



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 Alternative Compliance Spirit of God Deliverance Church

**DSP-21012
AC-21020**

REQUEST	STAFF RECOMMENDATION
To construct an 18,112-square-foot church with 126 parking spaces.	APPROVAL with conditions

Location: In the southwest and southeast corners of the intersection of Westphalia Road and Rock Spring Drive.	
Gross Acreage:	5.28
Zone:	R-M/R-R/C-S-C/M-I-O
Dwelling Units:	N/A
Gross Floor Area:	18, 112 sq. ft.
Planning Area:	78
Council District:	06
Election District:	15
Municipality:	N/A
200-Scale Base Map:	205SE08
Applicant/Address: Annette Dreher 601 Kawa Court Upper Marlboro, MD 20774	
Staff Reviewer: Tierre Butler Phone Number: 301-780-2458 Email: Tierre.Butler@ppd.mncppc.org	



Planning Board Date:	03/03/2022
Planning Board Action Limit:	03/09/2022
Staff Report Date:	02/16/2022
Date Accepted:	12/14/2021
Informational Mailing:	07/02/2021
Acceptance Mailing:	12/07/2021
Sign Posting Deadline:	02/01/2022

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

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-21012
Type 2 Tree Conservation Plan TCP2-043-2021
Alternative Compliance AC-21020
Spirit of God Deliverance Church

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

EVALUATION CRITERIA

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

- a. The requirements of the Prince George's County Zoning Ordinance for the Rural Residential (R-R), Residential Medium Development (R-M), Commercial Shopping Center (C-S-C) and Military Installation Overlay (M-I-O) Zones;
- b. The requirements of Preliminary Plan of Subdivision 4-17022;
- 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, Urban Design staff recommends the following findings:

1. **Request:** This detailed site plan (DSP) requests the construction of an 18, 112-square-foot church with 126 parking spaces within the Military Installation Overlay (M-I-O) Zone.

2. Development Data Summary:

	EXISTING	PROPOSED
Zone(s)	R-R/R-M/C-S-C/M-I-O	R-R/R-M/C-S-C/M-I-O
Use(s)	Vacant	Institutional/Church
Total Gross Acreage	5.28	5.28
R-R Zone	1.90	1.90
R-M Zone	0.05	0.05
C-S-C Zone	3.33	3.33
Lots/Parcels	4	3
Square Footage/Gross Floor Area (GFA)	0 sq. ft.	18,112 sq. ft.

Parking Spaces

Use	NUMBER OF SPACES REQUIRED	NUMBER OF SPACES PROVIDED
500-seat church @ 1 space per 4 seats in sanctuary	125	126
handicap-accessible spaces	5	5
Total	125	126 (121 standard, 5 handicap-accessible)

Loading Spaces

	Required	Provided
Institutional Use: 1 loading space per 10,000–100,000 sq. ft. GFA	1	0*
Total	1	0

Note: *The site plan does not show the required loading space. Therefore, a condition has been included herein requiring it be added.

- 3. Location:** The subject site is located in the southwest and southeast corners of the intersection of Westphalia Road and Rock Spring Drive, in Planning Area 78 and Council District 6. The site is zoned Rural Residential (R-R), Residential Medium Development (R-M), and Commercial Shopping Center (C-S-C) and is within the M-I-O Zone and the 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment* (Westphalia Sector Plan and SMA).
- 4. Surrounding Uses:** The subject property is bifurcated by Rock Spring Drive and abuts Westphalia Road to the north. Beyond Westphalia Road are residential uses and a church in the R-R Zone, as well as an industrial use in the Light Industrial Zone. Abutting the property to the east and south are single-family dwellings in the R-R Zone. To the southeast of the property is the Parkside development (formerly known as Smith Home Farms), in the R-M Zone. Abutting the property to the west is the campus of the Prince George’s

Community College Westphalia Training Center, in the R-R and Commercial Office Zones. The subject property and its surroundings are also located in the M-I-O Zone for height and noise.

5. **Previous Approvals:** The subject property consists of four existing parcels, and one outparcel including Parcel A, Parcel 67, Outparcel 91, and two parcels both known as Parcel 211. The site is located on Tax Map 82 in Grid D4 and Tax Map 90 in Grid D1. The development has an approved Stormwater Management (SWM) Concept Plan (2314-2017-00). The property has a Preliminary Plan of Subdivision (PPS), 4-17022, which was approved by the Prince George's County Planning Board on March 11, 2021 (PGCPB Resolution No. 2021-40).

6. **Design Features:** The proposed 18,112-square-foot, one-story church is oriented towards Westphalia Road on proposed Parcel 1 and will include a canopy in front for pick up and drop off. The site will be accessed from a 30-foot-wide driveway off of Westphalia Road, in the northwest corner of the property. There is a proposed eight-foot-wide sidewalk located along the frontage of the property with a connection to the front of the church. The site will contain a total of 126 parking spaces, including five Americans with Disabilities Act (ADA) spaces on the sides of the church and one bike rack. An enclosed dumpster is located to the southwest of the building. There are multiple SWM micro-bioretenion facilities located along the northeast, southwest, and southern edges of the property.

The church and associated improvements are located fully within the R-R and C-S-C-zoned portions of the property, on the west side of Rock Spring Drive, on proposed Parcel 1. The R-M-zoned portion of the property, along the southern edge to the west of Rock Spring Drive, is to remain undeveloped, except for landscaping, and will be platted as Outparcel 1. The remainder of the property, to the east of Rock Spring Drive, is fully within the C-S-C Zone and will be platted as proposed Parcel 2 for potential future commercial development. No development is proposed on Parcel 2 with this application.

Signage

The site proposes one freestanding and one building-mounted sign both along the Westphalia Road frontage. The DSP indicates they are provided in conformance with Sections 27-613 and 27-614 of the Prince George's County Zoning Ordinance; however, Section 27-617 of the Zoning Ordinance applies to institutional uses in all zones, including this church in the C-S-C and R-R Zones. This allows one sign per the street that the property fronts on and requires that the sign face the street frontage. While the subject property fronts on two streets, both signs front on only Westphalia Road, which is not permitted. In addition, it is unclear if the proposed signs meet the other requirements in Section 27-617, and the proposed freestanding sign is located within the public utility easement (PUE). Conditions have been included herein requiring these issues to be corrected.

Lighting

Pole-mounted lighting is proposed throughout the parking lot, and building-mounted lights are provided at all doors. A photometric plan was submitted with this application and reflects adequate lighting throughout the site with minimal spillover onto adjacent neighboring properties. Staff recommends approval of the lighting, as proposed.

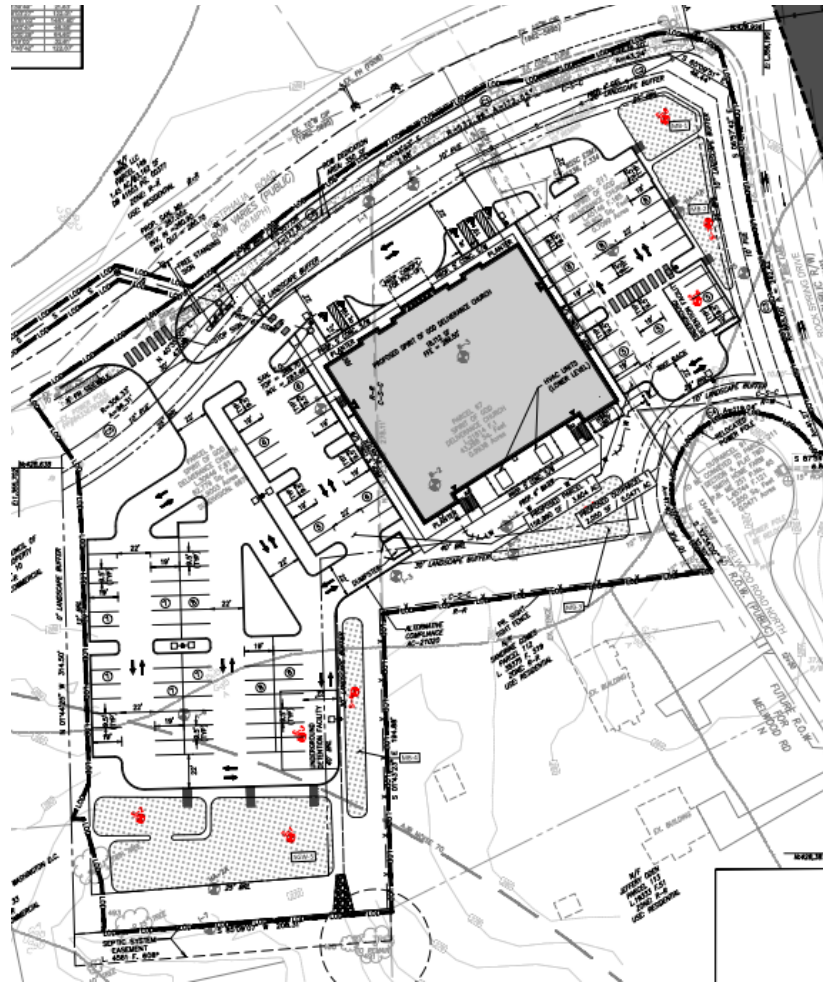


Figure 1: Site Plan

Architecture

The proposed approximately 36-foot-tall church will be finished mostly with split-face block in red and beige colors, with beige exterior insulation finish system along the top, sides, and rear of the building. The top portion of the building will be beige with the bottom four feet being red. The gabled roof will consist of asphalt shingles and have solar tube skylights with a prefabricated fiberglass steeple at the top. The north elevation, which is the front of the building, will have 12 arched windows and a nine-foot-high canopy supported by columns with six front entrance doors. The south elevation, which is the rear of the building, will include multiple exit doors with grey colored awnings and metal railing and concrete steps and ramps leading to the ground level. The west and east elevations, which are the sides of the building, show the elevation dropping approximately five feet from the front to the rear of the building and include various windows and exit doors with awnings.

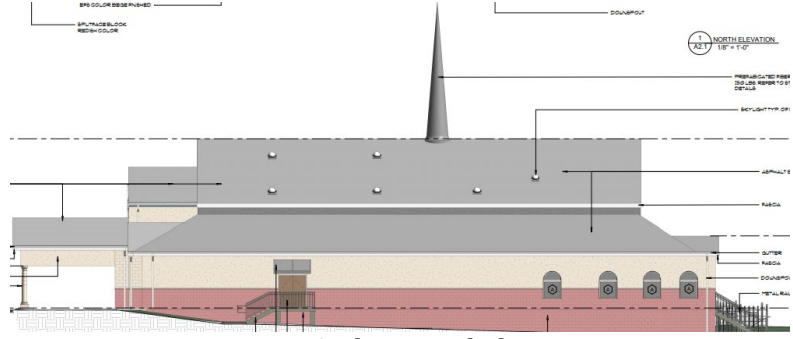
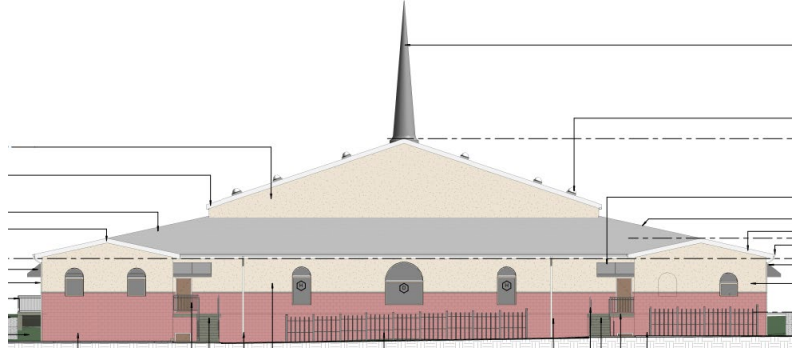
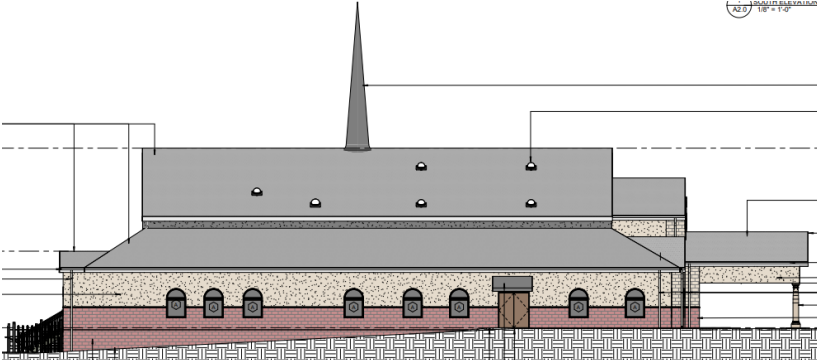
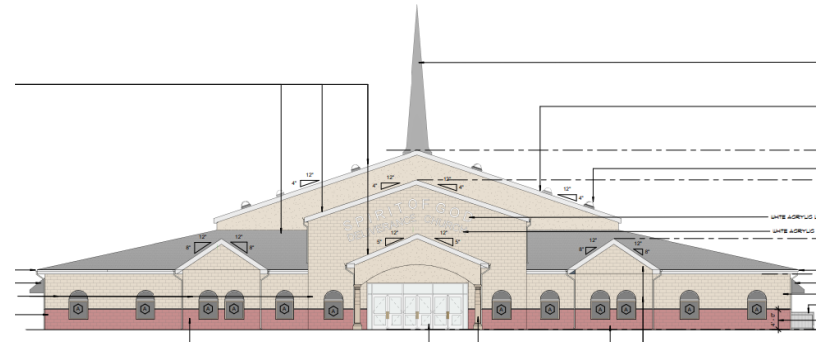


