

18/W-07
THE REDEEMED
CHRISTIAN CHURCH
OF GOD

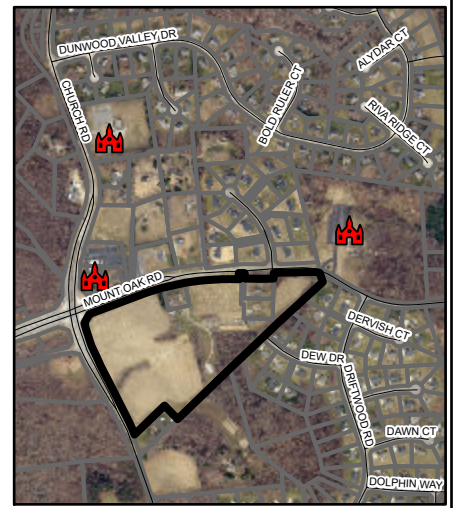
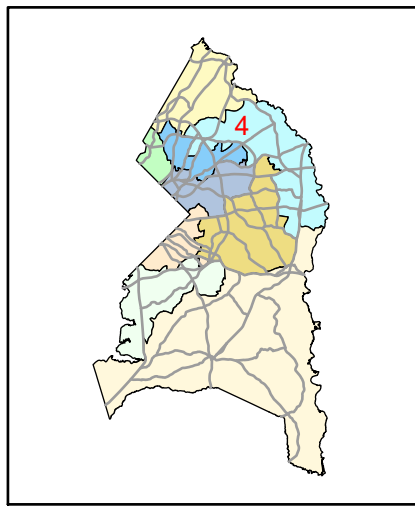
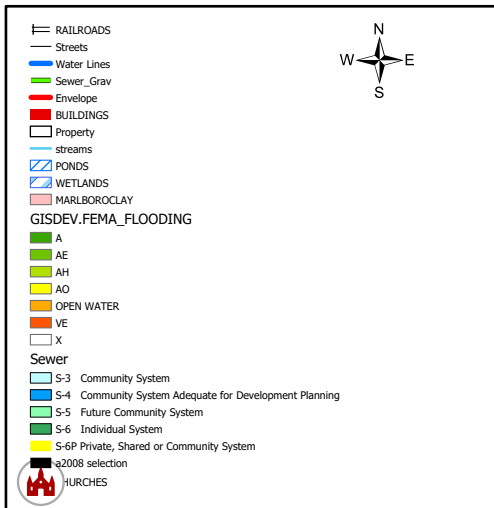
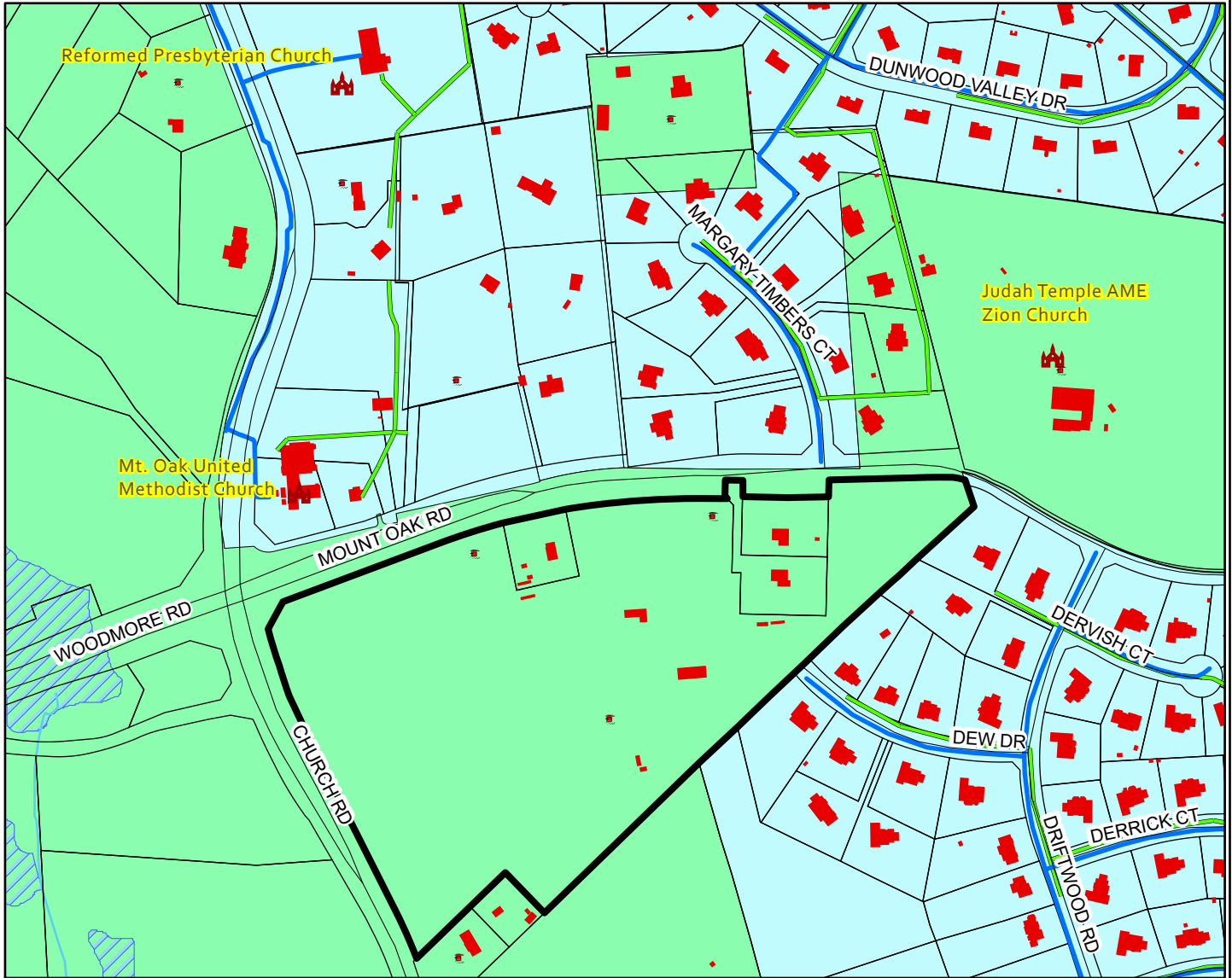


