lines, and a 6-foot-tall fence is proposed to enclose the play area, which will sufficiently protect the health and safety of the children utilizing the play area.

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

A shade structure and canopy are proposed within the outdoor playground area and will provide sufficient shade for the children playing during the warmer months of the year.

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

The site plan indicates that outdoor play is limited to daylight hours only.

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

A note on the DSP indicates that the hours of operation will be limited to the hours specified by this requirement.

- b. The DSP is in general conformance with the applicable site design guidelines, as referenced in Section 27-283 of the Zoning Ordinance and contained in Section 27-274 of the Zoning Ordinance. Many of the design guidelines do not apply to the subject DSP because the site improvements are existing. Those guidelines that do apply to the minor changes proposed with this DSP are in general conformance with the applicable guidelines. For example, the application will minimize grading to the extent practicable, disturbed areas will be restored, the materials proposed are durable, and the sidewalks along MD 193 are proposed to be improved providing pedestrian access into the site from the public right-of-way.

- 8. Preliminary Plan of Subdivision 4-18023:** PPS 4-18023 was approved by the Prince George's County Planning Board on May 23, 2019, with eight conditions. The resolution of approval (PGCPB Resolution No. 19-64) was adopted by the Planning Board on June 13, 2019. The conditions of approval, relevant to the review of this DSP are as follows:

4. **At the time of detailed site plan, any new or replacement exterior light fixtures proposed shall be full cut off optic light fixtures to reduce light intrusion.**

The DSP does not propose any new or replacement exterior light fixtures, and therefore has been found in conformance with this condition.

5. **Total development within the subject property shall be limited to uses, which generate no more than 33 AM peak-hour trips and 32 PM peak-hour trips on weekdays and 249 trips on Sundays. Any development generating an impact greater than that identified herein above shall require a new determination of the adequacy of transportation facilities.**

A memorandum from the Transportation Planning Section, dated December 21, 2020, indicated that the proposed development will remain within the trip cap. The development, at full buildout of this site plan, is projected to generate 33 and 32 vehicle trips for the church and day care during the AM and PM peak hours, respectively. This trip generation is fully consistent with the trip cap approved with PPS 4-18023.

6. **Development of this site shall be in conformance with the approved Stormwater Management Concept Plan 15077-2018-00 and any subsequent revisions. The final plat shall note the stormwater management concept plan number and approval date.**

A memorandum from the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), dated November 23, 2020, indicated that the proposed development is consistent with the approved SWM Concept Plan 15077-2018-1.

7. **A substantial change to the uses or site layout on the subject property that affects Subtitle 24 adequacy findings shall require approval of a new preliminary plan of subdivision, prior to approval any building permits.**

The proposed DSP is consistent with the land uses evaluated with the approved PPS.

8. **At the time of final plat, the applicant and the applicant's heirs, successors, and/or assignees shall grant a 10-foot-wide public utility easement along all public rights of-way.**

The DSP correctly identifies a 10-foot public utility easement along the frontage of MD 193, as well as adjacent to a master plan 80-foot right-of-way located along the southwestern property line.

9. **2010 Prince George's County Landscape Manual:** The application is exempt from the 2010 *Prince George's County Landscape Manual* because it meets the requirements of Sections 1.1(d), and 1.1(g)(4). The site improvements proposed by the subject application are limited to interior improvements, the application does not propose a change in use from a lower to a higher category, and the application does not increase the impervious surface or gross floor area of the building.

10. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO):** This property is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size, contains more than 10,000 square feet of existing woodland, and has a previously approved Type 1 Tree Conservation Plan, TCP1-033-02-01, as well as an approved and implemented TCPII-057-02-01. A revision to this Type 2 Tree Conservation Plan, TCP2-057-02-02, was submitted with the current DSP application.

According to the TCP2 worksheet submitted, there are 4.09 acres of existing woodlands on the net tract and no 100-year floodplain located on-site. The site has a woodland conservation threshold of 1.09 acres, or 20 percent of the net tract, as tabulated. The TCP2 shows a total woodland conservation requirement of 1.77 acres. The TCP2 shows this requirement will be met by providing a combination of 0.64 acre of on-site woodland preservation and 1.13 acres of off-site woodland conservation credits. A footnote is listed underneath the worksheet that indicates that 1.02 acres of the off-site requirement has already been met on two separate woodland conservation banks. However, the remaining 0.11 acre of off-site requirement must be met, prior to issuance of the first grading permit associated with this DSP. Technical revisions to the plan are required to be in full compliance with the requirements of the WCO and Environmental Technical Manual, which are included in the Recommendation section herein.

11. **Prince George's County Tree Canopy Coverage Ordinance:** Section 25-128 of the Prince George's County Code requires a minimum percentage of tree canopy coverage (TCC) on projects that propose more than 5,000 square feet of disturbance or increase in gross floor area. The subject application proposes 4,230 square feet of disturbance and will not increase the gross floor area of the building. Therefore, the application is exempt from TCC requirements, and a general note has been added to the plan.

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

- a. **Historic Preservation**—In a memorandum dated November 9, 2020 (Stabler to Bishop), incorporated herein by reference, the Historic Preservation Section noted that a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates that the probability of archeological sites within the subject property is low. The subject property does not contain, and is not adjacent to any designated Prince George's County historic sites or resources.
- b. **Community Planning**—In a memorandum dated December 23, 2020 (Dickerson to Bishop), incorporated herein by reference, the Community Planning Division offered a discussion of the DSP's conformance with *Plan Prince George's 2035 Approved General Plan*, and noted that pursuant to Part 3, Division 9, Subdivision 3, of the Zoning Ordinance, master plan conformance is not required for this application.
- c. **Transportation**—In a memorandum dated December 21, 2020 (Hancock to Bishop), incorporated herein by reference, the Transportation Planning staff provided a discussion of the existing site conditions and the site access and circulation. It was determined that, from the standpoint of transportation, this plan

is acceptable and meets the findings required for a DSP, as described in the Zoning Ordinance.

- d. **Subdivision**—In a memorandum dated December 15, 2020 (Gupta to Bishop), incorporated herein by reference, the Subdivision Review Section offered an analysis of the DSP's conformance with the PPS conditions, which are incorporated into Finding 8 above. The Subdivision Section issues have been addressed through revisions to the plans.
- e. **Trails**—In a memorandum dated December 23, 2020 (Saunders Hancock to Bishop), incorporated herein by reference, the Transportation Planning Section provided a discussion of the existing site conditions, the on-site improvements, and a review of the 2009 *Approved Countywide Master Plan of Transportation (MPOT)* and the 2010 *Glenn Dale-Seabrook-Lanham and Vicinity Approved Sector Plan and Sectional Map Amendment*. The MPOT recommends infrastructure be installed to accommodate walking and bicycling. The subject site is along MD 193, which is recommended to include a bicycle lane; however, the recommended bicycle lane is beyond the scope of this DSP. The planned bicycle lane could be constructed as part of a future capital improvement project or roadway maintenance by the Maryland State Highway Administration. In conclusion, it was determined that the pedestrian and bicycle access and circulation for this plan is acceptable. Recommendations related to on-site pedestrian improvements have been addressed through revisions to the plans, or are included in the Recommendation section of this report.
- f. **Permits**—In a memorandum dated July 28, 2020 (Shaffer to Bishop), incorporated herein by reference, the Permit Review Section offered comments, which have been addressed through revisions to the plans, or included in the Recommendation section of this report.
- g. **Environmental Planning**—In a memorandum dated December 23, 2020 (Juba to Bishop), incorporated herein by reference, the Environmental Planning Section provided a discussion of the DSP's conformance with the WCO, which has been included in the above findings. Additional comments provided are as follows:

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

The subject application was granted a Natural Resources Inventory Equivalency Letter (NRI-054-2018) because there is a previously implemented TCP2 for the site.

#### **Soils**

The predominant soils found on-site according to the U.S. Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey include: Russett-Christiana complex (2-5 percent slopes), Christiana-Downer complex (5-10 percent slopes), and Russett-Christiana-Urban land complex (0-5 percent slopes). Marlboro clay is not identified on-site; however, soils containing Christiana complexes are known to occur on and within the vicinity of this property.

#### **Stormwater Management**

The site has an approved SWM Concept Letter (15077-2018-00) and is consistent with the proposed DSP and revised TCP2. A fee of \$1,488.00 is required in lieu of providing additional on-site attenuation/quality control measures. An existing

on-site SWM facility serves this site, and stormwater associated with the proposed site improvements will drain and be treated by this facility.

- h. **Prince George’s County Fire/EMS Department**—At the time of this writing, the Fire/EMS Department has not provided comments on the subject application.
  - i. **Washington Suburban Sanitary Commission (WSSC)**—At the time of this writing, WSSC has not provided comments on the subject application.
  - j. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated November 23, 2020 (Giles to Bishop), incorporated herein by reference, DPIE stated that the DSP is consistent with the approved SWM concept plan, and provided numerous stormwater-related comments that will be addressed at the time of permit.
  - k. **Maryland State Highway Administration (SHA)**—In an email dated October 29, 2020 (Woodruff to Bishop), incorporated herein by reference, SHA noted that the subject application will be required to apply for a District Office Permit for reconstruction of the existing sidewalks along the property frontage on MD 193.
  - l. **Prince George’s County Police Department**—At the time of this writing, the Police Department has not provided comments on the subject application.
  - m. **Prince George’s County Health Department**—In a memorandum dated November 3, 2020 (Adepoju to Bishop), incorporated herein by reference, the environmental health specialist noted that a desktop health impact assessment had been completed and offered multiple recommendations with respect to health-related issues on the property. These recommendations have been included as conditions of approval in the Recommendation section of this report, as appropriate.
- 12.** As required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP, if revised as conditioned, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the County Code without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.
- 13.** As required by Section 27-285(b)(4), for approval of a DSP, the regulated environmental features on-site have been preserved and/or restored in a natural state, to the fullest extent possible, in accordance with the requirements of Subtitle 24-130(b)(5) of the Subdivision Regulations, as this DSP does not propose any change to the established limits of disturbance and does not result in any impacts to regulated environmental features.

## 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-17034, and Type 2 Tree Conservation Plan TCP2-057-02-02, for Capital Christian Fellowship Daycare, subject to the following conditions:

1. Prior to certification of this detailed site plan (DSP), the applicant shall make the following revisions to the plans and submit the following documentation:
  - a. Provide one van-accessible handicap parking space dimensioned 16 by 19 feet on the site plan.
  - b. Demonstrate on the site plan that the existing loading area is screened from the adjacent residential property, in conformance with Section 4.4 of the 2010 *Prince George's County Landscape Manual*.
  - c. Provide details of the play equipment that are proposed in the outdoor play area, as appropriate.
  - d. Provide a minimum of two inverted U-style bicycle racks, or a similar style that provides two points of contact to support and secure a parked bicycle, instead of the proposed wave-style rack.
  - e. Provide the site plan notes, as follows:

“During the demolition and construction phases, this project will conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.”

“During the demolition and construction phases, this project will conform to construction activity noise control requirements as specified in the Code of Maryland Regulations (COMAR).”
  - f. Revise the Type 2 tree conservation plan (TCP2) as follows:
    - (1) Revise the TCP2 worksheet, as follows:
      - (a) Indicate that the site is subject to the current Woodland and Wildlife Habitat Conservation Ordinance, not the 1991 Ordinance.
      - (b) Indicate that this is the 2nd revision to the TCP2.
    - (2) Use a unique symbol for the door entrances on the TCP2 that is not the same as the symbol used for proposed woodland preservation signs.
    - (3) Revise TCP2 General Notes to follow the standard required language format per the 2018 *Environmental Technical Manual*.