Figure 2: Architectural Elevations

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements of the R-R, R-M, and C-S-C Zones of the Zoning Ordinance:
- a. The subject application is in conformance with the requirements of Section 27-441 and Section 27-461 of the Zoning Ordinance, as the proposed church use, on a lot more than two acres, is permitted in the R-R and C-S-C Zones.
 - b. The DSP conforms with Sections 27-442 and 27-462 of the Zoning Ordinance, Regulations for the R-R and C-S-C Zones. However, the provided notes do not list the conformance to height, coverage, and yard requirements. Therefore, a condition is included herein, requiring this to be added to the plan.
 - c. **Military Installation Overlay Zone:** The project is also located within the Height Conical Surface and Noise Intensity Contour under the M-I-O Zone, Sections 27-548.54 and 27-548.55 of the Zoning Ordinance. Under this zoning, the applicant must meet the requirements for height and noise. The site is required to meet a clearance of 20:01. The proposed building height is 41.27 feet (top of steeple) which meets the height and clearance requirements. A condition is included herein, to label the dimension height of the steeple on the architectural elevations and provide a detail of it. The project also falls in the Noise Intensity Contour where noise levels may range from 60db to 74db. For the proposed institutional use, no noise mitigation is required.
 - d. The DSP is in conformance with the applicable site design guidelines contained in Section 27-274 of the Zoning Ordinance and as cross-referenced in Section 27-283 of the Zoning Ordinance. For example, adequate illumination is provided, the parking spaces are located close to the use they serve, and the architecture proposed for the building employs a variety of architectural features and designs, such as arched windows and cross-gables.
8. **Preliminary Plan of Subdivision 4-17022:** On March 11, 2021, the Planning Board approved PPS 4-17022, with 15 conditions, for two parcels and one outparcel for the development of a church (PGCPB Resolution No. 2021-40). The relevant conditions are discussed, as follows:
2. **At the time of final plat, the applicant shall dedicate public utility easements as shown on the approved preliminary plan of subdivision.**

The 10-foot-wide PUEs are shown along the public rights of-way, in accordance with the approved PPS.
 4. **A substantial revision to the mix of uses on the subject property that affects Subtitle 24 of the Prince George's County Subdivision Regulations adequacy findings, as set forth in a resolution of approval, shall require the approval of a new preliminary plan of subdivision, prior to approval of any building permits.**

The proposed DSP does not represent a substantial revision to the mix of uses on the subject property that affects Subtitle 24 adequacy findings. A new PPS is not needed prior to building permits.

5. **Total development within the subject property shall be limited to uses which generate no more than 10 AM peak-hour trips and 10 PM peak-hour vehicle trips and 181 Sunday peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

The proposed development is consistent with the prior approved trip cap and satisfies this condition.

6. **At the time of final plat, the applicant shall dedicate right-of-way along Westphalia Road as shown on the approved preliminary plan of subdivision.**

The right-of-way dedication along Westphalia Road has been shown on the DSP, in accordance with the approved PPS.

9. **Development of this site shall be in conformance with the approved Stormwater Management Concept Plan (2314-2017-0) and any subsequent revisions.**

The applicant submitted a copy of approved SWM Concept Plan 2314-2017-00. The DSP is in general conformance with the SWM concept plan.

10. **In conformance with the 2009 *Approved Countywide Master Plan of Transportation* and the 2007 *Approved Westphalia Sector Plan*, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following facilities, and shall provide an exhibit that depicts the following facilities prior to acceptance of any detailed site plan:**

- a. **Bikeway signage and shared lane markings (e.g., "sharrow") along the subject site's frontage of Rock Spring Drive, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.**
- b. **A minimum 10-foot-wide shared-use path along the subject site frontage of Westphalia Road, consistent with the 2012 AASHTO Guide for the Development of Bicycle Facilities, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.**
- c. **A minimum 10-foot-wide shared-use path along the subject site frontage of Rock Spring Drive, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.**

The frontage improvements along Rock Spring Drive include a newly constructed five-foot-wide sidewalk and bicycle lane as part of a separate roadway project per the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), modifying Conditions 10a and 10c. In addition, per DPIE, the applicant is to provide an eight-foot-wide side path and standard bicycle lanes along the property frontage of Westphalia Road to be consistent with adjacent prior approvals therefore modifying Condition 10b. The correspondence provided by DPIE, detailing the modification road improvements in DSP-21012, are included in the backup materials.

- d. Continental style crosswalks and associated perpendicular Americans with Disabilities Act curb ramps crossing all entrances proposed along Westphalia Road, the intersection of Rock Spring Drive and Westphalia Road, and all entrances proposed along Rock Spring Drive, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.**

Continental style crosswalks and associated perpendicular ADA curb ramps are shown crossing the building entrance along Westphalia Road. However, the DSP does not show any crosswalks at the intersection of Rock Spring Drive and Westphalia Road. No entrances are proposed along Rock Spring Drive. A condition is included herein, requiring the additional crosswalks to be shown.

- e. A minimum of two inverted U-style, or similar style, bicycle parking racks near the building entrance.**

One bike rack is located at the southeast side of the proposed building, but no bike racks are proposed near the building entrance. Therefore, a condition is included herein, requiring the plan be revised to be in conformance with this requirement.

- 14. Prior to the issuance of permits for this subdivision, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:**

“This plat is subject to the recordation of a Woodland Conservation Easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 Tree Conservation Plan, when approved.”

A Type 1 Tree Conservation Plan, TCP1-019-2020, was approved with the PPS, and a Type 2 Tree Conservation Plan, TCP2-043-2021, was submitted with this DSP. The Environmental Planning staff has reviewed the TCP2 and provided conditions of approval.

15. **A detailed site plan (DSP) shall be approved for the proposed church use prior to approval of a final plat. The DSP shall ensure that development on the property has high quality architectural design, landscaping, and construction materials and effective on-site buffering for existing or future residential, or institutional land uses in the area.**

The subject application has been submitted in conformance with this condition and has been reviewed for architectural design, materials, landscaping, and buffering. The DSP proposes high-quality architectural design with visual interest and ample fenestration and quality materials such as split-faced block. The DSP is in conformance with the 2010 *Prince George's County Landscape Manual* (Landscape Manual), with the exception of a small portion of a bufferyard for which Alternative Compliance AC-21020 is recommended for approval.

9. **2010 Prince George's County Landscape Manual:** The application is subject to the requirements of Section 4.2, Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual. The landscape plan provided with the subject DSP contains the required schedules demonstrating conformance to these requirements, except for Section 4.7. Alternative Compliance AC-21020 has been recommended for approval, as follows:

The proposed church is considered a medium-impact use by the Landscape Manual. The subject property abuts existing single-family detached dwellings in the R-R Zone along the eastern and southern lot lines. A Section 4.7 Type 'C' bufferyard, which includes a 40-foot building setback and a minimum 30-foot-wide landscape yard to be planted with 120 plant units per 100 linear feet of property line, is required along these lot lines. Specifically, the applicant is seeking relief as follows:

REQUIRED: Section 4.7-1 Buffering Incompatible Uses, adjacent to single-family detached dwelling

Minimum building setback	40 feet
Minimum width of landscape yard	30 feet
Linear feet of bufferyard	413 feet
Number of plant units (120 per 100 linear feet)	248 (reduced for fence)

PROVIDED: Section 4.7-1 Buffering Incompatible Uses, adjacent to single-family detached dwelling

Building setback	Approximately 53 feet
Width of landscape yard	Varies from 21 to 30 feet
Fence	Yes, 6-foot-high, sight-tight
Number of plant units	253 (reduced for fence)

Along the southern and eastern lot lines, the property abuts a single-family detached dwelling in the R-R Zone on Parcel 112. Due to space limitations created by the usually shaped lot, the applicant is proposing to provide a varied bufferyard that is a minimum of 21 feet for approximately 10 percent of the length and increases to the required

30-foot-wide for the remainder. In addition, the bufferyard includes 253 plant units, five more than required, in combination with a six-foot high board-on-board fence.

Given the minor deviation and the provision of a fence and the full plant unit requirement, the Alternative Compliance Committee found that the applicant's proposal is equally effective as normal compliance with Section 4.7 of the Landscape Manual. The Alternative Compliance Committee recommended approval with the condition to revise the landscape plan and the Section 4.7 schedule to reflect the correct building setback and buffer width.

The Planning Director recommends APPROVAL of Alternative Compliance AC-21012, for Spirit of God Deliverance Church, from Section 4.7, Buffering Incompatible Uses, of the Landscape Manual, along the eastern and southern property lines, subject to one condition included herein.

- 10. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This property is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance because it is greater than 40,000 square feet in size and it contains more than 10,000 square feet of existing woodland.

TCP1-019-2020 was approved with the PPS and TCP2-043-2021 was submitted with this application. The 5.29-acre property contains no floodplain and has a total of 3.33 acres of woodlands. The woodland conservation threshold is 0.89 acre. The subject site proposes to clear 2.54 acres of existing woodland. The woodland conservation worksheet shows the project meeting their 1.81-acre woodland conservation requirements with 0.79 acre on-site and 1.14 acres of woodland preservation off-site. The woodland conservation summary table identifies 3.10 acres of woodland cleared and only 0.23 acre of woodland preservation, while the plan and worksheet show 2.54 acres of clearing and meet the woodland conservation requirements with 1.93 acres of combined on-site and off-site conservation. Revise the conflicting numbers and reporting in the table to match what is shown in the worksheets. No impacts to regulated environmental features are proposed with this application. Other technical revisions are required and conditioned herein.

- 11. Prince George's County Tree Canopy Coverage Ordinance:** The DSP is subject to the requirements of the 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 on projects that propose more than 5,000 square feet of disturbance. The subject DSP provides the required schedule demonstrating conformance to these requirements through existing trees and new plantings on the subject property.

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

- a. **Subdivision**—In a memorandum dated January 31, 2022 (Vatandoost to Butler), the Subdivision Section noted that the DSP has been found to be in substantial conformance with the approved PPS. Technical conditions have been included herein.

- b. **Transportation**—In a memorandum dated February 2, 2022 (Smith to Butler), the Transportation Planning Section noted that vehicular and 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 for pedestrian and bicycle transportation purposes, if revised as conditioned.
- c. **Environmental Planning**—In a memorandum dated January 31, 2022 (Kirchhof to Butler), the Environmental Planning Section recommended approval of TCP2-043-2021, as well as the following summarized comments:
- No unsafe soils containing Marlboro clay or Christiana complexes have been identified on this site.
- Specimen trees numbered 4, 5, 6, and 7 were approved for removal as part of PPS 4-17022. No additional specimen trees are proposed to be removed with the subject application; however, Specimen Tree 8 is a Tulip poplar, which exists off-site. This tree is noted on the natural resources inventory as being in poor condition, and the TCP2 shows a significant portion of the critical root zone being impacted by the proposed development, as well as a stormdrain outfall directing water to the base of the tree. Tulip poplars generally do not tolerate construction impacts well, nor do they tolerate a significant change in hydrology. The applicant is encouraged to obtain permission from the adjacent property owner to remove the tree. If removal of the tree is not feasible, the applicant must provide details on the plan prior to certification demonstrating preservation efforts, such as root pruning and fertilization.
- d. **Historic**—In a memorandum dated December 27, 2021 (Smith to Butler), it was noted that 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.
- e. **Permits**—In a memorandum dated February 3, 2022 (Bartlett to Butler), it was noted that the plan was acceptable with the conditions for technical revisions included herein.
- f. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—DPIE staff noted modification to the road improvements, as included in the backup materials.
- g. **Community Planning**—In a memorandum dated January 26, 2022 (McCray to Butler), it was noted that the plan conforms to the 2014 *Plan Prince George’s 2035 Approved General Plan* and the Westphalia Sector Plan and SMA.
- h. **Prince George’s County Health Department**—In a memorandum dated January 5, 2022 (Adepoju to Butler), the Health Department offered two recommendations with respect to health-related issues on the property, which are included in the Recommendation section of this technical staff report.