Angela D. Alsobrooks
County Executive



The Redeemed Christian Church of God

December 2018 LA
Application: 18/W-07



1. **Request:** Water and Sewer Category change from 5 to 4
2. **CE Recommendation:** Advance to Water and Sewer Category 4 – Community System Adequate for Development Planning.
3. **Development proposal:** A 60,000 SF two-story church building, with proposed seating capacity of 1,200 – 2,000.
Location: 14403 Mount Oak Road, Bowie, MD 20721
Tax Map: 62, E-2 **Parcels:** 19, 37, 71 & Lot 1 **Size:** 28.73 acres
Zoning: R-E (Residential-Estate; 1-acre lots)
200'-sheet: 204NE12 **Growth Boundary:** Yes **SGA Tier:** 2
Watershed: Northeast Branch **Sewer Basin:** Western Branch
Council District: 4
Applicant/Owner: The Redeemed Christian Church of God, by Bayo Adeyokunnu, Pastor
Builder: To Be Determined
Correspondent: Jason Kim, Agent, Capitol Development Design, Inc., 301.937.3501
4. **Water and Sewer Plan Administrator:** The property is located inside the Sewer Envelope, in a category designated for future water and sewer servicing, within Sustainable Growth Act Tier 2, and within the Growth Boundary area.