ITEM: 5

CASE: DSP-17034

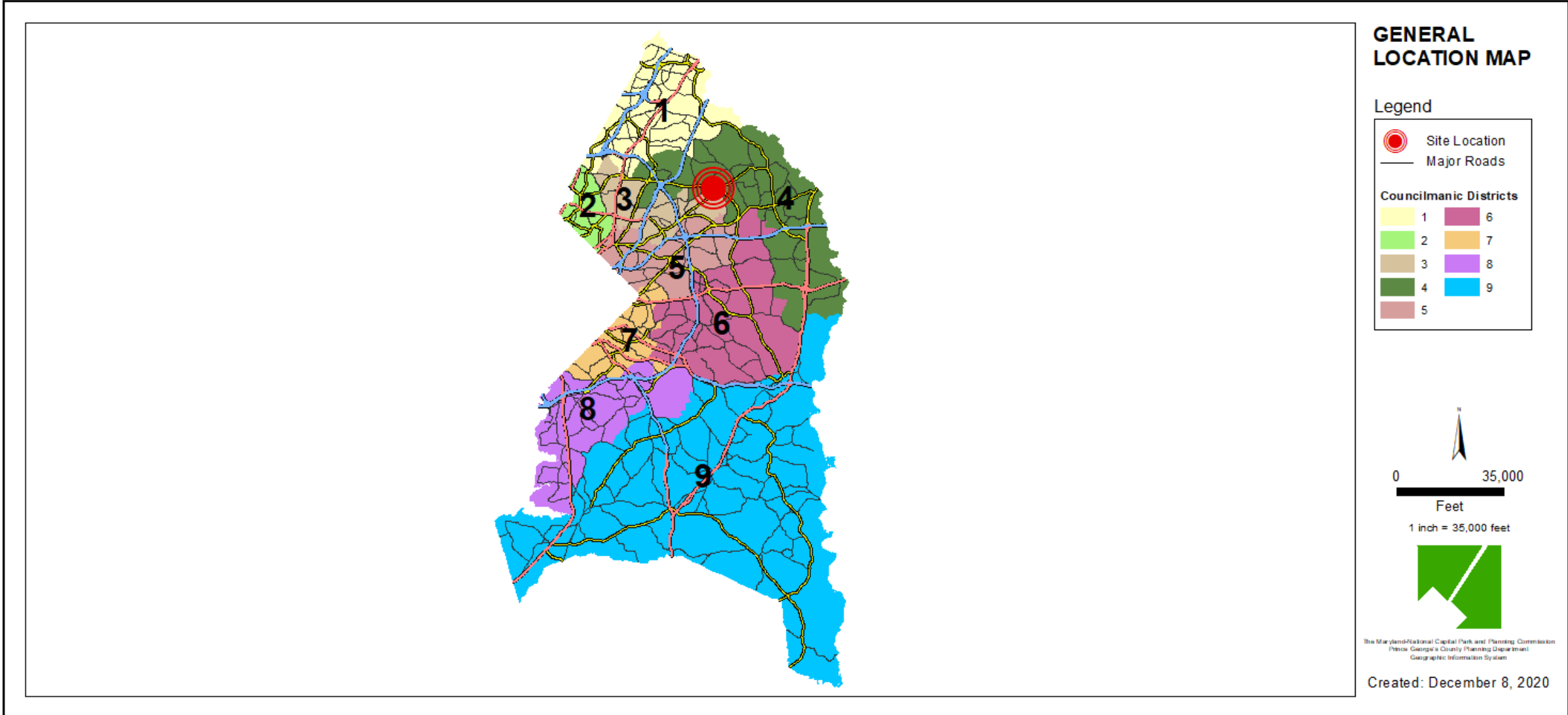
# CAPITAL CHRISTAIN FELLOWSHIP DAYCARE

THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT

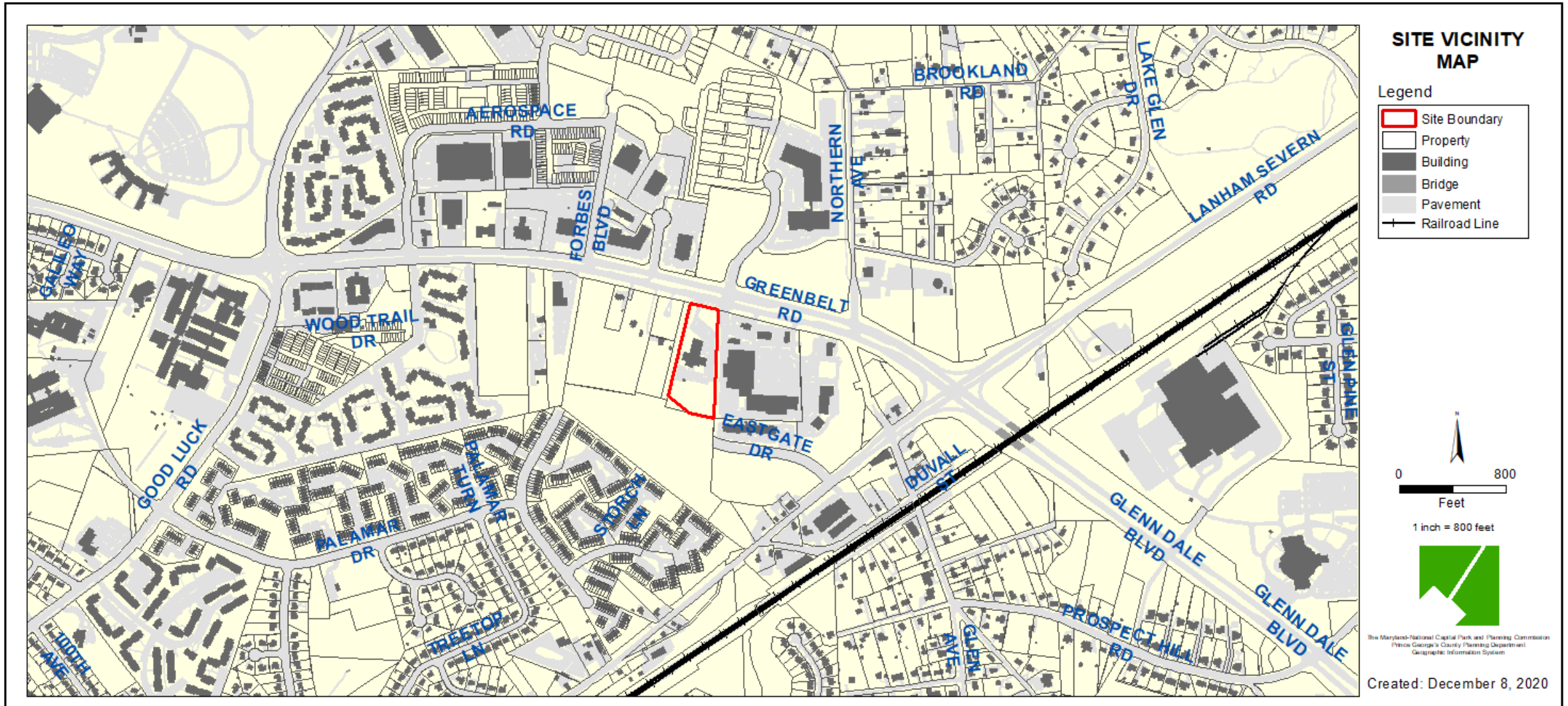




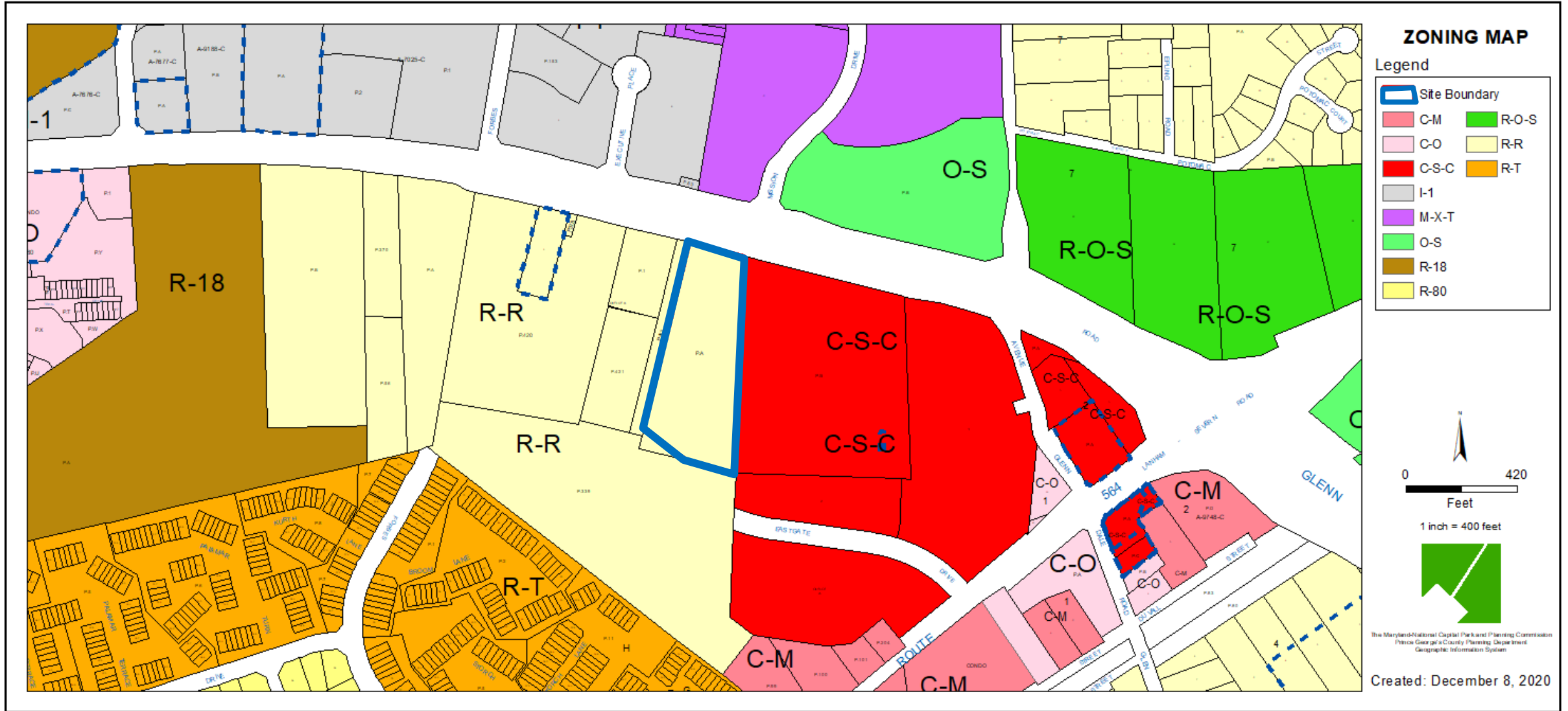
# GENERAL LOCATION MAP



# SITE VICINITY



# ZONING MAP

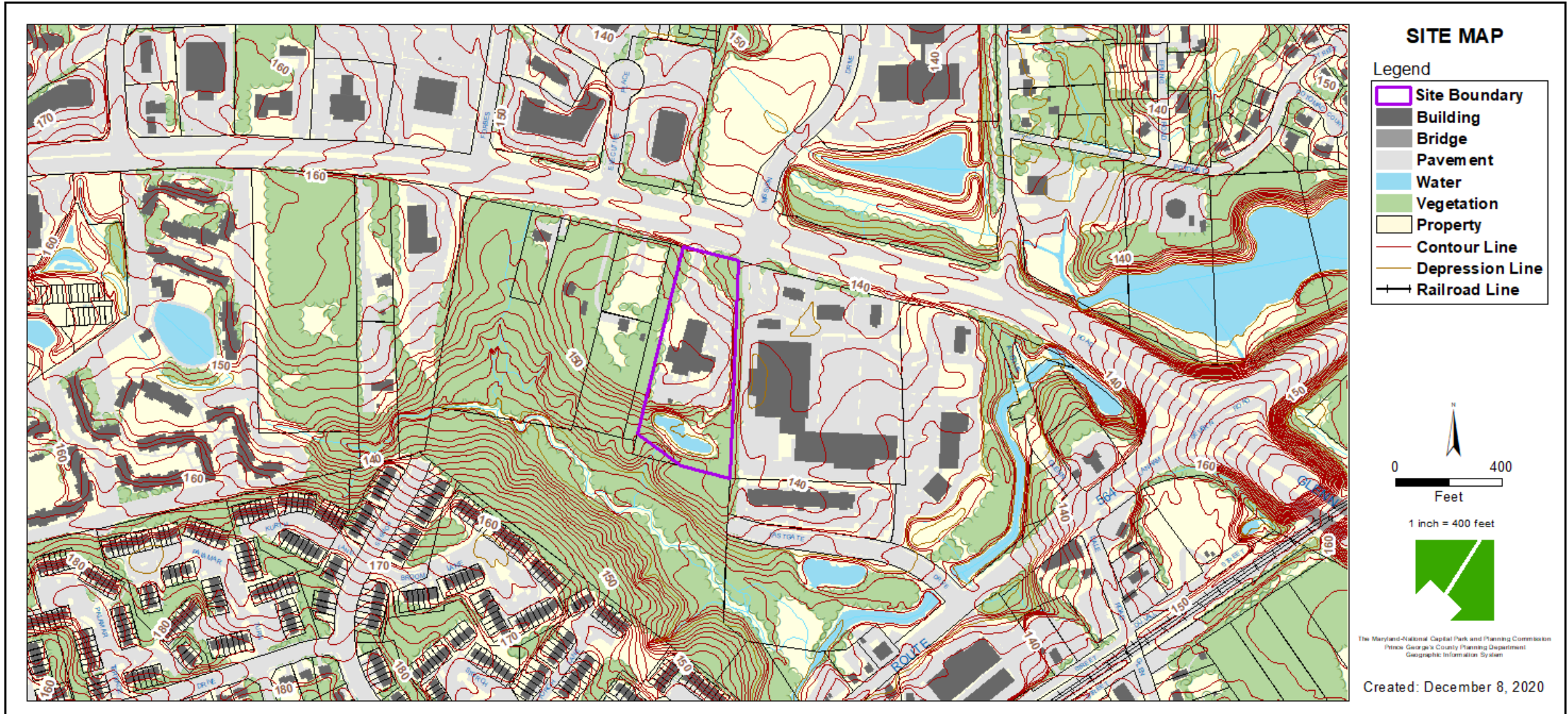




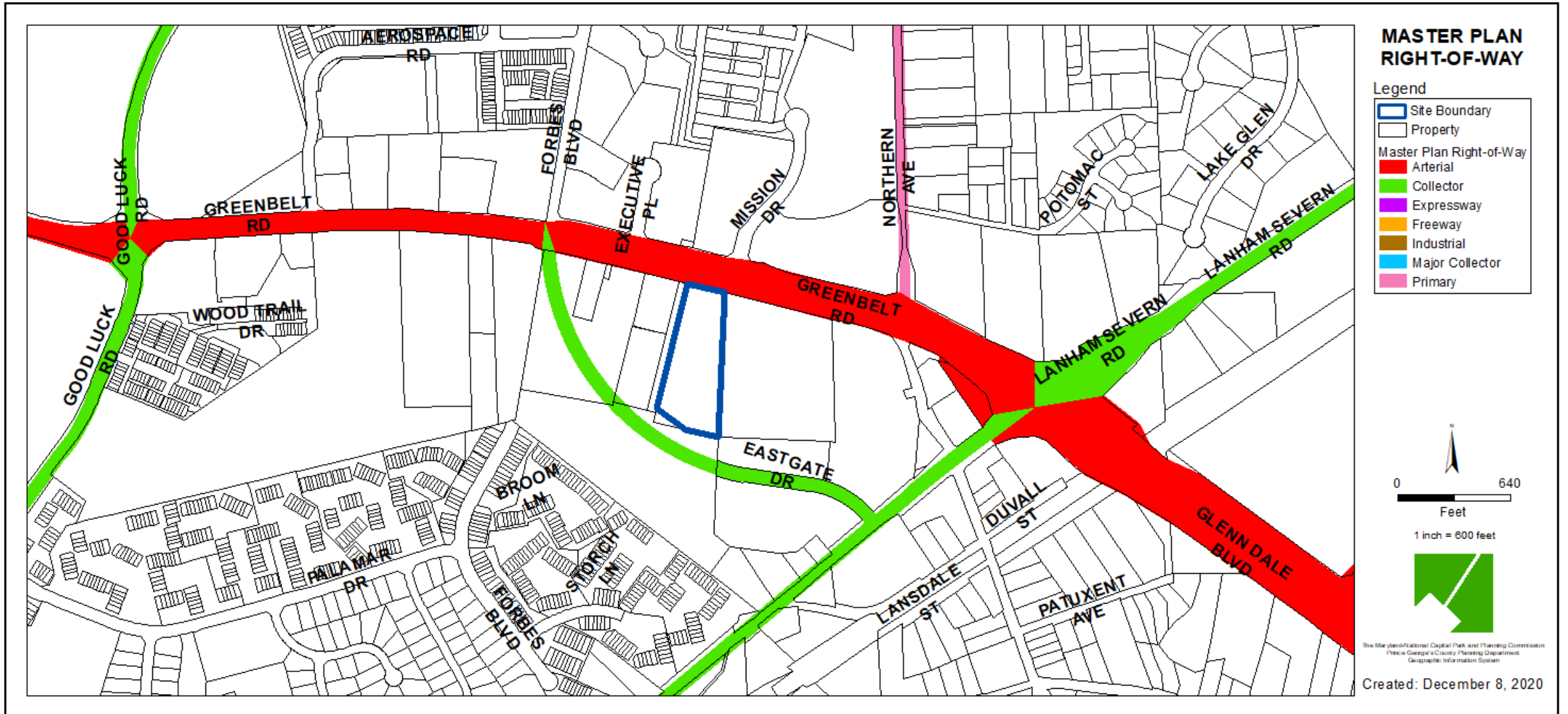




# SITE MAP



# MASTER PLAN RIGHT-OF-WAY MAP



# BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED

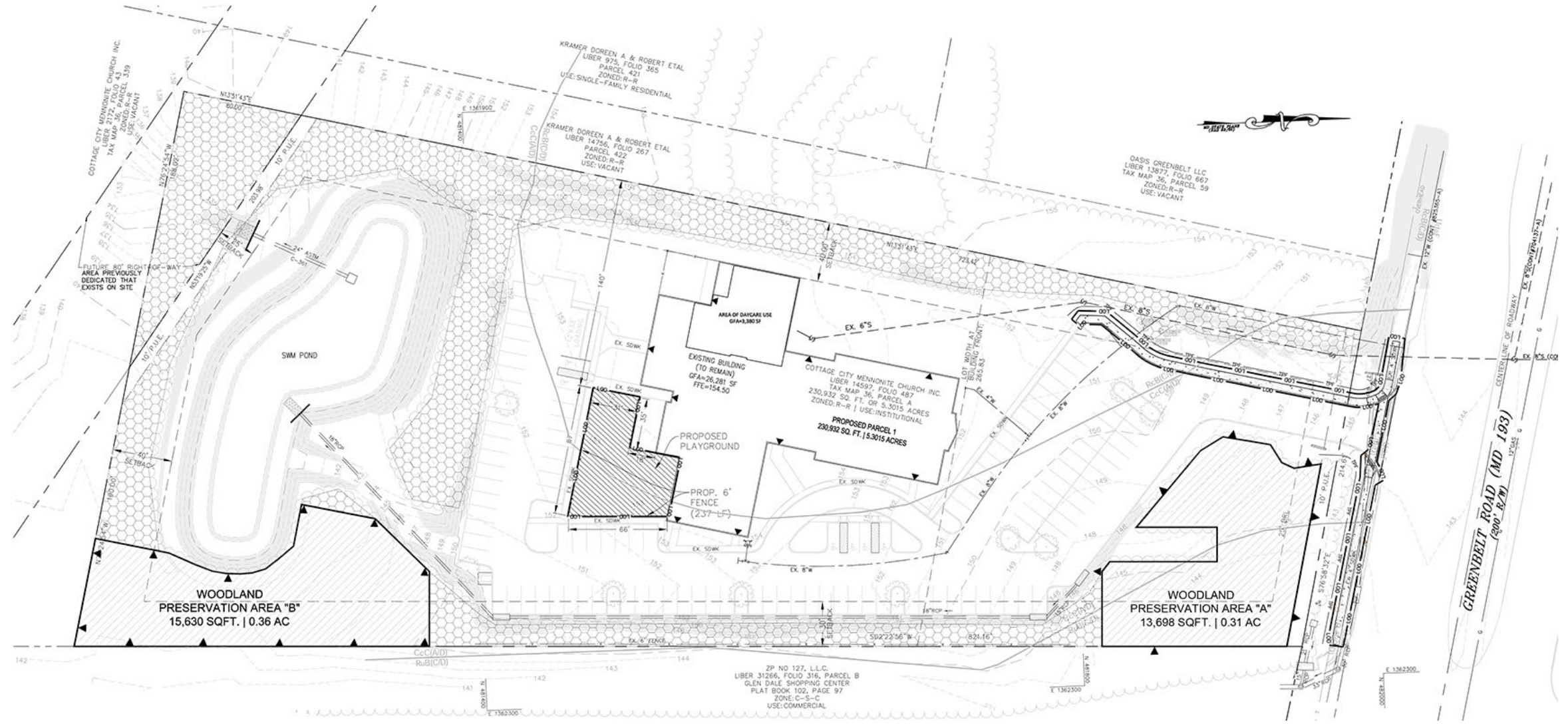








# TYPE 2 TREE CONSERVATION PLAN





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
www.mncppc.org/pgco

June 18, 2019

Capital Christian Fellowship  
10411 Greenbelt Road  
Lanham, MD 20706

Re: Notification of Planning Board Action on  
**Preliminary Plan of Subdivision 4-18023**  
**Capital Christian Fellowship Daycare for**  
**Children**

Dear Applicant:

This is to advise you that, on **June 13, 2019**, the above-referenced Preliminary Plan of Subdivision was acted upon by the Prince George's County Planning Board in accordance with the attached Resolution.

Pursuant to Article 28, Section 7-116(g), of the Maryland Annotated Code, an appeal of the Planning Board's action must be filed with the Circuit Court for Prince George's County, Maryland within 30 calendar days after the date of the final notice **June 18, 2019**.

Sincerely,  
James R. Hunt, Chief  
Development Review Division

By:   
Reviewer

Attachment: PGCPB Resolution No. 19-64

cc: Persons of Record

R E S O L U T I O N

WHEREAS, Cottage City Mennonite Chrch 1 is the owner of a 5.30-acre parcel of land known as Parcel A, recorded in Plat Book REP 198-32, said property being in the 14th Election District of Prince George's County, Maryland, and being zoned Rural Residential (R-R); and

WHEREAS, on March 20, 2019, Capital Christian Fellowship filed an application for approval of a Preliminary Plan of Subdivision for one parcel; and

WHEREAS, the application for approval of the aforesaid Preliminary Plan of Subdivision, also known as Preliminary Plan 4-18023 for Capital Christian Fellowship Daycare for Children 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 May 23, 2019, for its review and action in accordance with the Land Use Article of the 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 May 23, 2019, 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 Type I Tree Conservation Plan TCP1-033-02-01, and further APPROVED Preliminary Plan of Subdivision 4-18023 Capital Christian Fellowship Daycare for Children, including a Variation from Section 24-121(a)(3), for one parcel with the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision, the plan shall be revised to make the following technical corrections:
  - a. Incorporate all "site analysis" notes under "general notes."
  - b. Label the existing parcel as "Parcel A."
  - c. Label the parcel as "Proposed Parcel 1."
  - d. Remove the building restriction lines and provide existing building setbacks to the property lines.
  - e. Edit General Note 19 to state "Sustainable Growth Tier 1."

- f. Clearly mark and label a 10-foot-wide public utility easement along the southern boundary of the subject property, for that portion directly abutting the area dedicated for a public right-of-way.
2. Prior to signature approval of the preliminary plan of subdivision, the Type 1 tree conservation plan (TCP1) shall be revised as follows:
    - a. Revise and reconcile the TCP worksheet as needed so “Tree Save and Woodland Clearing” do not exceed the quantity of existing woodland.
    - b. Identify all areas of Woodland Retained - Not Credited on the TCP1 plan using the standard symbol per the Environmental Technical Manual and adjust the TCP worksheet to account for these areas.
    - c. Notes regarding the location of off-site woodland conservation transfer credits previously provided for the site must be corrected to reflect that off-site afforestation/reforestation is credited at 1:1, and off-site preservation is credited at one acre of credit for every two acres of off-site preservation provided.