13. As required by Section 27-285(b) 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 Prince George’s County Code, without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
14. Per Section 27-285(b)(4) of the Zoning Ordinance, which became effective on September 1, 2010, a required finding for approval of a DSP is as follows:
 - (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.**

Based on the level of design information submitted with this application, the regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible. No impacts to regulated environmental features are proposed with this DSP.

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-21012, Alternative Compliance AC-21020, and Type 2 Conservation Plan TCP2-043-2021, for Spirit of God Deliverance Church, subject to the following conditions:

1. Prior to certification, the detailed site plan (DSP) shall be revised, or additional information shall be provided, as follows:
 - a. Revise General Note 5 to list the existing number of parcels as four parcels and one outparcel.
 - b. Provide the height of the prefabricated steeple, include it in the dimensions located on the architectural elevations, and provide a detail of the steeple.
 - c. Revise all references to the proposed height on the plan to include the height of the steeple.
 - d. Revise General Note 4 to include “Church with 500 proposed seats”.
 - e. Revise General Note 11 to include “Subject to Part 10C, Section 27-548.54 and Section 27-548.55 of the Zoning Ordinance”.
 - f. Revise the parking schedule to include the number of seats in the main auditorium.
 - g. Revise the site plan to show the required loading space.
 - h. Revise the proposed signage to conform to Section 27-617 of the Prince George’s County Zoning Ordinance, which may include removing one sign, and to move any freestanding signs outside of any public utility easements.

- i. Provide notes on the site plan demonstrating conformance to Section 27-442 and Section 27-462 of the Prince George's County Zoning Ordinance, Regulations for the Rural Residential and Commercial Shopping Center Zones.
 - j. Provide a minimum of two bicycle parking racks closer to the building entrance.
 - k. Revise the DSP to show continental style crosswalks and associated perpendicular Americans with Disabilities Act curb ramps at the intersection of Rock Spring Drive and Westphalia Road, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.
 - l. Clarify the fence label on the site plan to include indication of height and type and reference to the applicable detail.
 - m. Label the handicapped van space on the plan.
 - n. Provide the following site plan notes:
 - “The applicant shall conform to construction activity noise control requirements, as specified in Subtitle 19 of the Prince George's County Code.”
 - “The applicant shall conform to construction activity dust control requirements, as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.”
 - o. Indicate existing and proposed fire hydrants, with one being located within 200 feet of the proposed Fire Department Connection (FDC). Demonstrate that no exterior portion of the building will be more than 500 feet from a fire hydrant, as hose is laid by the Fire Department. The FDC should not be located on the east side of the building, as the drive aisles do not provide fire access.
 - p. Revise the eastern parking lot to demonstrate conformance to Section 27-560 of the Prince George's County Zoning Ordinance, relative to required driveway widths.
 - q. Revise the landscape plan and Section 4.7 schedule to reflect the correct building setback and buffer width.
2. Prior to signature approval of the detailed site plan, the Type 2 tree conservation plan (TCP2) shall be revised as follows:
- a. Update the TCP2 approval block to identify the correct TCP2 number, TCP2-043-2021.
 - b. Demonstrate due diligence in obtaining permission from the adjacent property owner for the potential removal of Specimen Tree 8. Written denial or permission for removal of the tree shall be provided. Should permission be granted, Specimen Tree 8 shall be shown on the plans as removed. Should permission be denied, the TCP2 shall show preservation measures along the limits of disturbance for root pruning and fertilization.

- c. Identify the associated Preliminary Plan of Subdivision, 4-17022, in the note on the removal of Specimen Trees 4-7.
- d. Resolve the conflict in the woodland clearing acreages in the worksheet and the woodland conservation summary table. Update the worksheet accordingly.

SPIRIT OF GOD DELIVERANCE CHURCH

DETAILED SITE PLAN

Parent Case: PPS 4-17022

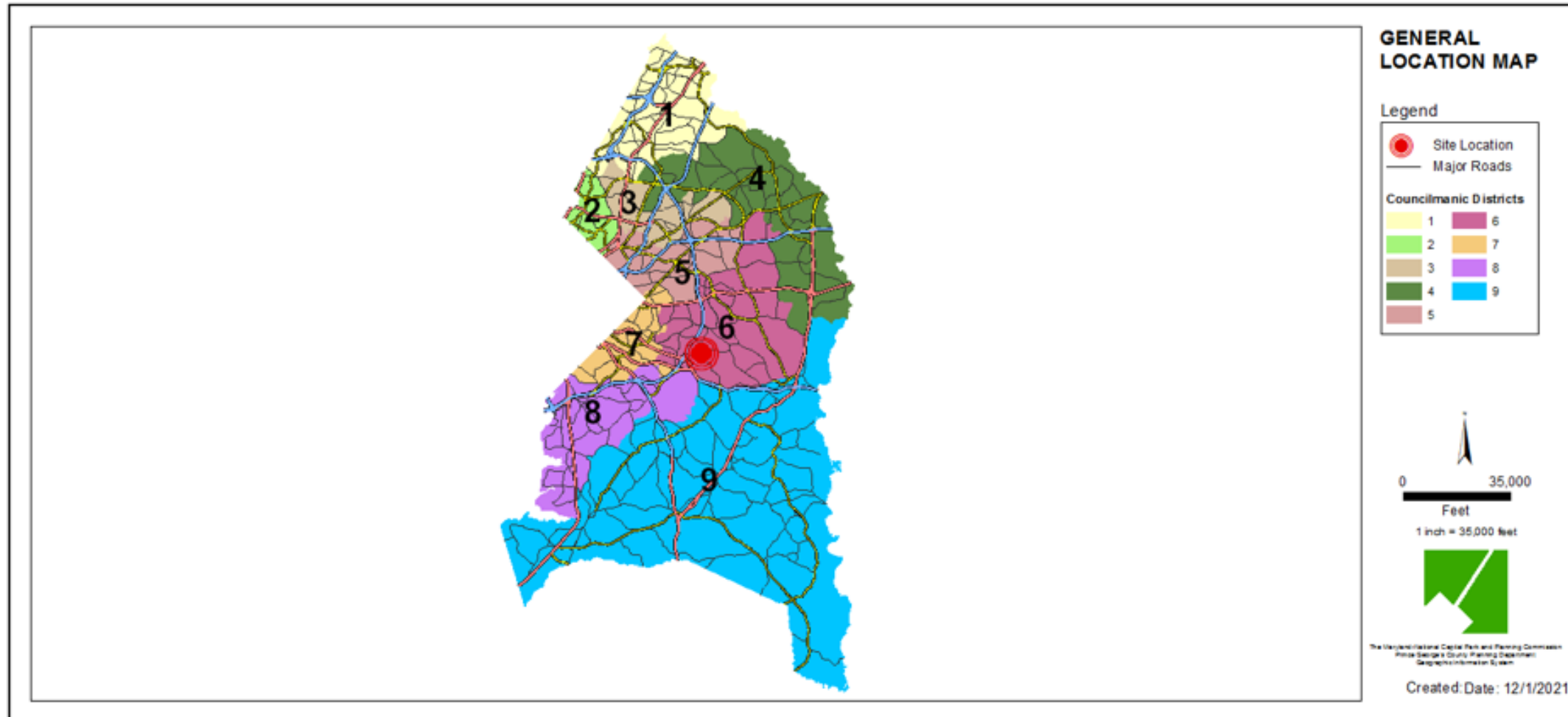
Staff Recommendation: APPROVAL with conditions