2008 Water and Sewer Plan: Generally consistent with criteria established in the Plan relating to contiguity to existing urban or suburban developments, proximity to existing or funded public water and sewer systems and in concert with the availability of other public facilities. The Plan recommends properties located inside the Sewer Envelope to be developed on public water and sewer systems, and requires the developers to bear the full responsibility of the costs of on-and off-site public facilities.
5. **Plan Prince George’s 2035:** The property is located within the Established Communities policy area, which is most appropriate for 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.
Sustainable Growth and Agricultural Preservation Act: Tier 2 – Planned for public sewer service.
Master Plan: The 2006 *Approved Master Plan for Bowie and Vicinity and SMA for Planning Areas 71A, 71B, and 74B* recommends residential low land use development.
Green Infrastructure Plan: This site is partially within the Green Infrastructure Network Evaluation area, associated with potential Forest Interior Dwelling Species (FIDS) habitat.
Historic Site and Districts Plan: The subject site is adjacent to Mullikin’s Delight and Cemetery. Future development plans will be reviewed by the Historic Preservation Commission. A Phase I archeology survey will be requested at the time of development.
Zoning: The subject property is zoned R-E and subject to the 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, and 74B*. The site is impacted by the master planned right-of-way of Oak Grove Road, an arterial facility, for which dedication may be required.

Pending Zoning and Special Exception Applications: Not Applicable

Permit: 5872-1980-SGU (New Dwelling) and 1509-1996-CGU-01 (Telecommunication Facility)

Subdivision Status: The site is comprised of three parcels, none of which have been the subject of a preliminary plan of subdivision or final plat, and one lot (Lot 1) which is subject to approved Preliminary Plan of Subdivision 4-80152 and is recorded in Plat Book NLP 108-72. A preliminary plan of subdivision will be required for the proposed development.

6. **M-NCPPC:** The subject site is located on an arterial roadway (A-26) and a planned master plan sidepath trail. The western boundary of the subject site is along a collector road (C-300) with a planned master plan trails shared roadway. Additional dedication will be required along a portion of the site fronting A-26 to meet master plan right-of-way along the site frontage. Depending on the size of the proposed church, a transportation study may be required to evaluate adequacy of the roadways in the surrounding area. Additionally, frontage and trail improvements along both A-26 and C-300 may be required at the time of development. The subject property is served by Northview Fire/EMS Company #816 and Police District II. A Woodland Conservation Ordinance Letter of Exemption was approved for the property on October 7, 2009. The predominant soils found to occur on this site include Collington-Wist complex. Potential FIDS habitat was mapped on this property, and the property is located within a Stronghold Watershed.
7. **WSSC comments:**

Water: An existing 8" water main in Margary Timbers Court and an existing 8" water main in Dew Drive are available to serve the site. Also, a 24" water main in Church Road is 400' north of the property line. WSSC will make the determination of the best means to provide water service to the site when the applicant submits a HPA review package. Program-sized water mains may be required but would not necessitate appearance in an adopted CIP.

Sewer: Average wastewater flow: 11,520 gpd. Approximately one-half of the subject property drains towards the southeast and can be served by an approximate 150' extension to the sewer in Dew Drive. This extension would connect at an existing sewer manhole. Likewise, depending on the approved established grade for Church Road, the other half of the property may be served by an extension of an approximate 1,050' sewer in Church Road at an existing manhole.
8. **Health Department comments:** This office has no objection to the category change.
9. **DPIE comments:** The subject property is located at 14403 Mount Oak Road in Bowie. The proposed site development will require an approved DPIE Stormwater Management Concept Plan and Fine Grading permit. Church Road is a major collector road and Mount Oak Road is an arterial road. DPW&T specifications and standards must be followed accordingly for the right-of-way dedication and frontage improvements for Church Road. All roadways must be consistent with the approved Master Plan for this area.
10. **City of Bowie:** The City will hold a public hearing on this proposal, and will provide official comments at that time.