    - d. Revise the site boundary on the TCP1 to match that of the previously approved TCP1.
    - e. Revise the limits of disturbance on the TCP1 to be consistent with the stormwater concept approval, showing only the proposed limits of disturbance associated with this preliminary plan of subdivision application and not that of past implemented approvals.
    - f. Remove the approval block for TCP2-057-02-01 from the plan.
    - g. Remove the approval block for preliminary plan 4-02058 from the plan.
    - h. After all technical revisions have been made, update the Woodland Conservation Table to reflect all changes.
    - i. Have the revised TCP1 signed by the qualified professional who prepared the TCP1.
  3. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-033-02-01). The following note shall be placed on the Final Plat of Subdivision:

“This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-033-02-01), or as modified by the Type 2 Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the

subject property are available in the offices of the Maryland-National Capital Park and Planning Commission (M-NCPPC), Prince George's County Planning Department.”

4. At the time of detailed site plan, any new or replacement exterior light fixtures proposed shall be full cut off optic light fixtures to reduce light intrusion.
5. Total development within the subject property shall be limited to uses, which generate no more than 33 AM peak-hour trips and 32 PM peak-hour trips on weekdays and 249 trips on Sundays. Any development generating an impact greater than that identified herein above shall require a new determination of the adequacy of transportation facilities.
6. Development of this site shall be in conformance with the approved Stormwater Management Concept Plan 15077-2018-00 and any subsequent revisions. The final plat shall note the stormwater management concept plan number and approval date.
7. A substantial change to the uses or site layout on the subject property that affects Subtitle 24 adequacy findings shall require approval of a new preliminary plan of subdivision, prior to approval any building permits.
8. At the time of final plat, the applicant and the applicant's heirs, successors, and/or assignees shall grant a 10-foot-wide public utility easement along all public rights-of-way.

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 with conditions, meets the legal requirements of Subtitles 24 and 27 of the Prince George's County Code and the Land Use Article of the Annotated Code of Maryland.
2. **Background**—The subject property is known as Parcel A, recorded in Plat Book REP 198-32 on December 4, 2003. The property is located on the south side of MD 193 (Greenbelt Road), south of its intersection with Mission Drive. The site is subject to the 2010 *Glenn Dale-Seabrook-Lanham and Vicinity Approved Sector Plan and Sectional Map Amendment* (Glenn Dale-Seabrook-Lanham and Vicinity Sector Plan and SMA). The subject property is currently improved with a church and is in the Rural Residential (R-R) Zone.

The application includes the addition of a 50-student day care within the existing church building on the property. No new building construction is proposed. The addition of the day care use necessitates the need for a preliminary plan of subdivision (PPS) approval, to adjust the trip cap currently imposed on the site.

Access to the site is proposed via MD 193, an existing 120-foot-wide master plan arterial roadway. Section 24-121(a)(3) of the Subdivision Regulations requires that when lots or parcels are proposed on land adjacent to an existing or planned roadway of arterial or higher classification,

they shall be designed to front on either an interior street or a service road. Direct vehicular access onto MD 193 requires the approval of a variation, which has been granted by the Prince George’s County Planning Board and is discussed further in Finding 11 of this resolution.