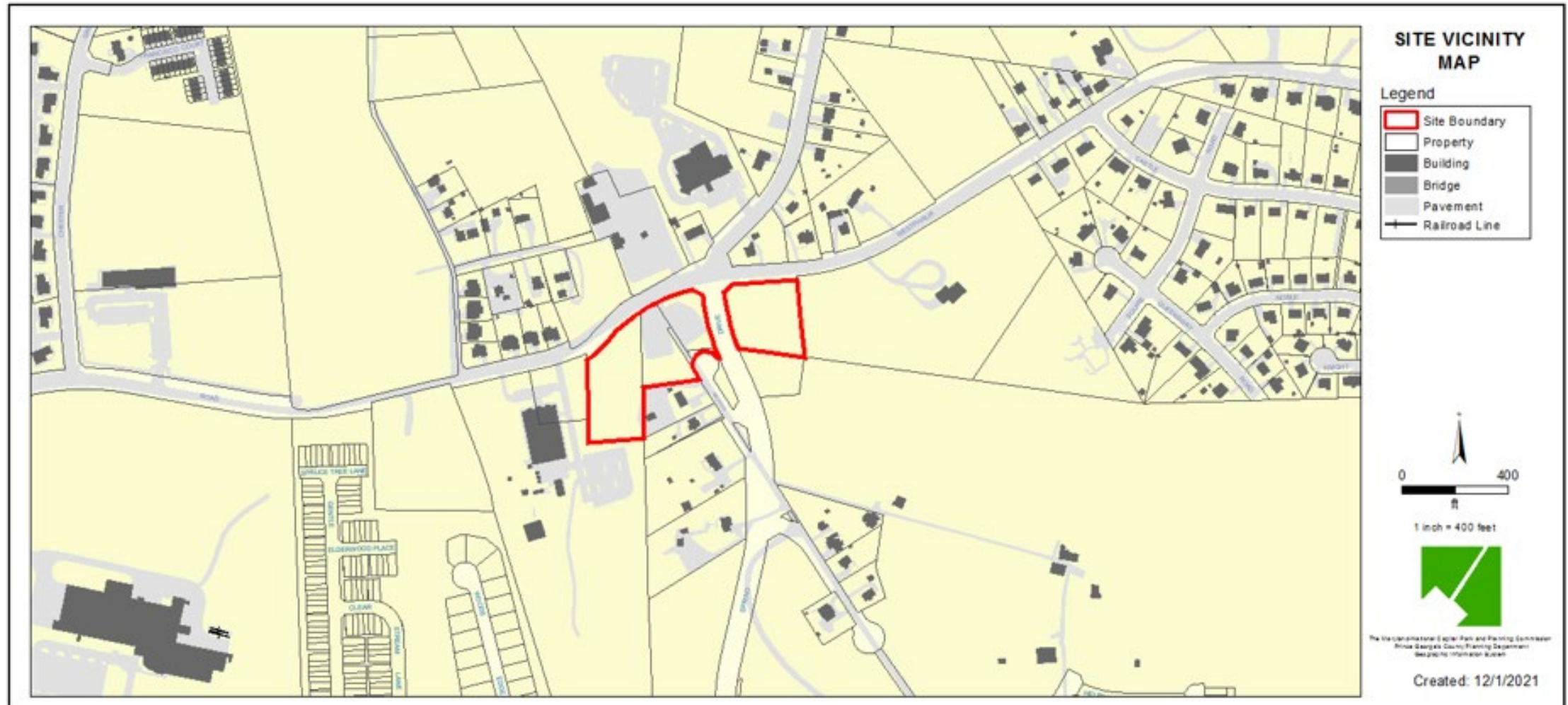
GENERAL LOCATION MAP

Council District: 06

Planning Area: 78

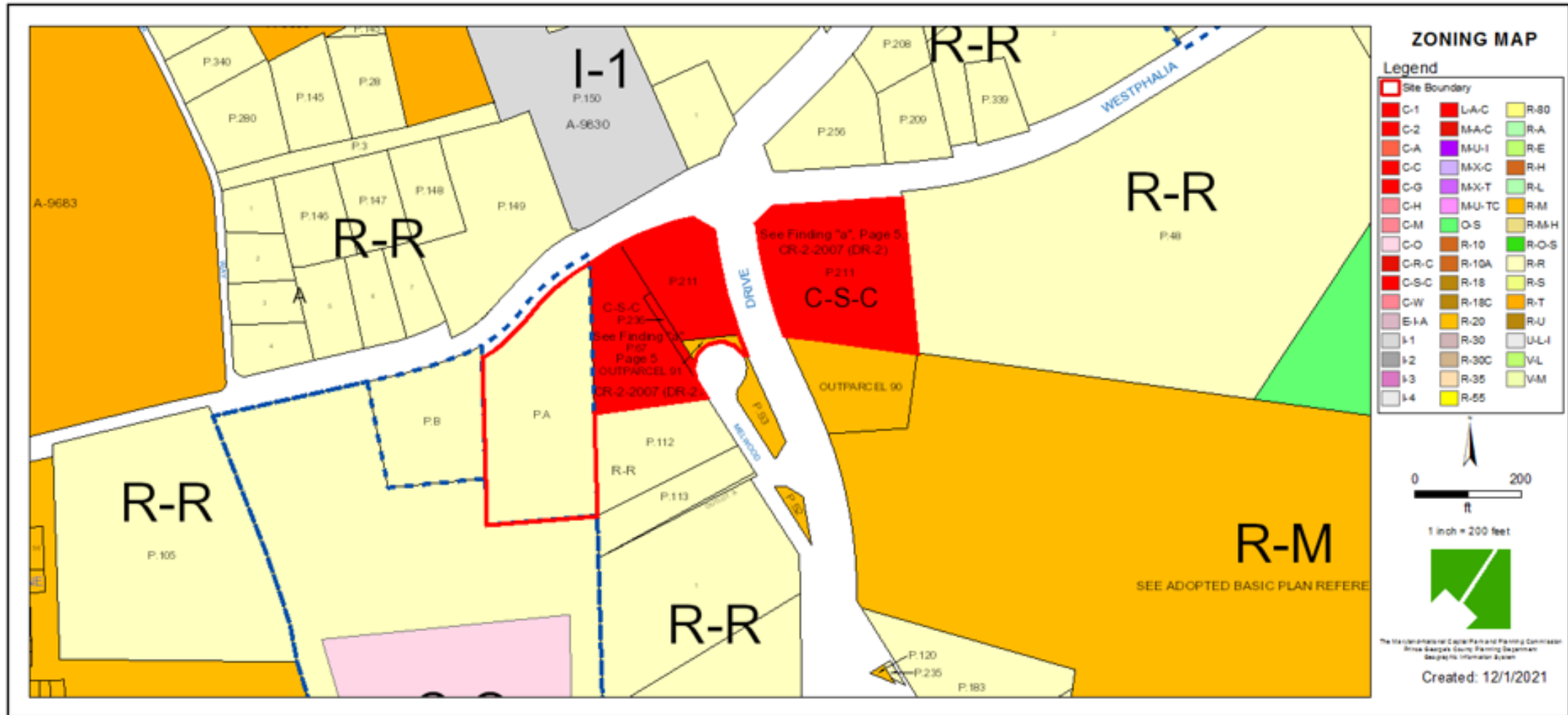


SITE VICINITY MAP



ZONING MAP

Property Zone: R-R, R-M, C-S-C



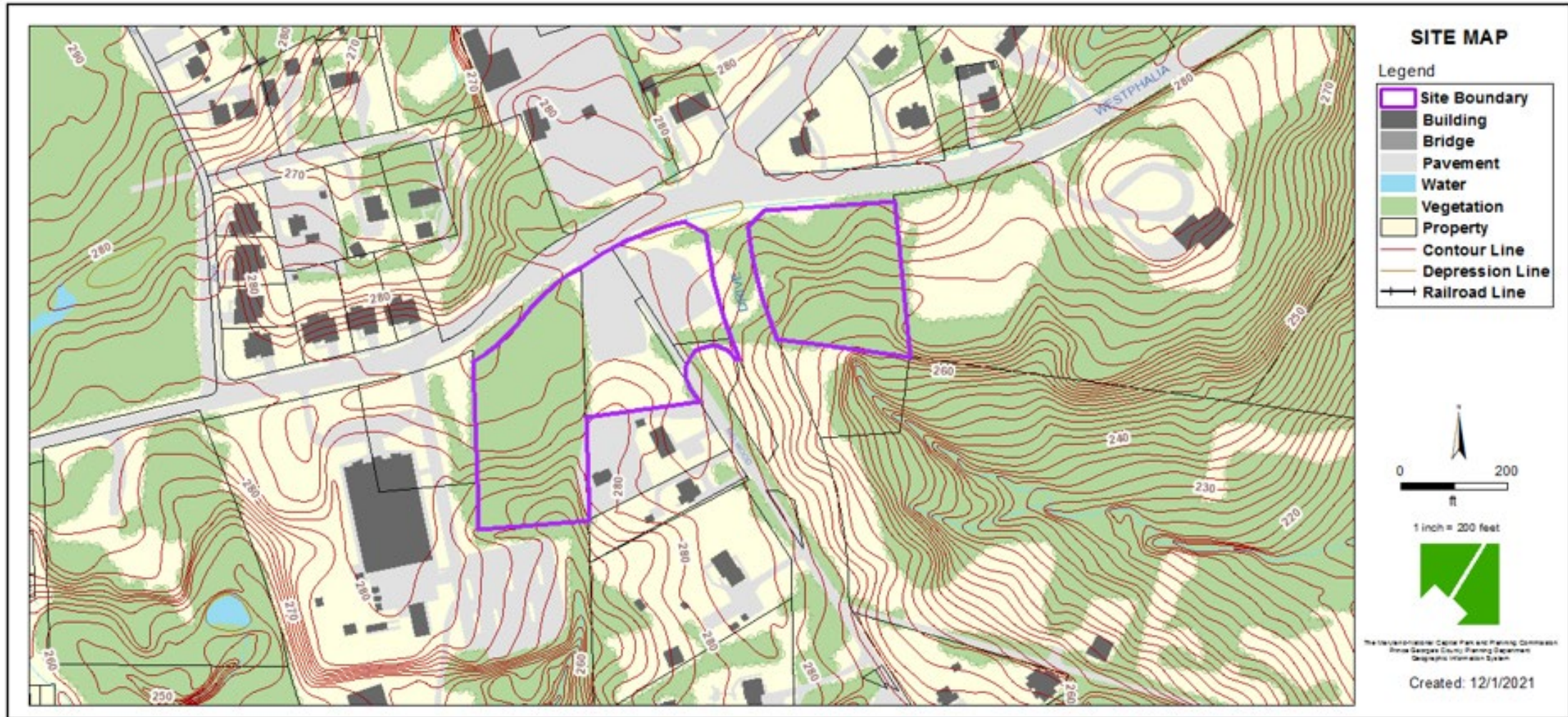
OVERLAY MAP



AERIAL MAP



SITE MAP



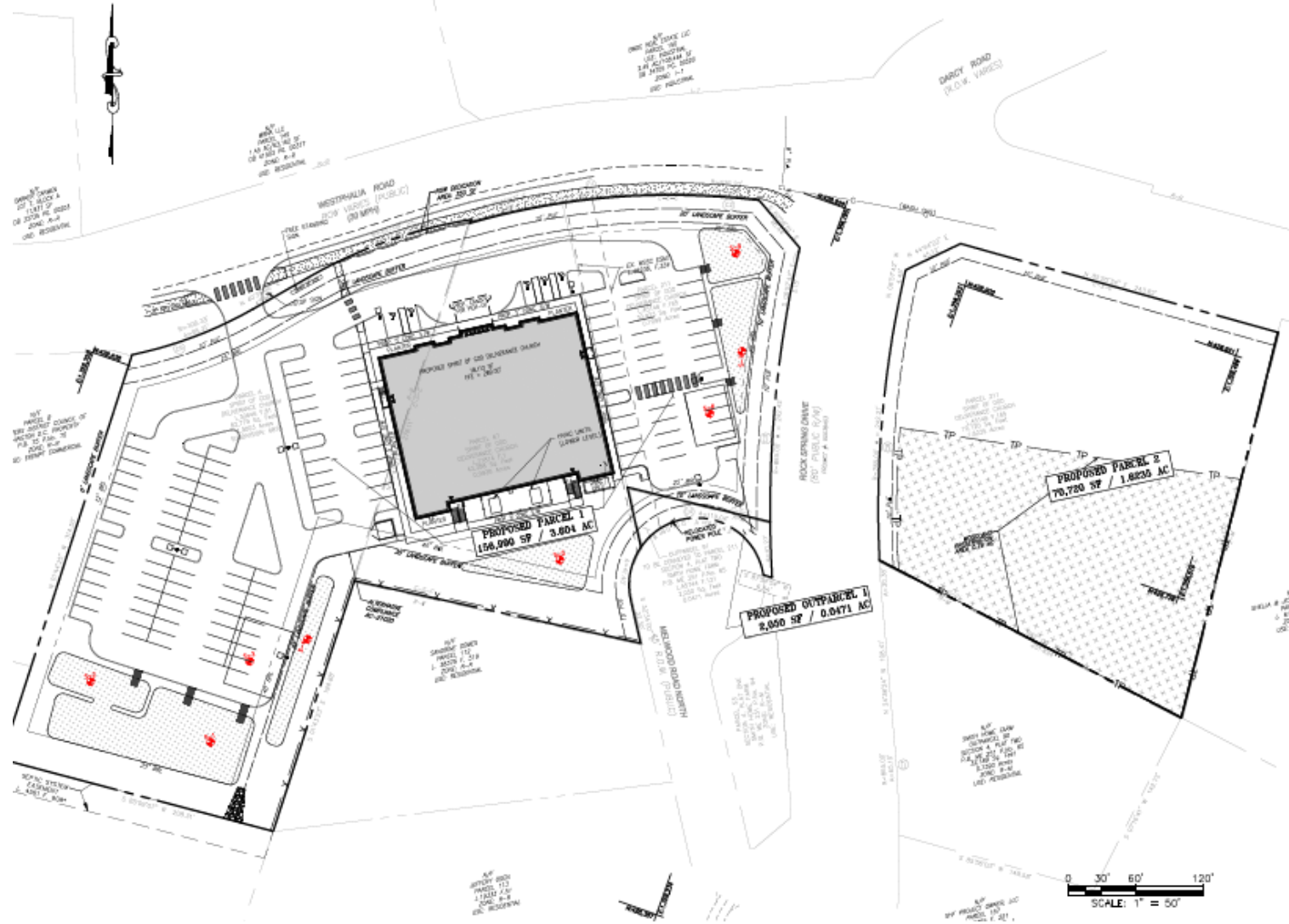
MASTER PLAN RIGHT-OF-WAY MAP



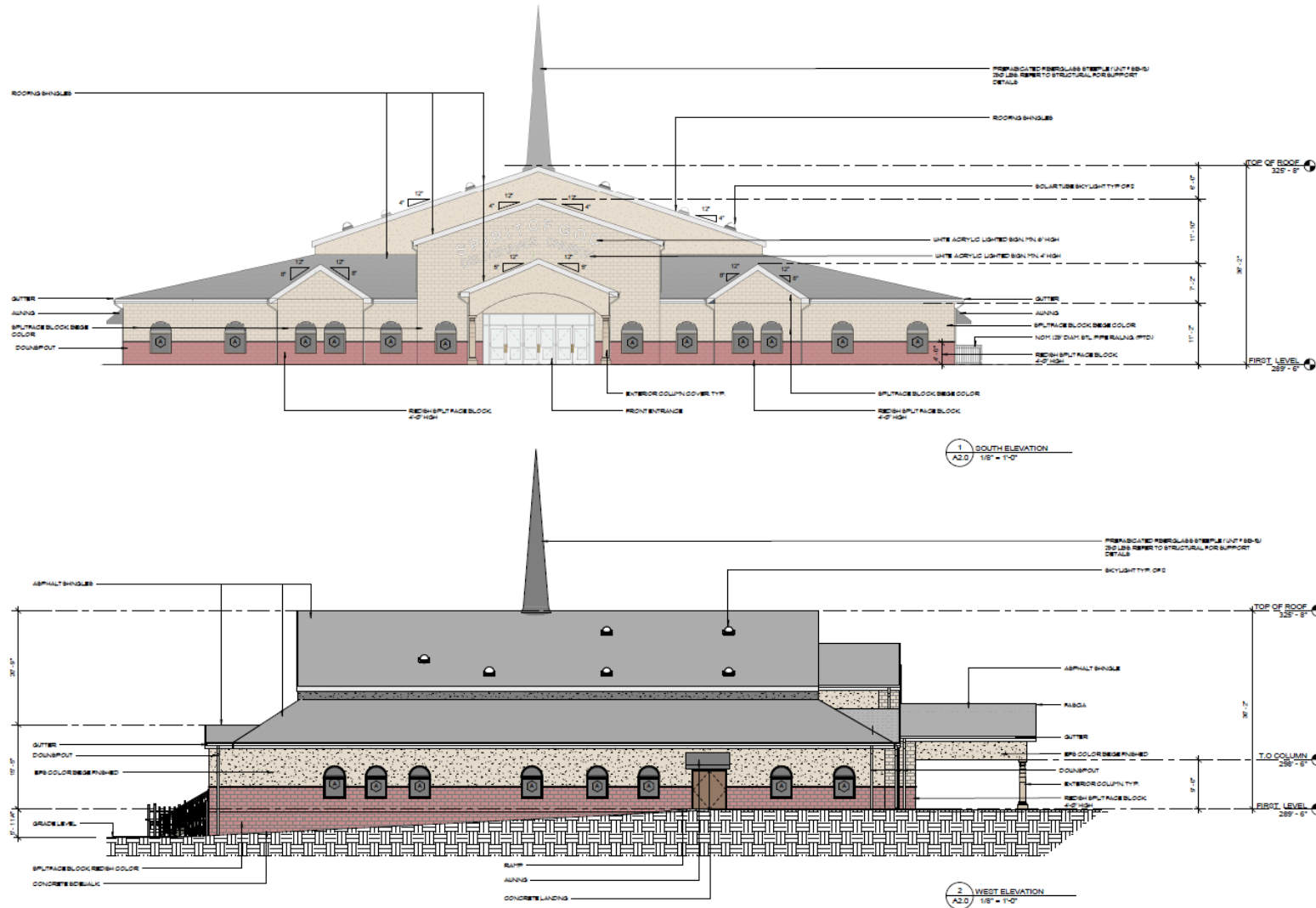
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



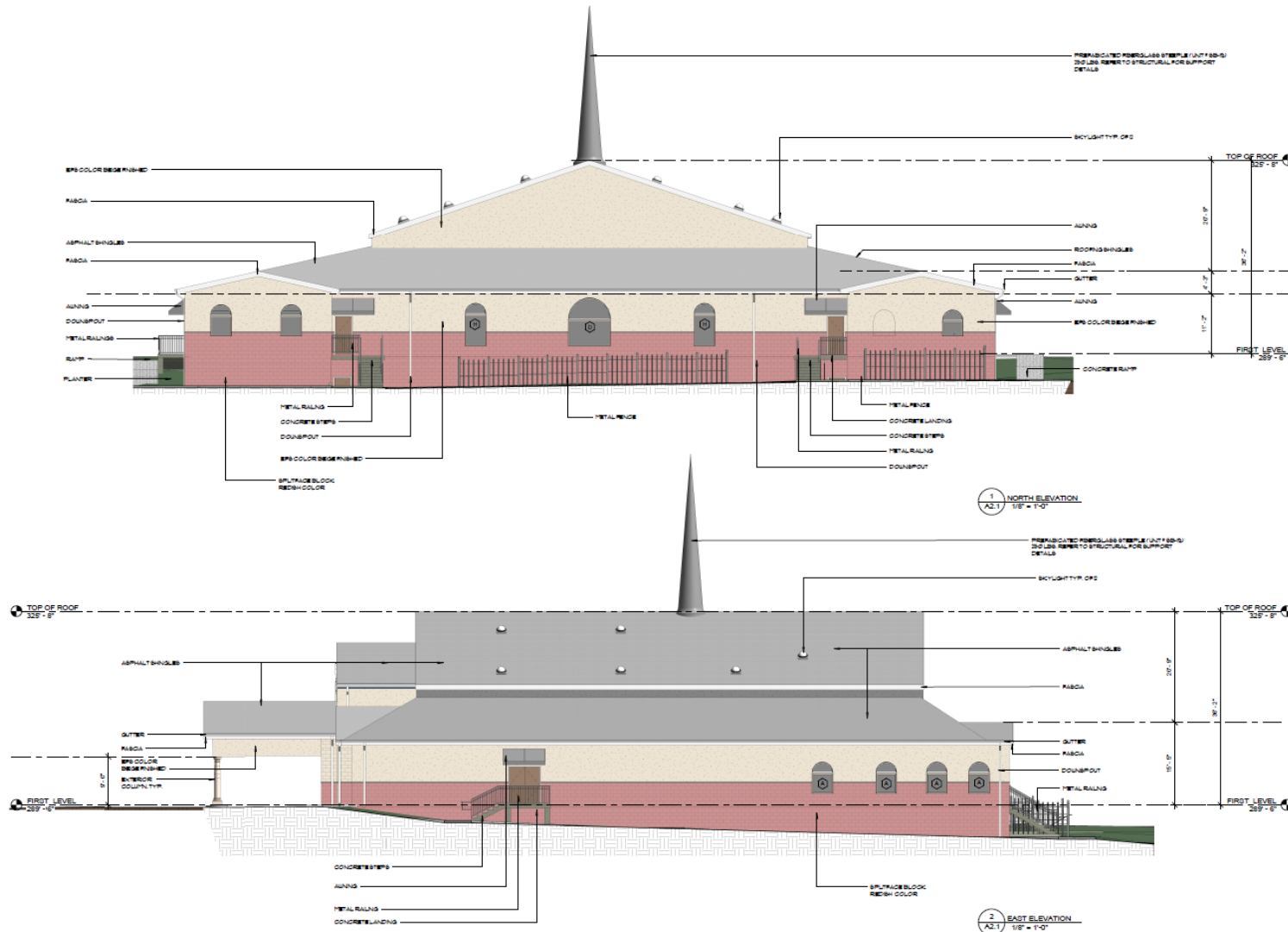
DETAILED SITE PLAN



EXTERIOR ELEVATIONS



EXTERIOR ELEVATIONS



STAFF RECOMMENDATION

APPROVAL with conditions

- 5 Detailed Site Plan Conditions
- 4 TCP2 Conditions

Minor Issues:

- N/A

Applicant Community Engagement:

- N/A

IN RE: DETAILED SITE PLAN
ALTERNATIVE COMPLIANCE
APPLICANT: SPIRIT OF GOD DELIVERANCE CHURCH

STATEMENT OF JUSTIFICATION
(AMENDED JANUARY 20, 2022)

OWNER/APPLICANT:
Spirit of God Deliverance Church
Reverend Darrell E. Dreher, Pastor
POC: Annette W. Dreher, First Lady
9207 Westphalia Road
Upper Marlboro, Maryland 20774

DEVELOPMENT TEAM:

CIVIL ENGINEERS: ATCS
Victoria Ballestero, PE, MBA
9500 Medical Center Drive, Suite 370
Largo, Maryland 20774

ARCHITECT: CREATIVE BUILDERS LLC
Aniema Smith Udofa
600 Raleigh Place, S.E.
Washington, D.C. 20032

SIGN DESIGN: PASADENA SIGN COMPANY
Gary Brezler, Project Manager
6300 Arundel Cove Avenue
Baltimore, Maryland 21226

TRAFFIC: TRAFFIC CONCEPTS, INC.
Jackie L. Chandler, Project Manager
7525 Connelly Drive, Suite B
Hanover, Maryland 21076

LEGAL COUNSEL: LAW OFFICE OF MIDGETT S. PARKER, P.A.
Midgett S. Parker, Jr., Esq.
5827 Allentown Road
Camp Springs, Maryland 20746

REQUEST: Detailed Site Plan for a new 18,112 square foot building for a Church sanctuary and associated offices, fellowship hall, etc. with 126 parking spaces. Alternative Compliance for reduction of landscape buffer in area overlapped by drive aisle shown in red.

I. PROPERTY DESCRIPTION & LOCATION

- A. Address of Property for this Detailed Site Plan – 9201 Westphalia Road, Upper Marlboro, MD 20774 consisting of Parcel 1, with 3.604 acres of land (the “Property”).
- B. Existing Use – Vacant undeveloped land.
- C. Proposed Use – Church or similar place of worship with 500 seats. The proposed building shall have a total 18,112 square feet of gross floor area (the “Project”).
- D. Council District – 6.
- E. Tax Map 90 / Grid D1 / Parcel A, Parcel 67, and Parcel 211.
- F. Real Property Total Area – 5.28 acres
- G. Parcel A – Plat #A-8826
- H. Location – Located to the southwest of the intersection of Westphalia Road and Rock Spring Drive.
- I. Zoning – Residential Rural (R-R): 1.9003 acres (Parcel 1)
Commercial Shopping Center (C-S-C): 1.7037 acres (Parcel 1)
Commercial Shopping Center (C-S-C): 1.6235 acres (Parcel 2)
Residential Medium (R-M): 0.0471 acres (Outparcel 1)
Net Development area outside PMA: 5.10 acres
Acreage of Environmental Regulated Features: 0.18 acres
Acreage of Road Dedication: 0.008 acres.
- J. Owner/Applicant – Spirit of God Deliverance Church
- K. Master Plan – Approved Westphalia Sector Plan and Sectional Map Amendment (February 2007) (the “Master Plan”).

II. INTRODUCTION

Spirit of God Deliverance Church (the “Applicant,” or “Spirit of God”), by and through its counsel, Law Office of Midgett S. Parker, P.A. and the above referenced members of its Development Team, requests approval of a Detailed Site Plan to allow for construction of a 18,112 square foot building, 127 parking spaces, signage and other site improvements (the “Application”) pursuant to Section 27-281(b) of the Prince George’s County Code (the “Zoning Ordinance”).

At present the Property comprises three (3) separate unimproved parcels (Parcel A, Parcel 67, and part of Parcel 211 east of Rock Spring Drive) all proposed to be combined into Parcel 1, remaining part of Parcel 211 located east of Rock Spring Drive to be renamed to Parcel 2 and one (1) outparcel 91 to be renamed to outparcel 1, as further described below, located in the south west quadrant of the intersection of Westphalia Road and Rock Spring Drive, which Property is currently split-zoned in the R-R, C-S-C, and R-M zones in accordance with the Westphalia Sector Plan and

Sectional Map Amendment. The Property is also located in the Military Installation Overlay Zone, designated within the Conical Surface (20:1) – Right Runway area. The Applicant has vacated the portion of Melwood Road that previously divided the Property as well it has dedicated additional land for creation of the Rock Spring Drive right-of-way through a Right-of-Way Dedication Plat (the “Rock Spring Drive Plat”). The Rock Spring Drive Plat has bifurcated the Church’s original assemblage of properties, and with the previously approved Preliminary Plan of Subdivision the Applicant created two (2) subdivision parcels with frontage on Westphalia Road and Rock Spring Drive. These two (2) subdivisions parcels are outlined in the Preliminary Plan of Subdivision 4-17022 prepared by ATCS, approved by the Planning Board on April 1, 2021, and consists of: (i) Parcel 1, with 3.604 acres (156,990 square feet); (ii) Parcel 2, with 1.6235 acres (70,720 square feet) of the Real Property and (iii) Outparcel 1, with 0.0471 acres (2,050 square feet). The total area for this Detailed Site Plan is 5.28 ac (229,760 square feet).

This Detailed Site Plan Application will allow for the new construction of a church of approximately 18,112 square feet of gross floor area to accommodate a sanctuary with 500 seats on Parcel 1. As described in greater detail below, the Application conforms to the Master Plan recommendations for the Property. More specifically, the Master Plan (CR-2-2007) states that “the Spirit of God Deliverance Church properties (Tax Map 80, Parcels 67 and 211) located on the south side of Westphalia Road, east and west of Melwood Road, should be classified in a commercial zoning category to allow institutional and limited commercial land uses” Therefore, the development of institutional uses at the Property will allow for the Master Plan vision to come into existence.

III. PREVIOUS APPROVALS

The Applicant has obtained the following previous approvals:

- (a) Natural Resources Inventory – NRI-197-2016 approved 09/1/2020
- (b) Preliminary Plan of Subdivision (4-17022) approved 4/1/2021; certified 6/17/2021
- (c) Tree Conservation Plan 1 –(TCP1-019-2020) approved 6/16/2021; certified 6/17/2021
- (d) Water and Sewer Category Change – CR-22-2021 effective 05/12/2021
- (e) Variances – Section 25-122(b)(1)(G) approved 3/11/2021
- (f) Site Development Concept Plan – 2314-2017 approved 12/04/2019
- (g) Hydraulic Planning Analysis – DA6462Z18 approved 06/28/2019.

IV. CONFORMANCE WITH ZONING ORDINANCE SECTION 27-282

These are the requirements listed in the referenced Code Section for a Detailed Site Plan.