The applicant submitted a site plan for information purposes only, and the site plan is not considered for approval with this application. Development of the site is subject to review under the requirements of the Prince George’s County Zoning Ordinance and the 2010 *Prince George’s County Landscape Manual* (Landscape Manual). The improvements shown on the site plan have not been reviewed for conformance to the Zoning Ordinance or the Landscape Manual with this application approval, and such conformance will be determined with the required review and approval of a detailed site plan (DSP).

3. **Setting**—The property is located on Tax Map 36, Grid A2, in Planning Area 70. The site is bound by the developed Eastgate Shopping Center, in the Commercial Shopping Center Zone to the east; by a vacant undeveloped parcel in the R-R Zone to the south, with townhouse residential uses beyond in the Townhouse Zone; by a vacant residential parcel in the R-R Zone to the west, with single-family residential uses beyond, also in the R-R Zone; and MD 193 to the north, with office uses in the Light Industrial Zone and vacant property in the Mixed Use-Transportation Oriented Zone beyond.
4. **Development Data Summary**—The following information relates to the subject PPS application and the approved development.

	<b>EXISTING</b>	<b>APPROVED</b>
Zone	R-R	R-R
Use(s)	Church/Sunday School	Church/Sunday School/Day care
Acreage	5.30	5.30
Lots	0	0
Outlots	0	0
Parcels	1	1
Variation	No	Yes
		Section 24-121(a)(3)

Pursuant to Section 24-119(d)(2) of the Subdivision Regulations, this case was heard before the Subdivision and Development Review Committee (SDRC) on April 5, 2019. The variation request was accepted on March 20, 2019, and heard at the SDRC meeting on April 5, 2019, as required by Section 24-113(b) of the Subdivision Regulations.

5. **Previous Approvals**—The site was previously the subject of PPS 4-02058 (PGCPB Resolution No. 02-265), approved by the Planning Board on December 19, 2002, for one parcel, subject to eight conditions, for the development of a 26,281-square-foot (415 seat) church and Sunday school. This approval was also accompanied by the approval of Type 1 Tree Conservation Plan (TCP1-033-02) for the site. A Final Plat (5-03081) was approved for the site, in accordance with

PPS 4-02058, by the Planning Board on June 19, 2003. This PPS approval supersedes PPS 4-02058.

6. **Community Planning**—The *Plan Prince George's 2035 Approved General Plan* (Plan 2035) designates this application within the Established Communities policy area. The vision for the Established Communities is context-sensitive infill and low- to medium-density development, and recommends maintaining and enhancing existing public services, facilities, and infrastructure to ensure that the needs of residents are met.

**Master Plan and Sectional Map Amendment/Zoning**

The Glenn Dale-Seabrook-Lanham and Vicinity Sector Plan and SMA recommended institutional land use on the subject property and retained it in the R-R Zone. There are no master plan conformance issues.

Pursuant to Section 24-121(a)(5) of the Subdivision Regulations, this application conforms to the sector plan.

7. **Stormwater Management**—In accordance with Section 24-130 of the Subdivision Regulations, a Stormwater Management (SWM) Concept Plan and Letter (15077-2018-00), approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), was submitted with the subject application and expires on June 25, 2021. The plan shows the use of an existing SWM pond along the southern edge of the property, which is to remain for the collection and drainage of stormwater and requires a fee of \$1,488.00, required in lieu of providing additional on-site attenuation/quality control measures. The approved concept plan is consistent with the PPS. Development must conform to the approved SWM concept plan, or subsequent revisions, to ensure that on-site or downstream flooding does not occur.
8. **Parks and Recreation**—In accordance with Section 24-134(a) of the Subdivision Regulations, the subject PPS is exempt from mandatory dedication of parkland requirements because it consists of non-residential development.
9. **Trails**—The subject application has been reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and Glenn Dale-Seabrook-Lanham and Vicinity Sector Plan and SMA, in order to implement planned trails, bikeways, and pedestrian improvements. The subject application is located along the south side of MD 193, west of Eastgate Shopping Center. Although the site is within the University Boulevard Corridor, it is not subject to Section 24-124.01 of the Subdivision Regulations, or the "Transportation Review Guidelines, Part 2," because no new square footage is proposed.

The subject application is for the addition of a day care center within an existing church. There is an existing sidewalk along the site's frontage of MD 193, although it does not appear to meet current Americans with Disabilities Act (ADA) standards. There is also adequate sidewalk access internal to the site, but no pedestrian accommodations between the public right-of-way and the building entrance.

**Master Plan Compliance**

One master plan trail impacts the subject site. Continuous standard or wide sidewalks and on-road bicycle facilities are recommended along MD 193. The text from the area master plan (pages 171 to 172) is copied below:

**Greenbelt Road (MD 193): Construct continuous sidewalks with wide sidewalks in places of heavy pedestrian activity (such as NASA), striped pedestrian crosswalks. Improve existing on-road bicycle facilities and consider a future sidepath and designated bike lanes.**

Sidewalks are fragmented in the vicinity of the subject site. The nearby Eastgate Shopping Center includes no sidewalks along its frontage. The subject site includes a sidewalk along its frontage, but it does not appear to meet current ADA standards. At the time of SDRC, it was recommended that the sidewalk along the site's frontage of MD 193 be reconstructed to meet ADA standards and specifications, unless modified by the Maryland State Highway Administration (SHA). It was also recommended that a sidewalk or pedestrian route be provided from MD 193 to the sidewalk internal to the site. Revised plans submitted by the applicant on April 17, 2019 included these modifications and no further bicycle or pedestrian access improvements are necessary. Striping for designated bike lanes (or other appropriate bicycle treatment) can be considered by SHA at the time of road resurfacing consistent with the SHA 2015 *Bicycle Policy and Design Guidelines*. No further improvements are necessary for bicycle and pedestrian access or master plan trail compliance.

10. **Transportation**—The application represents the establishment of a 50-student day care facility within the existing church. On December 19, 2002, the Planning Board approved a PPS for the subject property. Pursuant to PGCPB Resolution No. 02-265, the prior PPS (4-02058) was approved with the following conditions that pertained to transportation:

7. **Total development with proposed subdivision shall be limited to equivalent of 26,281 gross square feet of church, Sunday school and other related uses or any other permitted uses which generate no more than 19 new vehicle trips during the AM peak hour and 18 trips during the PM peak hour on any weekday and 249 trips on Sundays. Development of up to 5,000 additional square feet of church space shall not constitute a significant change in trip generation.**

The day care center is anticipated to be a weekday operation. Consequently, the trip cap for Sunday services will not be affected by the additional use and are carried forward in the recommended conditions provided herein.

8. **As deemed necessary by the SHA and/or the county DPW&T, the following improvements shall be bonded for construction prior to the issuance of any building permits:**



**Provision of an additional left-turn-lane to northbound Mission Drive and an additional left turn lane to westbound MD 193 at the intersection of MD 193 with Mission Drive.**

**Traffic Study Analyses:**

Because the day care center will generate fewer than 50 peak trips, a traffic impact study (TIS) is not required. However, the applicant was required to provide peak-hour turning movement counts for the following critical intersections:

- MD 193 and Mission Drive
- MD 193 and MD 564 (Lanham-Severn Road)

The table below shows the intersections deemed to be critical, as well as the levels of service (LOS) representing existing conditions:

EXISTING CONDITIONS		
Intersection	AM	PM
	LOS/CLV	LOS/CLV
MD 193 and Mission Drive	C/1274	C/1185
MD 193 and MD 564	C/1217	C/1276

Based on recent traffic analyses, which included as many as 12 background developments, and applying an additional 0.5 percent growth in regional traffic, a second analysis was done, providing the following results:

BACKGROUND CONDITIONS		
Intersection	AM	PM
	LOS/CLV	LOS/CLV
MD 193 and Mission Drive	D/1440	<b>E/1483</b>
MD 193 and MD 564	D/1367	D/1402

Using trip rates from the *ITE Trip Generation Manual, 10th Edition (use code-565)*, the following tables summarize the weekday trip generation shown in the TIS for the subject application:

		AM Peak			PM Peak		
		In	Out	Total	In	Out	Total
Day care (ITE-565)	50 Students	21	18	39	19	21	40
Less Pass-by (65%)		14	11	25	12	14	26
<b>Total primary trips</b>		<b>7</b>	<b>7</b>	<b>14</b>	<b>7</b>	<b>7</b>	<b>14</b>
Trip cap based on existing church		19			18		
<b>New trip (church + day care use)</b>		<b>33</b>			<b>32</b>		

The table above indicates that the proposed development will generate a net of 14 (7 in; 7 out) AM peak-hour trips and 14 (7 in; 7 out) PM peak-hour trips. A third analysis depicting total traffic conditions was done, yielding the following results:

TOTAL CONDITIONS		
Intersection	AM	PM
	LOS/CLV	LOS/CLV
MD 193 and Mission Drive <i>With improvements</i>	D/1442 D/1401	E/1485 D/1406
MD 193 and MD 564	D/1370	D/1404

The results shown above indicate that the intersection of MD 193 and Mission Drive will operate inadequately during the evening peak-hour. This conclusion was also reached in previous analyses for other cases. One of the developers included in the list of background developments (Lidl supermarket) has proffered to provide an additional left turn lane from southbound Mission Drive to eastbound MD 193. This improvement will result in the intersection operating adequately during both peak-hours. An April 8, 2019 email from SHA provided confirmation that this proffered improvement has been bonded and permitted. Therefore, it is not necessary to condition improvements at this location.

**Master Plan, Site Review**

The property is located in an area where development policies are governed by the Glenn Dale-Seabrook-Lanham and Vicinity Sector Plan and SMA as well as the MPOT. The subject property currently fronts on MD 193, a designated arterial master plan road. A variation from Section 24-121(a)(3) for access to the site from MD 193 was requested by the applicant, as further discussed in Finding 11 below. No additional dedication is required. All other aspects of the site regarding access and layout are deemed to be acceptable.

Based on the preceding findings, adequate transportation facilities will exist to serve the subdivision, as required in accordance with Section 24-124 of the Subdivision Regulations.

- 11. **Access Variation**—Section 24-121(a)(3) of the Subdivision Regulations requires the following:

**Section 24-121-Planning and design requirements.**

- (a) **The Planning Board shall require that proposed subdivisions conform to the following:**
  - (3) **When lots are proposed on land adjacent to an existing or planned roadway of arterial or higher classification, they shall be designed to front on either an interior street or a service road. As used in this Section, a planned roadway or transit right-of-way shall mean a road or right-of-way shown in a currently approved State Highway plan, General Plan, or master plan. If a**

**service road is used, it shall connect, where feasible, with a local interior collector street with the point of intersection located at least two hundred (200) feet away from the intersection of any roadway of collector or higher classification.**

Access to the subject property is proposed from the arterial right-of-way, MD 193. The subject property currently has sole frontage on, and direct vehicular access onto MD 193, and the site has been developed in accordance with the previously approved PPS 4-02058, which also approved a variation from Section 24-121(a)(3) for access to MD 193, identical to the variation requested in this application. As a new subdivision was proposed on the subject property with this application, the applicant requested a variation pursuant to Section 24-113(a) of the Subdivision Regulations.

The subject property is constrained by existing development on abutting properties to the east, south, and west, and neither an interior street nor a service road exists for the subject property to access. The relocated Forbes Boulevard, a master plan collector right-of-way, C-340, is planned to run along the southwest boundary of the site. The subject site previously provided dedicated area for this right-of-way with approval of PPS 4-02058. However, redevelopment of the surrounding properties has not occurred to implement the roadway, and such condition limits the subject property to MD 193 as its only available access.

Section 24-113(a) of the Subdivision Regulations sets forth the required findings for approval of variation requests:

**Section 24-113**

- (a) **Where the Planning Board finds that extraordinary hardship or practical difficulties may result from strict compliance with this Subtitle and/or that the purposes of this Subtitle may be served to a greater extent by an alternative proposal, it may approve variations from these Subdivision Regulations so that substantial justice may be done and the public interest secured, provided that such variation shall not have the effect of nullifying the intent and purpose of this Subtitle; and further provided that the Planning Board shall not approve variations unless it shall make findings based upon the evidence presented to it in each specific case that:**
- (1) **That the granting of the variation will not be detrimental to the public safety, health or welfare, or injurious to other property.**

The existing church on the subject property currently attains access from MD 193, a master plan arterial roadway. MD 193 is a divided road, which has eastbound travel lanes abutting the subject property and accommodates ingress and egress to

the site through right-in and right-out maneuvers. The access drive to the property is located along the western portion of the site's frontage of MD 193 and offset from a median break located at the easternmost corner of the property. This offset, and the existence of abutting acceleration and deceleration lanes, allows safe ingress to and egress from the subject property without conflicting with existing traffic. Therefore, the granting of the variation will not be detrimental to the public safety, health or welfare, or injurious to other property.

- (2) **The conditions of which the variation is based are unique to the property for which the variation is sought and are not applicable generally to other properties.**

The subject property has frontage and direct access via MD 193, which is the only existing access to the property. The property is surrounded on all sides by existing parcels of land already improved with existing development, and thus the opportunity for other access is restricted. In addition, there are no internal streets or service roads existing or accessible in the area to serve the subject property. These conditions, collectively, are unique to the subject property and generally not applicable to other properties. As there are no other options for access at this time, without the continued access onto MD 193 the site could not continue with the development as approved.

- (3) **The variation does not constitute a violation of any other applicable law, ordinance, or regulation.**

The variation to Section 24-121(a)(3) is unique to the Subdivision Regulations and under the sole authority of the Planning Board. The subject property has been developed in accordance with PPS 4-02058, in which a variation for access to the arterial, MD 193 was approved. As MD 193 is also a state road under jurisdiction of SHA, the site was also granted access in accordance with the requirements held by SHA. The variation requested with this PPS application was referred to SHA, which upon their review, had no objections to the request. Therefore, the approved variation will not be a violation of any other applicable law, ordinance, or regulation.

- (4) **Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.**

The particular physical surroundings of the subject property are such that the site and abutting properties are currently improved with existing development, and there is no alternate access or service roads available to serve the subject property. Therefore, there are no other options for access to the site at this time. Denial of

the requested variation would result in a particular hardship to the owner, as the site could not continue to be used as it exists and is approved for, without the requested access.

- (5) **In the R-30, R-30C, R-18, R-18C, R-10A, R-10, and R-H Zones, where multifamily dwellings are proposed, the Planning Board may approve a variation if the applicant proposes and demonstrates that, in addition to the criteria in Section 24-113(a), above, the percentage of dwelling units accessible to the physically handicapped and aged will be increased above the minimum number of units required by Subtitle 4 of the Prince George's County Code.**

The subject property is located in the R-R Zone. This subtitle is not applicable.

The Planning Board finds that the variation request is supported by the required findings of Section 24-113 and approves a variation from Section 24-121(a)(3) for one direct access onto MD 193.

12. **Public Facilities**—Public facilities for water and sewerage, police, fire, and rescue are found to be adequate to serve the subdivision, in accordance with Section 24-122.01 of the Subdivision Regulations, which are further outlined in memorandums dated March 25, 2019 (Branch to Onyebuchi), and April 10, 2019 (Ryan to Davis), incorporated by reference herein.
13. **Schools**—In accordance with Section 24-122.02 of the Subdivision Regulations, this application will have no effect on public schools, as it is a nonresidential use.
14. **Use Conversion**—The total development included in this PPS is for church, Sunday school, and day care uses. If a revision to the mix of uses or the site layout on the subject property is proposed that affects Subtitle 24 adequacy findings, as set forth in the resolution of approval, that revision shall require approval of a new PPS prior to approval of any building permits.
15. **Public Utility Easement (PUE)**—In accordance with Section 24-122(a) of the Subdivision Regulations, when utility easements are required by a public company, the subdivider shall include the following statement in the dedication documents recorded on the final plat:

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

The standard requirement for PUEs is 10 feet wide along both sides of all public rights-of-way. The PPS delineates a 10-foot-wide PUE along the northern edge of the subject property, adjacent to the public right-of-way of MD 193. An additional PUE shall be provided on the property's southern boundary abutting the dedicated right-of-way representing the future master plan collector, Forbes Boulevard. This PUE will also be required to be reflected on the final plat prior to approval.

16. **Historic**—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. This approval will not impact any historic sites or resources or known archeological sites. A Phase I archeological survey is not recommended on the subject property.
17. **Environmental**—The following applications and associated plans for the subject site were previously reviewed.

Development Review Case #	Associated Tree Conservation Plan #	Authority	Status	Action Date	Resolution Number
4-02058	TCP1-033-02	Planning Board	Approved	12/19/2002	02-265
N/A	TCPII-057-02	Staff	Approved	07/03/2002	N/A
N/A	TCPII-057-02-01	Staff	Approved	02/19/2003	N/A
N/A	NRI-054-2018	Staff	Approved	03/18/2018	N/A
4-18023	TCP1-033-02-01	Planning Board	Pending	Pending	Pending

**Grandfathering**

This project is not grandfathered with respect to the environmental regulations contained in Subtitle 24 and Subtitle 27 that came into effect on September 1, 2010, because the application is for a new PPS. This project is subject to the 2010 Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance (WCO) and the Environmental Technical Manual.

**Master Plan Conformance**

The site is located within Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map as designated by the Plan 2035.

The master plan for this area is the Glenn Dale-Seabrook-Lanham and Vicinity Sector Plan and SMA. The Natural Resources/ Environment Chapter contains goals, policies and strategies. The following guidelines have been determined to be applicable to the current project. The text in **BOLD** is the text from the master plan, and the plain text provides comments on plan conformance.

**Goal 1: Restore and enhance water quality in areas that have been degraded.**

**Policy 1: Decrease the amount of pollutants from both storm and non-storm events entering sector plan area wetlands and waterways.**

An approved SWM Concept Letter and Plan (15077-2018-00) was submitted with this application. The site is exempt from SWM requirements, because less than 5,000 square feet of disturbance is proposed. A SWM fee in the amount of \$1,488.00 is required in lieu

of providing additional on-site attenuation/quality control measures. An existing SWM facility serves this site and any stormwater associated with the proposed site improvements will drain and be treated by this facility.

**Policy 2: Preserve, enhance, or restore the vegetated buffers around wetlands and waterways.**

No wetlands or waterways are located on-site or will be directly impacted by this project. All proposed site improvements will occur within an existing mowed area surrounded by an existing building, sidewalks, and parking.

**Goal 2: Prevent flooding associated with new and redevelopment.**

**Policy 1: Ensure stream corridors are clear of debris, both manmade and natural, in known flooding areas.**

**Policy 2: Ensure that the quantity of stormwater discharge from a site post-development does not exceed predevelopment conditions.**

Water quality will be addressed through existing SWM facilities, and the payment of a SWM fee in lieu of additional on-site facilities.

**Goal 3: Preserve, enhance, and restore the existing tree canopy within the sector plan area.**

**Policy 1: Focus tree and forest preservation and restoration efforts in appropriate areas.**

Woodland conservation is reviewed in the Environmental Review section of this finding. Canopy coverage will be addressed at the time of DSP review.

**Policy 2: Encourage the application of urban forestry principles to landscaping and reforestation efforts, while increasing opportunities for incorporating tree planting into the existing landscape.**

The proposed development has a previously implemented Type 2 Tree Conservation Plan TCP2-057-02-01, that met the woodland conservation requirements through a combination of 0.72 acres of on-site woodland preservation and 1.50 acres of off-site woodland conservation credits provided in preservation. The revised TCP1 submitted with this application is generally consistent with the TCP1 previously approved, with the addition of a required playground area. No additional clearing is proposed on-site with the proposed use, but there has been additional loss of woodlands that has occurred on the site over time that is addressed with the current review. Conformance of the proposed use with the Landscape Manual and with Subdivision 25, Division 3, for the enhancement of tree canopy coverage will be reviewed at the time of DSP.

**Policy 3: Ensure that no net loss of forest cover occurs within the boundaries of the sector plan area.**

The current application is in the Glenn Dale-Seabrook-Lanham and Vicinity Sector Plan and SMA, and in the Western Branch subwatershed of the Patuxent Basin. The state Forest Conservation Act and local WCO prioritize the acquisition of off-site woodland conservation as follows: in the same subwatershed; on an adjacent subwatershed in the same basin; and finally, within the same basin.

Off-site woodland conservation was previously acquired for the development of this property with TCPII-015-97 (Old Fort Forest), in the Broad Creek subwatershed (Potomac), and TCPII-005-96 (Pyle Property), in the Mattaponi Creek subwatershed (Patuxent). Because off-site woodland conservation is a private market, the location of off-site banks in all subwatershed or sector plan areas cannot be guaranteed.

**Goal 4: Utilize innovative stormwater management best practices to mitigate the negative impacts of stormwater runoff.**

**Policy 1: Require stormwater to be treated non-structurally to the maximum extent practicable.**

All SWM systems have been previously approved and implemented on-site. No additional on-site facilities are required by DPIE at this time.

**Goal 5: Address issues of energy conservation, light pollution, air pollution, and noise impacts within the sector plan area.**

**Policy 1: Increase opportunities for utilizing green building opportunities in the sector plan area.**

The use of green building techniques and energy conservation techniques are encouraged as appropriate.

**Policy 2: Reduce light pollution and intrusion into residential communities and environmentally sensitive areas.**

The minimization of exterior light intrusion from proposed development of this site, located in the Developing Tier, onto adjacent woodlands and residential properties surrounding the site is of special concern. Site lighting is not being reviewed with this application, however, any new or replacement exterior lighting fixtures proposed on the site at time of DSP shall be full cut-off optic light fixtures.



**Policy 3: Reduce air pollution to support community health and wellness and champion nonmotorized transportation alternatives.**

The applicant has proffered to reconstruct the existing sidewalk along the subject property's frontage on MD 193 to a wider, ADA accessible sidewalk. In addition, an internal sidewalk will be provided along the site's internal access road to adequately accommodate pedestrian access from MD 193 to the building entrance. SHA has also striped and signed MD 193 in conformance with the 2015 *Bicycle Policy and Design Guidelines*, which ensures that bicycles are accommodated within the road in conformance with the latest state guidelines and standards. These implemented measures will provide increased opportunity to reduce air pollution and support health and wellness through the additional nonmotorized transportation alternatives offered.

**Policy 4: Reduce adverse noise impacts to meet State of Maryland noise standards.**

This application provides for the continued use of the existing building for institutional uses. No new building construction or residential uses are proposed. Therefore, this application does not include the review of noise impacts.

**Conformance with the Countywide Green Infrastructure Plan**

Most of the site is located within the Evaluation Area of the designated network of the 2017 *Countywide Green Infrastructure Plan* of the 2017 *Approved Prince George's County Resource Conservation Plan*. The revised TCP1 focuses development on-site into portions of the Evaluation Area that have been previously developed. No new impacts will result to the regulated areas.

**Environmental Review**

**Natural Resources Inventory/Existing Conditions**

The subject application was granted a Natural Resources Inventory Equivalency Letter (NRI-054-2018) because there is a previously implemented TCP2 plan for the site, and the proposal does not represent a significant difference to the established LOD or result in impacts to regulated environmental features.

**Woodland Conservation**

This property is subject to the provisions of the WCO because the property is greater than 40,000 square feet, contains more than 10,000 square feet of existing woodland, and has a previously approved TCPI and TCPII. A revised Type 1 Tree Conservation Plan (TCP1-033-02-01) has been submitted for review.

The woodland conservation worksheet submitted by the applicant, indicates that the site is 5.47 acres in area, with 4.09 acres of woodlands on the net tract (this value is per the initial TCP1 approval). The site has a Woodland Conservation Threshold of 1.09 acres, or 20 percent of the net tract based on R-R zoning. The worksheet indicates that the woodland conservation requirement for the site is 2.22 acres. This site currently contains no specimen, historic, champion trees.

Specimen trees located on-site were cleared with the implementation of TCP2-057-02-01 and grading permit 14458-2002-G-00.

The TCP1 shows that the woodland conservation requirement will be met by providing 0.72 acre of on-site preservation and 1.50 acres of off-site woodland conservation credits. The worksheet indicates that there is a calculation error because the quantity of "Tree Save and Woodland Clearing exceed existing woodland," and these calculations must be reconciled. This error may be because areas of "Woodlands Retained-Not Credited" are included as clearing in the calculations. Areas of woodlands retained, not credited, shall be identified on the TCP1 and not included in the area of woodland clearing on the TCP worksheet.

Notes regarding the location of off-site woodland conservation transfer credits previously provided for the site must be corrected to reflect that off-site afforestation/reforestation is credited at 1:1, and off-site preservation is credited at one acre of credit for every two acres of off-site preservation provided.

The TCP1 worksheet correctly shows the gross tract area at 5.47 acres per the original TCP1 approval. Due to dedication of right-of-way provided in accordance with PPS 4-02058, the boundary on the revised set of plans does not match that of the original TCP1 as required. The boundary must be revised to be consistent with the boundary of the initial TCP1 approval, which includes the now dedicated right-of-way.

The limits of disturbance on the TCP1 is inconsistent with the approved stormwater concept plan and other documents submitted with this application. It appears to have incorrectly included the previously implemented LOD per TCP2-057-02-01, as well as additional clearing that occurred without permits. The LOD must be revised to be consistent with the stormwater concept approval and show only the proposed LOD associated with this PPS application. The TCP1 will require technical revisions to be in conformance with the applicable WCO which are conditioned in this approval.

#### **Soils**

The predominant soils found on-site according to the US Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey, include Russett-Christiana complex (two to five percent slopes), Christiana-Downer complex (five to ten percent slopes), and Russett-Christiana-Urban land complex (zero to five percent slopes). Marlboro clay is not identified on-site; however, soils containing Christiana complexes are known to occur on and within the vicinity of this property. This information is provided for the applicant's benefit. The county may require a soils report in conformance with CB-94-2004 during the building permit process review.

18. **Urban Design**—The 5.30-acre property is zoned R-R and is located at 10411 Greenbelt Road, approximately 1,900 feet west of its intersection with MD 564 (Lanham-Severn Road), in Lanham.

**Conformance with the Requirements of the Zoning Ordinance**

Conformance with the following Zoning Ordinance regulations is required for the proposed development at the time of DSP review, including but not limited to the Section 27-442, Regulations, Section 27-445.03 Day care center for children, Part 11, Off-street Parking and Loading, and Part 12, Signs. There is no previously approved DSP governing this site.