- (a) **The Detailed Site Plan shall be submitted to the Planning Board by the owner of the property or his authorized representative.**
- (b) **The Detailed Site Plan shall be prepared by an engineer, architect, landscape architect, or urban planner.**
- (c) **Upon filing the Plan, the applicant shall pay to the Planning Board a fee to help defray the costs related to processing the Plan. The scale of fees shall be determined by the Planning Board, except that the filing fee for a day care center for children shall not exceed the Special Exception filing fee for a day care center for children as set forth in [Section 27-297\(b\)\(1.1\)](#). A fee may be reduced by the Planning Board if it finds that payment of the full amount will cause an undue hardship upon the applicant.**
- (d) **If more than one (1) drawing is used, all drawings shall be at the same scale (where feasible).**

- (e) A Detailed Site Plan shall include the following:
- (1) Location map, north arrow, and scale;
 - (2) Boundaries of the property, using bearings and distances (in feet); and either the subdivision lot and block, or liber and folio numbers;
 - (3) Zoning categories of the subject property and all adjacent properties;
 - (4) Locations and types of major improvements that are within fifty (50) feet of the subject property and all land uses on adjacent properties;
 - (5) An approved Natural Resource Inventory;
 - (6) Street names, right-of-way and pavement widths of existing streets and interchanges within and adjacent to the site;
 - (7) Existing rights-of-way and easements (such as railroad, utility, water, sewer, access, and storm drainage);
 - (8) Existing site and environmental features as shown on an approved NRI;
 - (9) A Type 2 Tree Conservation Plan prepared in conformance with Division 2 of Subtitle 25 and The Woodland and Wildlife Habitat Conservation Technical Manual or a Standard Letter of Exemption;
 - (10) A statement of justification describing how the proposed design preserves and restores the regulated environmental features to the fullest extent possible;
 - (11) An approved stormwater management concept plan;
 - (12) Proposed system of internal streets including right-of-way widths;
 - (13) Proposed lot lines and the dimensions (including bearings and distances, in feet) and the area of each lot;
 - (14) Exact location and size of all buildings, structures, sidewalks, paved areas, parking lots (including striping) and designation of waste collection storage areas and the use of all buildings, structures, and land;
 - (15) Proposed grading, using one (1) or two (2) foot contour intervals, and any spot elevations that are necessary to describe high and low points, steps, retaining wall heights, and swales;
 - (16) A landscape plan prepared in accordance with the provisions of the Landscape Manual showing the exact location and description of all plants and other landscaping materials, including size (at time of planting), spacing, botanical and common names (including description of any plants that are not typical of the species), and planting method;
 - (17) Exact location, size, type, and layout of all recreation facilities;
 - (18) Exact location and type of such accessory facilities as paths, walks, walls, fences (including widths or height, as appropriate), entrance features, and gateway signs (in accordance with [Section 27-626](#) of this Subtitle);
 - (19) A detailed statement indicating the manner in which any land intended for public use, but not proposed to be in public ownership, will be held, owned, and maintained for the indicated purpose (including any proposed covenants or other documents);
 - (20) Description of the physical appearance of proposed buildings (where specifically required), through the use of architectural elevations of facades (seen from public areas), or through other illustrative drawings, photographs, or renderings deemed appropriate by the Planning Board; and
 - (21) Any other pertinent information.

RESPONSE:

On behalf of the Applicant, ATCS in full compliance to the requirements listed above, has completed and submits with this Statement of Justification the following:

- (A) The Detailed Site Plan (sheets 1 – 14) showing the following:
- (1) Location map
 - (2) Boundary survey
 - (3) Zoning Map (including the subject property & adjacent properties)

- (4) All existing major improvements within 50 feet of the Property
- (5) Natural Resource Inventory
- (6) Street names, rights of way, pavement widths, etc.
- (7) Existing rights of way (including utility, water, sewer, and storm drainage;
- (8) Natural Resource Inventory;
- (9) Type 2 Tree Conservation Plan;
- (10) This statement of justification describing how the proposed design preserves and restores the regulated environmental features to the fullest extent possible;
- (11) An approved stormwater management concept plan;
- (12) System of internal streets, driveways, and rights of way widths’
- (13) Proposed new parcel lines (including bearings, distances, etc. in feet) and the area of Parcel 1.
- (14) Exact location and size of the proposed new building, sidewalks, paved areas, site features, parking lots (including striping & handicap)
- (15) Proposed grading plan with spot elevations describing high and low points, steps, retaining walls (if any) and swales;
- (16) Landscape Plan (prepared in accordance with the Landscape Manual)
- (17) Recreational facilities (including location, size, and layout of bicycle racks)
- (18) Location of any accessory facilities;
- (19) Identification and statement of any land intended for public use, but not proposed to be in public ownership. NOT APPLICABLE;
- (20) Architectural Elevations; and
- (21) Other pertinent information. To be accomplished after meeting with M-NCPPC staff.

(B) Architectural Elevations

Creative Builders LLC (Aniema Smith Udofa) in compliance with the Detailed Site Plan Submittal Checklist has completed and submits with this request a series of architectural elevations illustrating all sides exterior structure.

(C) Sign Elevation:

Pasadena Signs (Gary Brezler) in compliance with the Detailed Site Plan Submittal Checklist and the County Zoning Ordinance has completed the design and submits with this request renderings illustrating the proposed signage that will be built along Westphalia Road for the Spirit of God Deliverance Church.

V. CONFORMANCE WITH ZONING ORDINANCE SECTION 27-281

The proposed development conforms to the general purposes of Detailed Site Plans pursuant to Section 27-281(b), described in detailed below”

(b) General purposes.

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

(A) To provide for development in accordance with the principles for the orderly, planned, efficient and economical development contained in the General Plan, Master Plan, or other approved plan;

(B) To help fulfill the purposes of the zone in which the land is located;

(C) To provide for development in accordance with the site design guidelines established in this Division; and

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

RESPONSE: The Detailed Site Plan provides for a development in accordance with the principles for the orderly, planned, efficient and economical development

VI. ALTERNATIVE COMPLIANCE REQUEST

(A) Conditions Present.

We note that space limitations, unusually shaped lots, prevailing practices in the surrounding neighborhood, in-fill sites, and improvements and redevelopment in older communities impacts the proposed Detailed Site Plan.

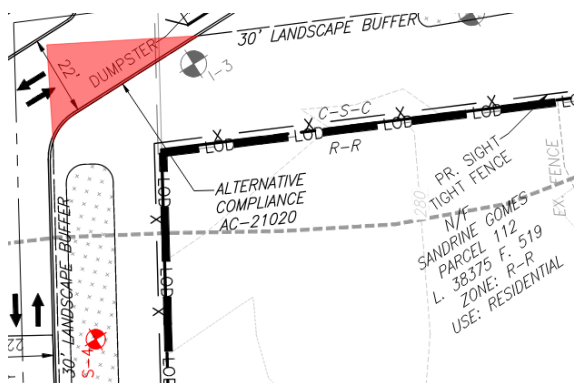
The proposed Detailed Site Plan is a combination of 3 parcels (Parcel A, 67 and 211). This combination has created an unusually shaped lot that has its thinner section of the site where the building is proposed thus the required 30-foot landscape buffer creates space limitations for the church building footprint. The location for the proposed church is bounded by residential zones on its south and east side of Parcel 67 and Parcel A respectively. The alternative compliance is required particularly due to the different zone, perceived intensity of development of a single church building, and differing uses adjoining each other.

(B) Application of the AC Request to this Detailed Site Plan.

A proposed alternative compliance measure must be equally effective as normal compliance in terms of quality, durability, hardiness, and ability to fulfill the design criteria in Section 3.

The proposed alternative compliance request consists of a reduction of landscape buffer in area overlapped by proposed drive aisle behind the back of curb, adding a 6' high sight tight fence and providing 10% more than required shade trees. This requested alternative compliance is equally effective as the normal compliance in terms quality, durability, hardiness, and ability to fulfill the design criteria listed in Section 3. The landscape offered by this application should: (i) supply sufficient greenery and shall result in a pleasing appearance as fulfilled by a buffer and design criteria listed in Section 3 of the manual; (ii) in combination with the 6' high sight tight fence provides the needed barrier between two properties. It should also be noted that a fence also provides better physical obstruction than landscape for trespassers to either property.

The area hatched in red below is the area for which Alternative Compliance is requested.



VII. SERVING THE GREATER GOOD OF THE COMMUNITY


This facility, the new home for Spirit of God Deliverance Church, located at 9207 Westphalia Road, Upper Marlboro will be a beacon of light for all people. In addition to being a place of religious worship this building will serve the community by offering a number of programs for education, charity, and counseling. Spirit of God Deliverance Church will be a place offering computer classes, tutoring programs, work force development training, vacation Bible school and Bible training, food and clothing pantry, Girl Scout & Boy Scout troops, marriage counseling, youth encouragement programs, and more. Spirit of God Deliverance Church is excited to see this location being able to serve the community during time of catastrophic events such as power outages and severe weather storms – being a place of refuge for all people of our community.

VIII. CONCLUSION

For all of the above stated reasons, the Applicant and the members of the Development Team respectfully request approval of the proposed Detailed Site Plan and Alternative Compliance applications advancing the development and use of the property as a church with its associated signage, parking, landscaping, and other associated amenities.

Submitted By:

Law Office of Midgett S. Parker, P.A.

By:  _____
Midgett S. Parker, Esq., Founder/CEO

Date: 01/20/2022



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

DATE: February 2, 2022
TO: Andree Green Checkley, ESQ., Planning Director
VIA: Jill Kosack, Co-Chair, Alternative Compliance Committee
FROM: Andrew Bishop, Alternative Compliance Committee Member
PROJECT NAME: Spirit of God Deliverance Church
PROJECT NUMBER: Alternative Compliance AC-21020
COMPANION CASE: Detailed Site Plan DSP-21012

ALTERNATIVE COMPLIANCE

Recommendation: Approval Denial

Justification: SEE ATTACHED

Andrew Bishop

N. Andrew Bishop

Reviewer's Signature

PLANNING DIRECTOR'S REVIEW

Final Decision Approval Denial

Recommendation Approval Denial

To Planning Board

To Zoning Hearing Examiner

Planning Director's Signature **Andree Green Checkley** Digitally signed by Andree Green Checkley Date: 2022.02.15 17:24:20 -05'00'

Date

APPEAL OF PLANNING DIRECTOR'S DECISION

Appeal Filed:

Planning Board Hearing Date:

Planning Board Decision: Approval Denial

Resolution Number:

Alternative Compliance: AC-21020
 Name of Project: Spirit of God Deliverance Church
 Companion Case: Detailed Site Plan DSP-21012
 Date: February 2, 2022

This alternative compliance application is a companion case to Detailed Site Plan DSP-21012, which proposes construction of an 18,112-square-foot building for an institutional use (church), associated offices, and a fellowship hall. The 5.28-acre site is in the Rural Residential (R-R), Residential Medium, and Commercial Shopping Center Zones. Alternative compliance is requested from the requirements of Section 4.7, Buffering Incompatible Uses, of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) for a portion of its eastern and southern boundary adjacent to an existing single-family detached dwelling.

Location

The subject property is located in the southwest and southeast corners of the intersection of Westphalia Road and Rock Spring Drive. The site includes existing Parcel A, Parcel 67, Parcel 211, and Outparcel 91 in Planning Area 78 and Council District 6.

The property is also located within the geography previously designated as the Developing Tier of the 2014 *Plan Prince George's 2035 Approved General Plan*, as found in Prince George's County Planning Board Resolution No. 14-10 (see Prince George's County Council Resolution CR-26-2014).

Background

The proposed church is considered a medium-impact use by the Landscape Manual. The subject property abuts existing single-family detached dwellings in the R-R Zone along the eastern and southern lot lines. A Section 4.7 Type 'C' bufferyard, which includes a 40-foot building setback and a minimum 30-foot-wide landscape yard to be planted with 120 plant units per 100 linear feet of property line, is required along these lot lines. Specifically, the applicant is seeking relief as follows:

REQUIRED: Section 4.7-1 Buffering Incompatible Uses, adjacent to single-family detached dwelling

Minimum building setback	40 feet
Minimum width of landscape yard	30 feet
Linear feet of bufferyard	413 feet
Number of plant units (120 per 100 linear feet)	248 (reduced for fence)

PROVIDED: Section 4.7-1 Buffering Incompatible Uses, adjacent to single-family detached dwelling

Building setback	Approximately 53 feet
Width of landscape yard	Varies from 21 to 30 feet
Fence	Yes, 6-foot-high, sight-tight
Number of plant units	253 (reduced for fence)

Justification of Recommendation

Along the southern and eastern lot lines, the property abuts a single-family detached dwelling in the R-R Zone on Parcel 112. Due to space limitations created by the unusually shaped lot, the applicant is proposing to provide a varied bufferyard that is a minimum of 21 feet for

approximately 10 percent of the length and increases to the required 30-foot-wide for the remainder. In addition, the bufferyard includes 253 plant units, five more than required, in combination with a six-foot-high board-on-board fence.

Given the minor deviation and the provision of a fence and the full plant unit requirement, the Alternative Compliance Committee finds that the applicant's proposal is equally effective as normal compliance with Section 4.7 of the Landscape Manual.

Recommendation

The Alternative Compliance Committee recommends APPROVAL of Alternative Compliance AC-21012, for Spirit of God Deliverance Church, from Section 4.7, Buffering Incompatible Uses, of the Landscape Manual, along the eastern and southern property lines, subject to the following condition:

1. Prior to signature approval of Detailed Site Plan DSP-21012, the applicant shall revise the landscape plan and Section 4.7 schedule to reflect the correct building setback and buffer width.

R E S O L U T I O N

WHEREAS, the Spirit of God Deliverance Church is the owner of a 5.27-acre parcel of land known as Parcel 211, Parcel 67, Parcel A and Outparcel 91, said property being in the 15th Election District of Prince George's County, Maryland, and being zoned Rural Residential (R-R), Commercial Shopping Center (C-S-C) and Residential Medium Development (R-M); and

WHEREAS, on October 15, 2020, Annette Dreher filed an application for approval of a Preliminary Plan of Subdivision for 2 parcels and 1 outparcel; and

WHEREAS, the application for approval of the aforesaid Preliminary Plan of Subdivision, also known as Preliminary Plan 4-17022 for Spirit of God Deliverance Church 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 March 11, 2021, 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 March 11, 2021, 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 1 Tree Conservation Plan TCP1-019-2020, and APPROVED a Variance to Section 25-122(b)(1)(G), and further APPROVED Preliminary Plan of Subdivision 4-17022 for 2 parcels and 1 outparcel with the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision, the plan shall be revised to:
 - a. Rename Outparcel 91 as proposed Outparcel 1.
 - b. Show the primary management area boundary on proposed Parcel 2.
 - c. Indicate in General Note 2 that there are two existing parcels named Parcel 211.
 - d. Correct General Note 4 to indicate the purpose of the subdivision is two parcels and one outparcel for institutional development.
 - e. Revise General Notes 7 and 8 to account for the primary management area on site.

- f. In the Lot Requirements table, remove the lines related to lot coverage, setbacks, and height, as these items are not approved at the time of preliminary plan of subdivision.
 - g. In General Note 16, correct the minimum lot width in the Rural Residential Zone to 100 feet at the front building line and 70 feet at the front street line.
2. At the time of final plat, the applicant shall dedicate public utility easements as shown on the approved preliminary plan of subdivision.
3. Prior to signature approval of the preliminary plan of subdivision, the applicant shall obtain approval to have the portion of the subject property within Water and Sewer Category 5 recategorized to Water and Sewer Category 4 or lower.
4. A substantial revision to the mix of uses on the subject property that affects Subtitle 24 of the Prince George's County Subdivision Regulations adequacy findings, as set forth in a resolution of approval, shall require the approval of a new preliminary plan of subdivision, prior to approval of any building permits.
5. Total development within the subject property shall be limited to uses which generate no more than 10 AM peak-hour trips and 10 PM peak-hour vehicle trips and 181 Sunday peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.
6. At the time of final plat, the applicant shall dedicate right-of-way along Westphalia Road as shown on the approved preliminary plan of subdivision.
7. Prior to issuance of any building permit, the applicant and/or the applicant's heirs, successors, and/or assignees shall, pursuant to the provisions of Prince George's County Council Resolution CR-66-2010 and the MD 4/Westphalia Road Public Facilities Financing and Implementation Program, pay to Prince George's County (or its designee) a fee of \$11,869.46 (in 2010 dollars), pursuant to the memorandum of understanding (MOU) required by Prince George's County Council Resolution CR-66-2010. The MOU shall be recorded in the Land Records of Prince George's County, Maryland. These unit costs will be adjusted based on an inflation cost index factor to be determined by the Prince George's County Department of Permitting, Inspections and Enforcement at the time of the issuance of the permit.
8. Prior to the approval of any final plat for this project, pursuant to Prince George's County Council Resolution CR-66-2010, the owner/developer, its heirs, successors and/or assignees shall execute a memorandum of understanding (MOU) with the County that sets forth the terms and conditions for the payment of Fees by the Owner/Developer, its heirs, successor and/or assignees pursuant to the Public Facilities Financing and Implementation Program. The MOU shall be executed and recorded among the Prince George's County land records and the liber/folio noted on final plat of subdivision.

9. Development of this site shall be in conformance with the approved Stormwater Management Concept Plan (2314-2017-0) and any subsequent revisions.
10. In conformance with the 2009 *Approved Countywide Master Plan of Transportation* and the 2007 *Approved Westphalia Sector Plan*, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following facilities, and shall provide an exhibit that depicts the following facilities prior to acceptance of any detailed site plan:
 - a. Bikeway signage and shared lane markings (e.g., "sharrow") along the subject site's frontage of Rock Spring Drive, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.
 - b. A minimum 10-foot-wide shared-use path along the subject site frontage of Westphalia Road, consistent with the 2012 AASHTO *Guide for the Development of Bicycle Facilities*, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.
 - c. A minimum 10-foot-wide shared-use path along the subject site frontage of Rock Spring Drive, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.
 - d. Continental style crosswalks and associated perpendicular Americans with Disabilities Act curb ramps crossing all entrances proposed along Westphalia Road, the intersection of Rock Spring Drive and Westphalia Road, and all entrances proposed along Rock Spring Drive, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.
 - e. A minimum of two inverted U-style, or similar style, bicycle parking racks near the building entrance.
11. Prior to signature approval of the preliminary plan of subdivision, the Type 1 tree conservation plan shall be revised to meet all the requirements of Subtitle 25. Required revisions include, but are not limited to:
 - a. Add the standard Subtitle 25 variance note under the Specimen Tree Table or Woodland Conservation Worksheet identifying with specificity the variance decision consistent with the decision of the Prince George's County Planning Board:

"NOTE: This plan is in accordance with the following variance(s) from the strict requirements of Subtitle 25 approved by the Planning Board on (ADD DATE) for the removal of the following specified specimen trees (Section 25-122(b)(1)(G): (Identify the specific trees to be removed)."
 - b. Reconcile the gross site acreage listed on the Type 1 tree conservation plan (5.28 acres) with that listed on the preliminary plan of subdivision (5.27 acres).

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

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

13. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-019-2020). 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 (TCP1-019-2020 or most recent revision), 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 (WCO). 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."

14. Prior to the issuance of permits for this subdivision, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:

"This plat is subject to the recordation of a Woodland Conservation Easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 Tree Conservation Plan, when approved."

15. A detailed site plan (DSP) shall be approved for the proposed church use prior to approval of a final plat. The DSP shall ensure that development on the property has high quality architectural design, landscaping, and construction materials and effective on-site buffering for existing or future residential, or institutional land uses in the area.

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 site is located at 9201 and 9207 Westphalia Road, at the intersection of Westphalia Road and Rock Spring Drive, on both sides of Rock Spring Drive. The site consists of four existing parcels and one outparcel. These include two parcels both known as Parcel 211, which are separated by Rock Spring Drive (recorded in Liber 21814 Folio 1); Parcel 67 (Liber 21814 Folio 1); Parcel A (recorded in Plat Book NLP 94 page 65); and Outparcel 91 (Plat Book ME 215 page 65). Parcel 67 and the two parcels known as Parcel 211 are in the Commercial Shopping Center (C-S-C) Zone, while Parcel A is in the Rural Residential (R-R) Zone and Outparcel 91 is in the Residential Medium Development (R-M) Zone. The total site area is 5.27 acres. The site is subject to the 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment* (Sector Plan and SMA).

The property has been vacant since at least 2017. Melwood Road, which previously passed through the property, was vacated and stubbed to a cul-de-sac in 2019 via the plat recorded in Plat Book ME 251 page 65. That same plat dedicated Rock Spring Drive through the subject property. The subject PPS will consolidate Parcel A, Parcel 67, and the western Parcel 211 into one new parcel to be known as Parcel 1. Outparcel 91 will not be consolidated and will remain in its current configuration, though it must be renamed and shall be designated as Outparcel 1. The eastern Parcel 211 will become Parcel 2. Parcel 1 and Outparcel 1 will be on the west side of Rock Spring Drive, while Parcel 2 will be on the east side. The applicant further proposes to construct an 18,112-square-foot church with 500 seats on Parcel 1. No conceptual development has been proposed for Parcel 2 at this time.

A portion of the property is within Water and Sewer Category 5, and per Section 24-122.01(b) of the Prince George's County Subdivision Regulations, is not eligible for development until it attains Water and Sewer Category 4 or lower. Approval of the preliminary plan of subdivision (PPS) shall therefore be made conditional on this portion of the property being recategorized prior to certification. This condition is discussed further in the Public Facilities finding of this resolution.

The applicant filed a variance request to Section 25-122(b)(1)(G) of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) in order to allow removal of four specimen trees. This request is discussed further in the Environmental finding of this resolution.

3. **Setting**—The site is located on Tax Map 82, Grids D-4 and E-4, and on Tax Map 90, Grids D-1 and E-1. The site is within Planning Area 78. Westphalia Road abuts the subject property to the north, while D'Arcy Road extends to the north from its intersection with Westphalia Road and Rock Spring Drive. Beyond Westphalia Road are residential uses and a church in the R-R Zone, as well as an industrial use in the Light Industrial Zone. Abutting the property to the east is a single-family dwelling on a large parcel in the R-R Zone. To the south of the property is the Parkside development (formerly known as Smith Home Farms), in the R-M Zone. Abutting the property to the west is the campus of the Prince George's Community College Westphalia Training Center, in the R-R and Commercial Office Zones. The subject property and its surroundings are also located in the Military Installation Overlay (M-I-O) Zone for height and noise.

4. **Development Data Summary**—The following information relates to the subject PPS and the proposed development.

	EXISTING	APPROVED
Zone	R-R/C-S-C/R-M/MIOZ	R-R/C-S-C/R-M/MIOZ
Use(s)	Vacant	Institutional (church)
Acreage	5.27	5.27
Parcels	4	2
Outparcels	1	1
Dwelling Units	0	0
Floor Area	0	18,112 square feet
Variance	No	Yes Section 25-122(b)(1)(G)
Variation	No	No

Pursuant to Section 24-119(d)(2) of the Subdivision Regulations, this case was heard at the Subdivision and Development Review Committee meeting on October 30, 2020.

5. **Previous Approvals**—Parcel A is subject to a previous PPS, 4-76007. There are no longer any records available related to this PPS. The property was subsequently platted as Parcel A of the Pile Drivers Union 2311 Property, in Plat Book NLP 94 page 65, in May 1976. The plat contains no additional requirements for the property.

Outparcel 91 was originally created as part of the Smith Home Farms development, later known as Parkside. The Parkside development required a series of approvals due to its use of comprehensive design zones. These approvals include the 2006 Zoning Map Amendments A-9965 and A-9966, which placed the development in the R-M and Local Activity Center Zones; the 2006 PPS 4-05080 (reconsidered in 2012); the 2006 Comprehensive Design Plan CDP-0501 (reconsidered in 2016), as well as its two revisions in 2012 and 2020; and a series of specific design plans (SDPs). Outparcel 91 appears only on SDP-0506 and its three revisions (from 2006, 2007, 2012, and 2014 respectively), which were for road infrastructure only. The outparcel was ultimately platted in Plat Book ME 251 page 65 in March 2019.

Outparcel 91 has no development entitlement stemming from the Parkside series of approvals. So long as it remains in the R-M Zone, developing it would require an amendment to the CDP and a subsequent SDP. The future approvals which may be needed for this project are discussed in the Urban Design finding of this resolution.

Parcel 67 and the two parcels known as Parcel 211 are not subject to any previous development approvals, but they appear on the plat recorded in Plat Book ME 251 page 65. With this plat, Rock Spring Drive was dedicated through the original Parcel 211, separating it into two parcels with that designation. In addition, the right-of-way of Melwood Road, which previously separated

Parcel 67 and Parcel 211, was vacated and its land divided between Parcel 67 and the western Parcel 211.

6. **Community Planning**—The 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) and conformance with the Sector Plan and SMA are evaluated as follows:

Plan 2035

This PPS is in the Established Communities growth policy area. The vision for the Established Communities is that they are most appropriate for context-sensitive infill and low-to medium density development (page 20).

Sector Plan and SMA

The sector plan recommends Low Density Residential land uses on the subject property (page. 19). However, the sector plan also finds that the property “should be classified in a commercial zoning category to allow institutional and limited commercial land uses, provided that site plan review by the Prince George’s County Planning Board is obtained prior to issuance of a building permit for any new construction on the site” (page 95). Based on this finding, the PPS conforms to the sector plan because it proposes an institutional use. However, the finding requires that site plan review by the Planning Board shall be obtained prior to issuance of a building permit for any new construction on the subject site. The applicant shall submit a DSP for review by the Planning Board following approval of the PPS.

The sectional map amendment rezoned Parcel 67 and Parcel 211 from the Ancillary Commercial and Residential Agricultural (R-A) Zones to the C-S-C Zone (page 95). It also rezoned Parcel A from the R-A Zone to the R-R Zone (page 94). This rezoning occurred before Parcel 211 was divided by Rock Spring Drive.

Aviation/MIOZ

This PPS is located within the M-I-O Zone. Pursuant to Section 27-548.54(e)(2)(D), Maximum Height Requirement, of the Prince George’s County Zoning Ordinance, the PPS must comply with the requirements for height for properties located in Conical Surface (20:1) E - Right Runway. The PPS is also located in the Noise Intensity Zone, 60 db - 74 db.

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

7. **Stormwater Management**—A Stormwater Management (SWM) Concept Plan (2314-2017) and approval letter from the Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE) were submitted with the subject PPS and received on October 15, 2020. According to the proposed plan, nine micro-bioretenion facilities and one micro-pool are proposed to provide stormwater retention and attenuation on-site before discharging into tributaries of the Western Branch.