**Conformance with the 2010 Prince George's County Landscape Manual**

If the proposed day care use does not involve an increase in impervious surface and does not involve an increase in the gross floor area of the existing church building, in accordance with Section 1.1, Applicability, the subject site would be exempt from the requirements of the Landscape Manual. Compliance with the Landscape Manual will be further evaluated at the time of DSP.

**Conformance with the Tree Canopy Coverage Ordinance**

Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development projects that propose more than 5,000 square feet or greater of gross floor area or disturbance and requires a grading permit. The subject site is zoned R-R and is required to provide a minimum of 15 percent of the gross tract area to be covered by tree canopy, if applicable. Compliance with this requirement will be further evaluated at the time of DSP.

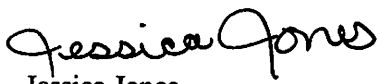
BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with Circuit Court for Prince George's County, Maryland within thirty (30) days following the date of notice of the adoption of this Resolution.

\* \* \* \* \*

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 Washington, seconded by Commissioner Bailey, with Commissioners Washington, Bailey, Doerner, and Hewlett voting in favor of the motion, and with Commissioner Geraldo absent at its regular meeting held on Thursday, May 23, 2019, in Upper Marlboro, Maryland.


Adopted by the Prince George's County Planning Board this 13th day of June 2019.

Elizabeth M. Hewlett  
Chairman

  
By Jessica Jones  
Planning Board Administrator

EMH:JJ:CD:gh

APPROVED AS TO LEGAL SUFFICIENCY

  
M-NCPPC Legal Department  
Date 6/5/19

**STATEMENT OF JUSTIFICATION  
DSP-17034  
Capital Christian Fellowship Daycare Center**

**OWNER:** Cottage City Mennonite Church I  
9326 Dubarry Avenue  
Lanham, Maryland 20706

**APPLICANT/  
CONTRACT PURCHASER:** Capital Christian Fellowship  
10411 Greenbelt Road  
Lanham, Maryland 20706

**ATTORNEY/AGENT:** Matthew C. Tedesco, Esq.  
Clifford B. Glover III, Esq.  
McNamee, Hosea, Jernigan, Kim, Greenan & Lynch, P.A.  
6411 Ivy Lane, Suite 200  
Greenbelt, Maryland 20770  
(301) 441-2420 Voice  
(301) 982-9450 Fax

**CIVIL ENGINEER:** AB Consultants, Inc.  
9450 Annapolis Road  
Lanham, Maryland 20706  
(301) 306-3091 Voice  
(301) 306-3092 Fax

**REQUEST:** Pursuant to Section and 27-445.03(2), a Detailed Site Plan is being filed for the development of an accessory day care center for children with an outdoor play area for children.

---

**I. DESCRIPTION OF PROPERTY**

1. Address – 10411 Greenbelt Road, Lanham, Maryland 20706.
2. Use – Existing church to remain and a proposed day care center for children.
3. Incorporated Area – None.
4. Council District – 3rd
5. Property – Existing Parcel A, proposed Parcel 1.
6. Total Area – 5.3015 Acres
7. Tax Map/Grid – 36-A2
8. Location – The site is located on the south side of Greenbelt Road, approximately 0.35 miles west of its intersection with Lanham-Severn Road, and south of its intersection with Mission Drive.

9. Zoned: R-R.

10. 200 Sheet – 210NE09

## II. COMMUNITY

The subject property is located in the 2010 *Approved Glenn Dale-Seabrook-Lanham and Vicinity Approved Sector Plan*. The subject property is surrounded by the following uses:

*North:* Greenbelt Road, and beyond an office park in the I-1 Zone.

*South:* Vacant Property in the R-R Zone.

*East:* Glen Dale Shopping Center in the C-S-C Zone.

*West:* Residential Use in the R-R Zone. Beyond Parcel 422, Parcel 59 was reviewed and approved with case numbers 4-17015 and DSP-17012 as 1 Salon Studios for an eating and drinking establishment and beauty salon.

The character of the community is generally a mix of commercial, with the exception of the residential use to the west.

## III. APPLICANT'S PROPOSAL

The subject property is currently improved with a building, with the original construction being built circa 2002, as a church. The total area of the property is 5.3015 acres, and is known as existing Parcel A, and proposed Parcel 1. On May 23, 2019, the Planning Board approved a new Preliminary Plan of Subdivision (4-18023) to accommodate the addition of the proposed day care use for children with the existing church use. This preliminary plan created proposed Parcel 1, which will be created with subsequent record plat following the DSP approval. This Detailed Site Plan is being submitted so that the property can add an accessory daycare for 50 children use and a fenced outdoor playground area to the existing church.

Capital Christian Fellowship has used the property as a Church since 2002, in accordance with a preliminary plan of subdivision (4-02058). On May 23, 2019, the Planning Board approved a new Preliminary Plan of Subdivision (4-18023) to accommodate the addition of the proposed day care use for children with the existing church use.

### Design Features

The site plan proposes the use of existing square footage within the Church for the daycare facility along with the addition of a playground on-site. No additional square footage is proposed with this DSP.

The applicant is proposing to construct a 4,044 square foot outdoor play area that will be enclosed securely with a six-foot-tall fence, as shown on the Detailed Site Plan. One compatible gate will be used for controlled access. The play area will contain standard play area mulch to a depth required by play equipment.

Specifically, pursuant to Section 27-445.03(a)(2), a Detailed Site Plan is being filed to accommodate the development of an accessory day care center for children with an outdoor play area. As discussed in detail below, the applicant contends that all of the requirements for a detailed site plan have been met.

IV. CRITERIA FOR APPROVAL

General Criteria for DSP Approval

**Section 27-285. Planning Board Procedures.**

**(b) Required findings.**

- (1) The Planning Board may approve a Detailed Site Plan if it finds that the plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.**

COMMENT: The plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development.

- (2) The Planning Board shall also find that the Detailed Site Plan is in general conformance with the approved Conceptual Site Plan (if one was required).**

COMMENT: A conceptual site plan is not required for this development proposal.

- (3) The Planning Board may approve a Detailed Site Plan for Infrastructure if it finds that the plan satisfies the site design guidelines as contained in Section 27-274, prevents offsite 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.**

COMMENT: DSP-17034 is not a DSP for infrastructure, this finding does not apply.

- (4) 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 in accordance with the requirement of Subtitle 24-130(b)(5).**

COMMENT: The applicant is in conformance with the Woodland Conservation Ordinance. The applicant is submitting a Type 2 Tree Conservation Plan for approval along with the DSP. There is no disturbance to existing woodlands on the property.

Conformance with Site Design Guidelines Section 27-274

The applicant has proposed a site plan in accordance with Section 27-445.03, site design guidelines, of the Zoning Ordinance that further cross-references the same guidelines provided in Section 27-274; specifically, regarding parking, loading, internal circulation, service areas, and lighting. Landscaping, where not provided for in the Master Plan, has been provided in accordance with the 2010 *Prince George's County Landscape Manual* (Landscape Manual) requirements.

REQUIREMENTS FOR DAY CARE CENTERS FOR CHILDREN

The proposed daycare with playground is a permitted use in the R-R Zone subject to detailed site plan approval, and it specifically complies with Section 27-445.03(a)(1)(A) as follows:

- (A)(i) All outdoor play areas shall have at least seventy-five (75) square feet of play space per child or 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 Applicant proposes a maximum of 50 children to use the play area at one time. Therefore, the minimum required area under this subsection is 3,750 square feet. The area provided in the playground is 4,044 square feet, an area of 80.88 square feet per child with the proposed maximum of 50 children. This requirement is met.

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

COMMENT: The provided outdoor play area is located on the same lot as the daycare center facility and is 140 feet from the adjoining R-R zoned lot (vacant, no current dwellings). The play area will be enclosed by a six (6) foot high fence, details of which are provided on the DSP.

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

COMMENT: The proposed play area location should not require additional setbacks or fence height to protect the health and safety of the children utilizing the play area because the adjacent property to the play area is undeveloped. The Applicant is already proposing a six (6) foot fence to surround the play area.

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

COMMENT: The proposed play area will include a shade structure to provide protection from the sun. Please refer to the product detail on the Detailed Site Plan.

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

COMMENT: The proposed play area will not be in use before or after daylight hours. Appropriate site lighting is currently provided.

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

COMMENT: Outdoor play shall be limited to the hours between 7 A.M. and 9 P.M.



V. PRELIMINARY PLAN OF SUBDIVISION 4-18023

On May 23, 2019, the Planning Board approved a new Preliminary Plan of Subdivision (4-18023) to accommodate the addition of the proposed day care use for children with the existing church use with eight conditions. The following conditions are applicable to the DSP.

4. **At the time of detailed site plan, any new or replacement exterior light fixtures proposed shall be full cut off optic light fixtures to reduce light intrusion.**
5. **Total development within the subject property shall be limited to uses, which generate no more than 33 AM peak-hour trips and 32 PM peak-hour trips on weekdays and 249 trips on Sundays. Any development generating an impact greater than that identified herein above shall require a new determination of the adequacy of transportation facilities.**
6. **Development of this site shall be in conformance with the approved Stormwater Management Concept Plan 15077-2018-00 and any subsequent revisions. The final plat shall note the stormwater management concept plan number and approval date.**

COMMENT: DSP-17034 does not propose any new or replacement exterior lights, is within the approved trip cap, and is currently requesting a revision to Stormwater Management Concept Plan 15077-2018-00. The detailed site plan is in conformance with 4-18023.


VI. CONCLUSION

Based on the foregoing, as well as the detailed site plan filed in conjunction with this application, the applicant respectfully requests the approval of DSP-17034 to develop an accessory day care center for children to the existing church use. This application and the requests herein are consistent with the requirements of the Zoning Ordinance, and as such, must be approved.

Respectfully submitted,

**MCNAMEE HOSEA**

By:   
Matthew C. Tedesco, Esq.

  
Clifford B. Glover III, Esq.  
6411 Ivy Lane, Suite 200  
Greenbelt, Maryland 20770  
(301) 441-2420

Date: January 27, 2020



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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

Countywide Planning Division  
Historic Preservation Section

301-952-3680

November 9, 2020

**MEMORANDUM**

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

VIA: Howard Berger, Supervisor, Historic Preservation Section, Countywide Planning Division **HSB**

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

**SUBJECT: DSP-17034 Capital Christian Fellowship Daycare**

The subject property comprises 5.30-acres and is located at 10411 Greenbelt Road, on the south side of Greenbelt Road, south of its intersection with Mission Drive. The subject application proposes the use of existing square footage within the Church for a daycare facility for 50 children, along with the addition of a playground on site. No additional square footage is proposed. The subject property is Zoned R-R.

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 does not contain and is not adjacent to any Prince George's County Historic Sites or resources. This proposal will not impact any historic sites, historic resources or known archeological sites. A Phase I archeology survey is not recommended. Historic Preservation staff recommend approval of DSP-17034 Capital Christian Fellowship Daycare with no conditions.

Prince George's County Planning Department  
Community Planning Division

301-952-3972

December 23, 2020

**MEMORANDUM**

TO: Andrew Bishop, Senior Planner, Urban Design, Development Review Division

VIA: David A. Green, MBA, Master Planner, Community Planning Division 

FROM: Garrett Dickerson, Planner, Long-Range Planning Section, Community Planning Division 

SUBJECT: **DSP-17034, Capital Christian Fellowship**

**FINDINGS**

Pursuant to Part 3, Division 9, Subdivision 3 of the Zoning Ordinance, Master Plan conformance is not required for this application as the proposed use conforms to the 2010 *Approved Sector Plan and Sectional Map Amendment*.

**BACKGROUND**

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

**Location:** 10411 Greenbelt Road, Lanham Maryland, 20706

**Size:** 5.30 acres

**Existing Uses:** A Church

**Proposal:** The development of one lot for a daycare and play area.

**GENERAL PLAN, MASTER PLAN, AND SMA**

**General Plan:** This application is in the Established Communities area. The vision for Established Communities is context-sensitive infill and low- to medium-density development.

**Master Plan:** 2010 *Approved Sector Plan and Sectional Map Amendment* recommends low residential and commercial land uses.

**Planning Area: 70**

**Community:** Lanham Maryland

**Aviation/MIOZ:** This application is not located within an Aviation Policy Area (APA) or the Military Installation Overlay Zone (MIOZ).

**SMA/Zoning:** 2010 *Approved Sector Plan and Sectional Map Amendment* retained the subject property in the rural residential zone.

c: Long-range Agenda Notebook

Scott Rowe, Planning Supervisor, AICP, Long-Range Planning Section, Community Planning Division

301-952-3680

December 21, 2020

**MEMORANDUM**

TO: Andrew Bishop, Urban Design Review, Development Review Division  
FROM: *CS Hancock* Crystal Saunders Hancock, Transportation Planning Section, Countywide Planning Division  
VIA: Tom Masog, Transportation Planning Section, Countywide Planning Division  
SUBJECT: **DSP-17034: Capital Christian Fellowship Daycare Center**

**Proposal**

The applicant is proposing to develop a daycare facility for 50 students co located within the existing Capital Christian Fellowship Church. The application also included a 4,044- square- foot fenced outdoor playground. No expansion of the existing facility is proposed with this application.

**Background**

The subject property was previously reviewed as a Preliminary Plan of Subdivision (PPS) 4-02058 as it created the 415-seat Capital Christian Fellowship Church. Another PPS, 4-18023 (PBCPB No. 19-64) was approved to accommodate the addition of the proposed day care use for children within the existing church use.

The subject property is located in the R-R Zone and Glenn Dale-Seabrook-Lanham and Vicinity Sector Plan and SMA as well as the Master Plan of Transportation. Transportation adequacy is not a required finding for this application.

**Analysis of Traffic Impacts**

The PPS, 4-18023 (PBCPB No. 19-64) established the trip generation in each peak hour that was used for the analysis for the trip cap. The development at full buildout of this site is projected to generate 33 and 32 vehicle trips for the church and day care during the AM and PM peak hours, respectively. This trip generation is fully consistent with the trip cap approved with PPS 4-18023. Any development generating an impact greater than what is identified herein shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.

The subject site has one existing access point along MD 193 that will not change. On-site circulation of this plan is acceptable.

**Conclusion**

From the standpoint of transportation and in consideration of the findings contained herein, it is determined that this plan is acceptable if the application is approved.






THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION


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December 23, 2020

**MEMORANDUM**

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

VIA: Bryan Barnett-Woods, Transportation Planning Section, Countywide Planning Division 

FROM:  Crystal Saunders Hancock, Transportation Planning Section, Countywide Planning Division

**SUBJECT: Detailed Site Plan Review for Non-Motorized Transportation Master Plan Compliance**

The following detailed site plan was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation (MPOT)*, the *Approved Sector Plan and Sectional Map Amendment for the Glenn Dale-Seabrook-Lanham and Vicinity Area (Planning Area 70) [2006]* and Subtitle 27 to provide the appropriate pedestrian and bicycle transportation recommendations.

Detailed Site Plan Number: DSP- 17034

Development Case Name: Capital Christian Fellowship Daycare

	<u>Type of Master Plan Bikeway or Trail</u>		
Private R.O.W.	<u>X</u>	Public Use Trail Easement	<u>                    </u>
County R.O.W.	<u>                    </u>	Nature Trails	<u>                    </u>
SHA R.O.W.	<u>                    </u>	M-NCPPC – Parks	<u>                    </u>
HOA	<u>                    </u>	Bicycle Parking	<u>                    X</u>
Sidewalks	<u>X</u>	Trail Access	<u>                    </u>
Add'l Connections	<u>X</u>	Bikeway Signage	<u>                    </u>

Subject to 24-124.01: No

Bicycle and Pedestrian Impact Statement Scope Meeting Date: n/a

<b>Development Case Background</b>	
Building Square Footage (non-residential)	4,044 sq. ft. outdoor play area
Number of Units (residential)	n/a
Abutting Roadways	Greenbelt Road
Abutting or Nearby Master Plan Roadways	Greenbelt Road
Abutting or Nearby Master Plan Trails	Bicycle lane along Greenbelt Road (planned)
Proposed Use(s)	Playground
Zoning	R-R

Centers and/or Corridors	University Boulevard Corridor
Prior Approvals on Subject Site	4-02058 and 4-18023
Subject to 24-124.01:	n/a
Bicycle and Pedestrian Impact Statement Scope Meeting Date	n/a

### **Prior Approvals**

There are no prior approvals applicable to the subject site that include conditions related to pedestrian or bicycle transportation.

### **Review of Proposed On-Site Improvements**

The submitted plans include the removal of the existing 4-foot sidewalks along the property frontage on MD 193 (Greenbelt Road), and replacing them with 5-foot wide sidewalks. Also at the existing access point on MD 193, construction of a 5-foot wide concrete walkway is proposed that includes pavement markings and a perpendicular ADA curb ramp. Finally, construction of a new 5-foot wide sidewalk is proposed within the property boundary that will connect with an existing sidewalk on the side of the church. The resubmitted plans dated December 17, 2020 have identified these items.

Bicycle parking is shown in the submitted plan. However, staff recommend that the wave-style bicycle rack be replaced with a minimum of two inverted-u style bicycle racks, or a similar style that provides two points of contact to support and secure a parked bicycle.

These improvements support separating pedestrian and vehicular transportation routes within the site, pursuant to Sections 27-283 and 27-274. Staff find that with the proposed improvements and recommendations, pedestrian and bicyclist circulation on the site to be safe, efficient, and convenient, pursuant to Sections 27-283 and 27-274(a)(2), the relevant design guidelines for pedestrian and bicycle transportation.

### **Review of Connectivity to Adjacent/Nearby Properties**

The subject site is adjacent to industrial, commercial, and residential areas with existing sidewalk along Greenbelt Road and Aerospace Drive.

### **Review Master Plan of Transportation (MPOT) Compliance**

This development case is subject to 2009 *Approved Countywide Master Plan of Transportation* (MPOT). One master plan trail facility impacts the subject site, a planned bicycle lane along Greenbelt Road. The MPOT provides policy guidance regarding multimodal transportation and the Complete Streets element of the MPOT recommends how to accommodate infrastructure for people walking and bicycling.

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

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

**Comment:** Sidewalk is provided along all roadway frontages and fulfills the intent of policy 2. The recommended bicycle lane along Greenbelt Road is beyond the scope of the detailed site plan and can be required by the State Highway Administration as appropriate or can be constructed as part of roadway maintenance or a capital improvement project. Designated space for bicycle parking is provided and is an important component of a bicycle friendly roadway to fulfill the intent of policy 4.

### **Review Area Master Plan Compliance**

This development is also subject to the *Approved Sector Plan and Sectional Map Amendment for the Glenn Dale-Seabrook-Lanham* includes the following recommendations regarding the accommodations of pedestrian and bicycle facilities (pg. 165):

Policy 1: Develop a continuous network of safe routes (sidewalk and trails) for pedestrians, especially between neighborhoods and sector plan area destinations.

**Comment:** The crosswalks provided cross all vehicular driveways and the recommended additional sidewalk connection from Greenbelt Road fulfill the intent of the policy above. These improvements create a convenient pedestrian system that meet the findings pursuant to Sec. 27-546(d)(7) and fulfill the intent of the policies above.

### **Recommended Conditions of Approval**

Based on the findings presented above, staff conclude that the pedestrian and bicycle access and circulation for this plan is acceptable, consistent with the site design guidelines pursuant to Section 27-283, and meets the findings required by Section 27-285(b) for a detailed site plan for Pedestrian and bicycle transportation purposes, and conforms to the prior development approvals and the *Approved Sector Plan and Sectional Map Amendment for the Glenn Dale-Seabrook-Lanham* if the following condition is met:

1. Prior to the certification of the detailed site plan, the applicant and the applicant's heirs, successors, and assigns shall revise the submitted plans to provide:
  - a. Minimum two inverted-u style bicycle racks, or a similar style that provides two points of contact to support and secure a parked bicycle, instead of the proposed wave style rack.

December 15, 2020

**MEMORANDUM**

**TO:** Andrew Bishop, Senior Planner, Urban Design Section  
**VIA:** Sherri Conner, Supervisor, Subdivision and Zoning Section *SC*  
**FROM:** Mridula Gupta, Planner Coordinator, Subdivision and Zoning Section *MG*  
**SUBJECT:** Capital Christian Fellowship Daycare for Children, DSP-17034

The subject property considered in the Detailed Site Plan (DSP) 17034 is located on Tax Map 36 in Grid A2, and is known as Parcel A, recorded in the Prince George's County Land Records at Plat Book REP 198-32 on December 4, 2003. The property is 5.30 acres and is zoned Rural Residential (R-R). The subject property is located within the area of the 2010 Glenn Dale-Seabrook-Lanham and Vicinity Approved Sector Plan and Sectional Map Amendment.

The area in this Detailed Site Plan (DSP) is subject to Preliminary Plan of Subdivision (PPS) 4-18023 for Capital Christian Fellowship Daycare for Children, which was approved by the Planning Board on May 23, 2019, including a Variation from Section 24-121(a)(3), for one parcel subject to 8 conditions. The subject property is shown as proposed Parcel 1 on the approved PPS and is currently improved with an institutional use, specifically, Capital Christian Fellowship Church, which is to remain.

The applicant has submitted this detailed site plan (DSP) for a 50-student day care use within the existing church building on the subject site, the addition of which was approved with PPS 4-18023. Of the 8 conditions in the approved PPS (PGCPB Resolution No. 19-64) the following are applicable to this application:

- 3. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-033-02-01). The following note shall be placed on the Final Plat of Subdivision:**

**"This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-033-02-01), or as modified by the Type 2 Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance. This property is subject to the notification provisions**

**of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission (M-NCPPC), Prince George’s County Planning Department.”**

The proposed development should be reviewed by the Environmental Planning Section for conformance to Condition 3.

- 4. At the time of detailed site plan, any new or replacement exterior light fixtures proposed shall be full cut off optic light fixtures to reduce light intrusion.**

The DSP does not propose any new or replacement exterior light fixtures. The proposed development should be further reviewed by the Urban Design Section for conformance to Condition 4.

- 5. Total development within the subject property shall be limited to uses, which generate no more than 33 AM peak-hour trips and 32 PM peak-hour trips on weekdays and 249 trips on Sundays. Any development generating an impact greater than that identified herein above shall require a new determination of the adequacy of transportation facilities.**

The development shown with the DSP is consistent with the approved PPS. The proposed development should be further reviewed by the Transportation Planning Section for conformance to Condition 5.

- 6. Development of this site shall be in conformance with the approved Stormwater Management Concept Plan 15077-2018-00 and any subsequent revisions. The final plat shall note the stormwater management concept plan number and approval date.**

The proposed development is consistent with the approved Stormwater Management (SWM) Concept Plan 15077-2018-1, a copy of which was submitted by the applicant. The plans should be further reviewed by the Environmental Planning Section for conformance to Condition 6.

- 7. A substantial change to the uses or site layout on the subject property that affects Subtitle 24 adequacy findings shall require approval of a new preliminary plan of subdivision, prior to approval any building permits.**

The proposed DSP is consistent with the land uses evaluated with the approved PPS. Conformance with this condition has been demonstrated.

- 8. At the time of final plat, the applicant and the applicant’s heirs, successors, and/or assignees shall grant a 10-foot-wide public utility easement along all public rights of-way.**

The DSP correctly identifies 10-foot public utility easement along frontage of Greenbelt Road as well as adjacent to future 80-foot right-of-way located at the southwest property line.

## **Plan Comments**

1. The property is labeled as "Parcel A" on the DSP.

**Recommended Conditions**

1. Prior to certificate approval of the DSP, the following revisions shall be made to the detailed site plan:
  - a. Label the property as "Parcel 1" in conformance with the approved PPS 4-18023.

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

Countywide Planning Division  
Environmental Planning Section

301-952-3650

December 23, 2020

**MEMORANDUM**

**TO:** Andrew Bishop, Senior Planner, Urban Design Section, DRD

**VIA:** Megan Reiser, Acting Supervisor, Environmental Planning Section, CWPD *MKR*

**FROM:** Marc Juba, Planner Coordinator, Environmental Planning Section, CWPD *MNJ*

**SUBJECT:** **Capital Christian Fellowship; DSP-17034 and TCP2-057-02-02**

The Environmental Planning Section has reviewed the above referenced Detailed Site Plan (DSP) and Type 2 Tree Conservation Plan (TCP2) initially received on October 23, 2020 and recommends approval subject to conditions listed at the end of this memorandum. Comments were given to the applicant at the Subdivision Review Committee (SDRC) meeting on November 30, 2020. Revisions were submitted in response to these comments by the applicant on December 18, 2020.

**Background**

The following applications and associated plans were previously reviewed for the subject site:

Development Review Case #	Associated Tree Conservation Plan or Natural Resources Inventory #	Authority	Status	Action Date	Resolution Number
4-02058	TCP1-033-02	Planning Board	Approved	12/19/2002	02-265
4-18023	TCP1-033-02-01	Planning Board	Approved	5/23/2019	19-64
N/A	TCPII-057-02	Staff	Approved	7/03/2020	N/A
N/A	TCPII-057-02-01	Staff	Approved	2/19/2003	N/A
NA	NRI-054-2018	Staff	Approved	3/28/2019	N/A
DSP-17034	TCP2-057-02-02	Planning Board	Pending	Pending	Pending

**Proposed Activity**

The current application is for an addition of an accessory daycare for the use of 50 children to an existing church.



### **Grandfathering**

The project is subject to the environmental regulations contained in Subtitles 24, 25, and 27 that came into effect on September 1, 2010 because the project is subject to Preliminary Plan 4-18023 and Type 1 Tree Conservation Plan TCP1-033-02-01.

### **Conditions of Previous Approval**

No previous conditions of approval are directly related to the subject application.

## **ENVIRONMENTAL REVIEW**

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

The subject application was granted a Natural Resources Inventory – Equivalency Letter (NRI-054-2018) because there is a previously implemented TCP2 plans for the site, and the proposal does not represent a significant difference to the established Limit Of Disturbance (LOD) or result in impacts to Regulated Environmental Features (REF).

### **Woodland Conservation**

This property is subject to the provisions of the Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size and it contains more than 10,000 square feet of existing woodland and has a previously approved TCP1 (TCP1-033-02-01), as well as an approved and implemented TCP2 (TCPII-057-02-01). A revision to this Type 2 Tree Conservation Plan (TCP2-027-02-02) was submitted with the current DSP application.

According to the worksheet, the overall site is 5.47 acres within the R-R zone. There are 4.09 acres of existing woodlands on the net tract and no 100-year floodplain located on-site. The site has a Woodland Conservation Threshold (WCT) of 1.09 acres, or 20 percent of the net tract, as tabulated. The TCP2 shows a total woodland conservation requirement of 1.77 acres. The TCP2 shows this requirement will be met by providing a combination of 0.64 acres of on-site woodland preservation and 1.13 acres of off-site woodland conservation credits. A footnote is underneath the worksheet that indicates that 1.02 acres of the off-site requirement has already been met on two separate woodland conservation banks. However, the remaining 0.11-acre off-site requirement must be met prior to the issuance of the first grading permit associated with this DSP.

The TCP2 requires minor technical revisions that are included in the recommended conditions below.

### **Soils**

The predominant soils found on-site according to the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), include: Russett-Christiana complex (two to five percent slopes), Christiana-Downer complex (five to ten percent slopes), and Russett-Christiana-Urban land complex (zero to five percent slopes). Marlboro clay is not identified on-site; however, soils containing Christiana complexes are known to occur on and within the vicinity of this property.

This information is provided for the applicant’s benefit. The county may require a soils report in conformance with CB-94-2004 during the building permit process review.

### **Stormwater Management**

The site has an approved Storm Water Management Concept letter (15077-2018-00) and plan that is in conformance with current requirements and is valid until June 25, 2021. The approved concept plan is

consistent with the proposed detailed site plan and revised TCP2, with a fee of \$1,488.00 required in lieu of providing additional on-site attenuation/quality control measures. An existing on-site stormwater management (SWM) facility serves this site and stormwater associated with the proposed site improvements will drain and be treated by this facility.

**Summary of Recommended Findings and Conditions**

The Environmental Planning Section recommends approval of DSP-17034 and TCP2-027-02-02 subject to the following conditions.

**Recommended Conditions:**

1. Prior to certification of the DSP, the TCP2 shall be revised as follows:
  - a. Revise the TCP2 worksheet as follows:
    - i. Indicate that the site is subject to the current Woodland and Wildlife Habitat Conservation Ordinance; not the 1991 Ordinance.
    - ii. Indicate that this is the 2<sup>nd</sup> revision to the TCP2.
  - b. Use a unique symbol for the door entrances on the TCP2 that is not the same as the symbol used for proposed woodland preservation signs.
  - c. Revise TCP2 General Notes to follow the standard required language format per the *2018 Environmental Technical Manual*.

December 16, 2020

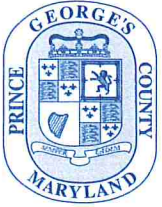
**MEMORANDUM**

TO: Andrew Bishop, Urban Design

FROM: Kelsey Shaffer, Permit Review Section, Development Review Division

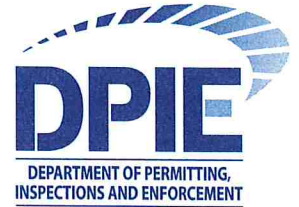
SUBJECT: Referral Comments for DSP-17034 – Capital Christian Fellowship Daycare

1. One of the handicap parking spaces provided shall be van accessible dimensioned at 16' by 19' and shall be demonstrated on the site plan.
2. The note referring to Section 4.4 of the Landscape Manual states that the existing loading area is screened from the vacant residential property to the west with a mixture of trees with a depth of 30 feet or greater. This shall be demonstrated on the site plan.
3. This review does not include the review of any signage.



Angela D. Alsobrooks  
County Executive

THE PRINCE GEORGE'S COUNTY GOVERNMENT  
Department of Permitting, Inspections and Enforcement  
Site/Road Plan Review Division



MEMORANDUM

November 23, 2020

**TO:** Andrew Bishop, Urban Design Section  
Development Review Division, M-NCPPC

**FROM:** Mary C. Giles, P.E., Associate Director  
Site/Road Plan Review Division, DPIE *Mary C. Giles* 11/23/2020

**RE:** Capital Christian Fellowship Daycare  
Detailed Site Plan No. DSP-17034

**CR:** Greenbelt Road (MDSHA)

In response to the Detailed Site Plan No. DSP-17034 referral, the Department of Permitting, Inspections and Enforcement (DPIE) offers the following:

- The property is located at 10411 Greenbelt Road, Lanham, Maryland on the south side of Greenbelt Road, south of its intersection with Mission Drive. Greenbelt Road is a MDSHA-maintained roadway.
- The applicant is proposing an addition to an accessory daycare for 50 children with use to the existing church. Also, proposed is an outdoor playground.
- Detailed Site Plan No. 17034 is consistent with Concept Number 15077-2018-1, issued on July 16, 2020.
- This memorandum incorporates the Site Development Plan Review pertaining to Stormwater Management (County Code 32-182(b)). The following comments are provided pertaining to this approval phase:
  - a) Final site layout, exact impervious area locations are shown on plans.
  - b) Exact acreage of impervious areas has not been provided.
  - c) Proposed grading is shown on plans.
  - d) Stormwater volume computations have not been provided.

9400 Peppercorn Place, Suite 230, Largo, Maryland 20774  
Phone: 301.636.2060 ♦ <http://dpi.e.mypgc.us> ♦ FAX: 301.925.8510

Andrew Bishop  
November 23, 2020  
Page 2

- e) Erosion/sediment control plans that contain the construction sequence, and any phasing necessary to limit earth.
- f) Disturbances and impacts to natural resources, and an overlay plan showing the types and locations of ESD devices and erosion and sediment control practices are not included in the submittal.
- g) A narrative in accordance with the code has not been provided.
- h) The applicant shall provide items (a-g) at the time of filing final site permits.

- DPIE has no objection to the subject DSP.

If you have any questions or require additional information, please contact Mr. Steve Snyder, P.E, the District Engineer for the area, at (301) 883-5710.

MCG:SGS:ag

cc: Rene Lord Attivor, Chief, Traffic Engineering, S/RPRD, DPIE  
Steve Snyder, P.E., District Engineer, S/RPRD, DPIE  
Yonas Tesfai, P.E., Engineer, S/RPRD, DPIE  
Suzanne Nickle, McNamee Hosea, 6411 Ivy Lane, Suite 200,  
Greenbelt, MD, 20770  
Sanjay Patel, PE, AB Consultants, Inc., 9450 Annapolis Rd.,  
Lanham, MD, 20706

Date: November 3, 2020

To: Andrew Bishop, Urban Design, M-NCPPC

From: Adebola Adepoju, Environmental Health Specialist, Environmental Engineering/ Policy Program

Re: DSP- Capital Christian Fellowship Daycare

The Environmental Engineering / Policy Program of the Prince George's County Health Department has completed a desktop health impact assessment review of the detailed site plan submission for the Capitol Christian Fellowship Daycare and has the following comments / recommendations:

1. The applicant must comply with all state and local regulatory requirements for the prevention of the spread of COVID-19 mandated by the Governor of the state of Maryland. The facility must follow the CDC Guidance for Child Care programs recommendations under the General Preparedness and Planning for the prevention of the spread of COVID-19. Refer to the Prince George's County's Regulations CR-90-2020 for guidance for the county's phase 2 reopening plan.
2. The facility must submit an application for licensure to the Maryland Department of Education's Division of Early Childhood. Contact the Prince George's County office of Child Care for assistance located at 807 Brightseat Road in Landover, MD or call (301) 333-6940.
3. The Facility must have an environmental assessment inspection by the Prince George's County's Health Department Division of Environmental Engineering and Policy Program located at 9201 Basil Court Suite 305 in Largo, Maryland 20774 or call (301) 883-7681.
4. During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.
5. During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

If you have any questions or need additional information, please contact me at 301-883-7677 or [aoadepoju@co.pg.md.us](mailto:aoadepoju@co.pg.md.us).



**From:** [Kwesi Woodroffe](#)  
**To:** [Bishop, Andrew](#)  
**Cc:** [PGCReferrals](#)  
**Subject:** RE: EPlan ACCEPTANCE of DSP-17034, CAPITAL CHRISTAIN FELLOWSHIP DAYCARE (PB); SHA; KW  
**Date:** Thursday, October 29, 2020 12:59:33 PM  
**Attachments:** [image011.png](#)  
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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Andrew,

I reviewed the subject referral and have the following comment:-

The Applicant will be required to apply for a District Office (DO) Permit, through the District 3 Utilities Office, for reconstruction of the existing sidewalks along the property frontage on MD 193. They will need to contact Mr. Mark Loeffler, District 3 Utility Engineer, for further coordination. Mr. Loeffler can be reached at 301-513-7350, or via email at [MLoeffler@MDOT.Maryland.gov](mailto:MLoeffler@MDOT.Maryland.gov).

Thanks, Kwesi

**Kwesi Woodroffe**  
**Regional Engineer**  
**District 3 Access Management**  
**MDOT State Highway Administration**  
[KWoodroffe@mdot.maryland.gov](mailto:KWoodroffe@mdot.maryland.gov)  
**301-513-7347 (Direct)**  
**1-888-228-5003 – toll free**  
**Office Hours**  
**M-Thurs.: 6:30a-3:30p**  
**Fr: 6:30a-10:30a**  
**9300 Kenilworth Avenue,**  
**Greenbelt, MD 20770**  
<http://www.roads.maryland.gov>





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**From:** ePlan <ePlan@ppd.mncppc.org>

**Sent:** Thursday, October 29, 2020 12:24 PM

**To:** Smith, Tyler <Tyler.Smith@ppd.mncppc.org>; Stabler, Jennifer <Jennifer.Stabler@ppd.mncppc.org>; Hall, Ashley <Ashley.Hall@ppd.mncppc.org>; Henderson, Tamika <Tamika.Henderson@ppd.mncppc.org>; Franklin, Judith <Judith.Franklin@ppd.mncppc.org>; Green, David A <davida.green@ppd.mncppc.org>; Masog, Tom <Tom.Masog@ppd.mncppc.org>; Barnett-Woods, Bryan <bryan.barnett-woods@ppd.mncppc.org>; Dixon, June <june.dixon@ppd.mncppc.org>; Chaconas, Sheila <Sheila.Chaconas@ppd.mncppc.org>; Larman, Brooke <Brooke.Larman@ppd.mncppc.org>; PPD-EnvDRDreferrals <ppd-envdrdreferrals@ppd.mncppc.org>; Reilly, James V <JVReilly@co.pg.md.us>; sltoth@co.pg.md.us; SLToth@co.pg.md.us; 'DARichards@co.pg.md.us' <DARichards@co.pg.md.us>; tgaskins@co.pg.md.us; Rey DeGuzman (rsdeguzman@co.pg.md.us) <rsdeguzman@co.pg.md.us>; SYuen@co.pg.md.us; wmcontic@co.pg.md.us; swthweatt@co.pg.md.us; aoadepoju@co.pg.md.us; Kwesi Woodroffe <KWoodroffe@mdot.maryland.gov>; Peter Campanides <PCampanides@mdot.maryland.gov>; Tania Brown <TBrown13@mdot.maryland.gov>; scsegerlin@wmata.com; NMAAlbert@wmata.com; realestate@wmata.com; #dsgintake@wsscwater.com; kenneth.l.barnhart@verizon.com; jkoroma@pepco.com

**Cc:** Bishop, Andrew <andrew.bishop@ppd.mncppc.org>; Kosack, Jill <Jill.Kosack@ppd.mncppc.org>; Summerlin, Cheryl <Cheryl.Summerlin@ppd.mncppc.org>; Staton, Kenneth <Kenneth.Staton@ppd.mncppc.org>; Grigsby, Martin <Martin.Grigsby@ppd.mncppc.org>; Graham, Audrey <Audrey.Graham@ppd.mncppc.org>; Fairley, Lillian <Lillian.Fairley@ppd.mncppc.org>; Davis, Lisa <Lisa.Davis@ppd.mncppc.org>; Lee, Randar <Randar.Lee@ppd.mncppc.org>; Checkley, Andree <andree.checkley@ppd.mncppc.org>; 'mtesesco@mhlawyers.com' (mtesesco@mhlawyers.com) <mtesesco@mhlawyers.com>; Bryan C. Spell <bspell@mhlawyers.com>

**Subject:** EPlan ACCEPTANCE of DSP-17034, CAPITAL CHRISTAIN FELLOWSHIP DAYCARE (PB)

ALL,

This is an EPlan ACCEPTANCE for **DSP-17034, CAPITAL CHRISTAIN FELLOWSHIP DAYCARE**. This case was officially accepted as of today, October 29, 2020. SDRC is scheduled for November 13, 2020. Please submit ALL comments to Andrew Bishop(email attached).

Click on the hyperlink to view the case:

<https://www.dropbox.com/sh/yj71kwvj8qjasx/AAALcoVjA3LLhoipo1BRCRlba?dl=0>

**Donald R. Townsend**

Senior Planning Technician | Development Review Division

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

14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772

301-952-4688 | [donald.townsend@ppd.mncppc.org](mailto:donald.townsend@ppd.mncppc.org)