In accordance with Section 24-130 of the Subdivision Regulations, development of the site shall conform with the SWM concept approval and any subsequent revisions to ensure no on-site or downstream flooding occurs.

8. **Parks and Recreation**—In accordance with Section 24-134(a) of the Subdivision Regulations, the subject subdivision is exempt from Mandatory Dedication of Parkland requirements because it consists of non-residential development.
9. **Trails**—This PPS was reviewed for conformance with the Subdivision Regulations, the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), and the Westphalia Sector Plan to provide the appropriate pedestrian and bicycle transportation recommendations.

Subdivision Regulations Conformance

The submitted PPS does not include blocks over 750 feet long and therefore, does not need to provide mid-block crossing facilities pursuant to Section 24-121(a)(9) of the Subdivision Regulations.

Review of Connectivity to Adjacent/Nearby Properties

The subject site is adjacent to residential areas with no current pedestrian or bicycle connections. The site will be improved to include these facilities along the property frontages of Westphalia Road and Rock Spring Drive, which will facilitate future connections. The details of the proposed pedestrian and bicycle facilities shall be included in the subsequent DSP.

Review of Master Plan of Transportation Compliance

This development case is subject to the MPOT. Three master plan facilities impact the subject site, which include a portion of the Melwood Legacy Trail, a side path along Westphalia Road, and a shared use roadway along Rock Spring Drive.

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

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

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

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

The proposed development shall include a minimum 10-foot-wide side path along the property frontage of Westphalia Road, per the MPOT and consistent with the 2012 AASHTO *Guide for the Development of Bicycle Facilities*. While the Melwood Legacy Trail is planned along the vacated portion of Melwood Road, a minimum 10-foot-wide sidewalk shall be provided along the frontage of Rock Spring Drive to continue the proposed trail. In addition to the wide sidewalk, bikeway signage and shared road pavement markings shall be provided along the frontage of Rock Spring Drive to fulfill the intent of the master plan facilities. Furthermore, crosswalks and associated Americans with Disabilities Act curb ramps shall be provided crossing all entrances proposed along Westphalia Road, the intersection of Rock Spring Drive and Westphalia Road, and all entrances proposed along Rock Spring Drive. Lastly, designated space for bicycle parking is an important component for bicycle friendly roadways. A minimum of two inverted u-style bicycle racks, or a style similar that allows two points of secure contact, shall be provided at a location convenient to the building entrance. The above improvements fulfill the intent of the policies recommended above and comply with the master plan, pursuant to Section 24-121(a)(5).

Review of Sector Plan Compliance

This development is also subject to the Westphalia Sector Plan which includes the following recommendations for pedestrian and bicyclist facilities:

- 1. Sidewalks should be provided throughout the Westphalia community except designated scenic rural roads, highways, bikeways, trails, and lanes.**

The required pedestrian facilities along Westphalia Road and Rock Spring Drive are consistent with the strategies included in the sector plan.

- 10. Transportation**—Transportation-related findings for adequacy are made for this PPS, along with any needed determinations related to dedication, access, and general subdivision layout. The findings outlined below are based upon review of the materials and analyses submitted by the applicant, consistent with the “Transportation Review Guidelines, Part 1” (Guidelines).

Analysis of Traffic Impacts

The PPS is supported by a traffic impact study (TIS) dated January 2021 using counts dated February and March 2018, with regional growth factors applied. The study provided by the applicant was referred to the Prince George’s County Department of Public Works and Transportation and DPIE. DPIE’s comments are listed as follows:

1. Prior to the issuance of building permit, the applicant should be conditioned to install a deceleration lane into the site access.
2. The result of the traffic impact analysis showed high westbound left turning movements at the intersection of Westphalia Road and the site access. As such, in lieu of providing a left turn lane or a bypass lane for this movement; prior to the issuance of building permit the applicant shall be required to determine if shoulder improvements will be required in lieu of a westbound left turn lane or bypass lane.

The above improvements are not necessary to meet Subtitle 24 adequacy requirements, and therefore are not conditions of approval of this PPS. However, DPIE will still be able to require these improvements on their own authority, should they and the applicant determine they are needed.

The subject property is currently unimproved and is located within Transportation Service Area 2, as defined in Plan 2035. As such, the subject property is evaluated according to the following standards:

Links and Signalized Intersections

Level-of-Service D, with signalized intersections operating at a critical lane volume of 1,450 or better. Mitigation, per Section 24-124(a)(6) of the Subdivision Regulations, is permitted at signalized intersections within any tier subject to meeting the geographical criteria in the Guidelines.

Unsignalized Intersections

The procedure for unsignalized intersections is not a true test of adequacy but rather an indicator that further operational studies need to be conducted.

- a. A three-part process is employed for two-way stop-controlled intersections: (a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure; (b) the maximum approach volume on the minor streets is computed if delay exceeds 50 seconds, (c) if delay exceeds 50 seconds and at least one approach volume exceeds 100, the critical lane volume is computed.
- b. A two-part process is employed for all-way stop-controlled intersections: (a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure; (b) if delay exceeds 50 seconds, the critical lane volume is computed.

This PPS is for a 500-seat church. Table 1 below summarizes the trip generation during each peak hour that will be used in reviewing traffic and developing a trip cap for the site:

Land Use	AM Peak Hour			PM Peak Hour			Sunday		
	In	Out	Total	In	Out	Total	In	Out	Total
Church (Guidelines) - 18,112 sq. ft.	6	4	10	5	5	10			
Church (ITE -560)							87	94	181
Total trip	6	4	10	5	5	10	87	94	181

The revised January 2021 TIS notes that the traffic counts were taken in 2018 and factored by 0.7 percent along MD 4 and 1.9 percent along Westphalia Road for a period of two years to estimate 2020 traffic counts. This has been deemed to comply with the existing requirements in consideration of the proposed use. The critical intersections were identified and analyzed under existing, background and total conditions:

EXISTING CONDITIONS			
Intersection	AM	PM	Sunday
	LOS/CLV	LOS/CLV	LOS/CLV
MD 4 at Westphalia Road	1486 (E)	1440 (D)	885 (A)
MD 4 at MD 337 (Suitland Parkway)	1866 (F)	1714 (F)	1061 (B)
Westphalia Road at Melwood Road*	10.8 seconds	14.2 seconds	10.2 seconds
Westphalia Road at D'Arcy Road*	16.6 seconds	23.5 seconds	11.7 seconds
*Unsignalized intersections are analyzed using the Highway Capacity Software. The results show the intersection delay measured in seconds/vehicle. A maximum delay of 50 seconds/car is deemed acceptable. If delay exceeds 50 seconds and at least one approach volume exceeds 100, the critical lane volume is computed. A two-part process is employed for all-way stop-controlled intersections: (a) vehicle delay is computed in all movements using the Highway Capacity Manual (Transportation Research Board) procedure; (b) if delay exceeds 50 seconds, the critical lane volume is computed. If the critical lane volume falls below 1,150 for either type of intersection, this is deemed to be an acceptable operating condition.			

In evaluating the effect of background traffic, 10 background developments in the area were included, several of which propose some significant roadway changes. The changes that impact this development include: the extension of the existing Rock Spring Drive to Westphalia Road creating a four-way intersection that will be signalized; and Melwood Road being terminated in a cul-de-sac prior to Westphalia Road, with its traffic diverted to the new Rock Spring Drive. The table below shows the results:

BACKGROUND CONDITIONS			
Intersection	AM	PM	Sunday
	LOS/CLV	LOS/CLV	LOS/CLV
MD 4 at Westphalia Road ¹	1936 (F)	2213 (F)	1713 (F)
MD 4 at MD 337 (Suitland Parkway)	2417 (F)	1849 (F)	1142 (B)
Westphalia Road at D'Arcy Road/Rock Spring Drive*	1335 (D)	1130 (B)	670 (A)
<p>*Unsignalized intersections are analyzed using the Highway Capacity Software. The results show the intersection delay measured in seconds/vehicle. A maximum delay of 50 seconds/car is deemed acceptable. If delay exceeds 50 seconds and at least one approach volume exceeds 100, the critical lane volume is computed. A two-part process is employed for all-way stop-controlled intersections: (a) vehicle delay is computed in all movements using the Highway Capacity Manual (Transportation Research Board) procedure; (b) if delay exceeds 50 seconds, the critical lane volume is computed. If the critical lane volume falls below 1,150 for either type of intersection, this is deemed to be an acceptable operating condition.</p> <p>¹Includes improvements currently under construction by others (additional right turn lane on SB Westphalia Road).</p>			

The critical intersections were identified and analyzed under future conditions with the following results:

FUTURE CONDITIONS			
Intersection	AM	PM	Sunday
	LOS/CLV	LOS/CLV	LOS/CLV
MD 4 at Westphalia Road ¹	1936 (F)	2210 (F)	1778 (F)
MD 4 at MD 337 (Suitland Parkway) ²	1235 (C)	462 (A)	317 (A)
Westphalia Road at D'Arcy Road/Rock Spring Drive	1337 (D)	1131 (B)	684 (A)
NB Westphalia Road at Site Access*	39.9 seconds	49.7 seconds	57.7 seconds
WB Westphalia Road at Site Access*	8.3 seconds	11.2 seconds	9.7 seconds
<p>*Unsignalized intersections are analyzed using the Highway Capacity Software. The results show the intersection delay measured in seconds/vehicle. A maximum delay of 50 seconds/car is deemed acceptable. If delay exceeds 50 seconds and at least one approach volume exceeds 100, the critical lane volume is computed. A two-part process is employed for all-way stop-controlled intersections: (a) vehicle delay is computed in all movements using the Highway Capacity Manual (Transportation Research Board) procedure; (b) if delay exceeds 50 seconds, the critical lane volume is computed. If the critical lane volume falls below 1,150 for either type of intersection, this is deemed to be an acceptable operating condition.</p> <p>¹Includes improvements currently under construction by others (additional right turn lane on SB Westphalia Road).</p> <p>²Includes SHA interchange improvement</p>			

Results from the total traffic analysis revealed the following:

- The MD 4 at Westphalia Road interchange will operate at “F” level of service during the AM, PM and Sunday peak periods. This intersection does not meet adequacy and has a previously approved Public Facilities Financing and Implementation Program (PFFIP) funding mechanism in place that will ultimately provide for an upgrade to a grade separated interchange, with interim improvements occurring until that point. It is recommended in the TIS that a condition be approved allowing the applicant to contribute funds to the PFFIP in lieu of off-site improvements at this intersection. This issue is discussed further, below.
- The intersection of Westphalia Road at Site Access was found to be not operating adequately during the Sunday peak period. A second test of adequacy for unsignalized intersections is to determine if the delay exceeds 50 seconds and the minor street approach volume exceeds 100. In this case, the volume is projected at 94 and therefore, has an acceptable standard of adequacy for operation.

Westphalia Public Facilities Financing and Implementation Program (PFFIP)

Given the inadequate levels of service calculated for the intersection of MD 4 (Suitland Parkway) at Westphalia Road, the applicant shall provide a monetary contribution towards the construction of the planned interchange at the MD 4 (Suitland Parkway) at Westphalia Road intersection. If this contribution is made, the development will meet the requirements for transportation adequacy, pursuant to Subtitle 24 of the Prince George’s County Code.

On October 26, 2010, the County Council approved Prince George’s County Council Resolution CR-66-2010, establishing a PFFIP district for the financing and construction of the MD 4/Westphalia Road interchange. Pursuant to CR-66-2010 (Sections 6, 7 and 8) a cost allocation table (Table) was prepared that allocates the estimated \$79,990,000 cost of the interchange to all the properties within the PFFIP district. CR-66-2010 also established \$79,990,000 as the maximum cost on which the allocation can be based. The allocation for each development is based on the proportion of average daily trips contributed by each development passing through the intersection, to the total average daily trips contributed by all the developments in the district passing through the same intersection. The ratio between the two sets of average daily trips becomes the basis on which each development’s share of the overall cost is computed.

Using data from the *Trip Generation Manual, 10th edition* (Institute of Transportation Engineers), as well as the Guidelines, this development is projected to generate 17 average daily trips. Based on trip distribution used in the TIS, it has been determined that 70 percent of the site traffic is oriented to and from the west, along Westphalia Road. Consequently, in applying that distribution, it has been determined that the total average daily trips that will pass through the MD 4 (Suitland Parkway) at Westphalia Road intersection will be $17 \times 0.70 = 12$. Based on 12 daily trips, this site’s contribution for the PFFIP was computed as \$11,869.46 for the institutional use. The unit cost is further computed as \$66 per square foot.

Master Plan Roads and Site Access

The property is in an area where the development policies are governed by the Westphalia Sector Plan and the MPOT. The subject property has frontage on both Westphalia Road (C-626) and Rock Spring Drive (C-627). Both roads have been designated as master plan collector roads and have 80-foot rights-of-way. The applicant previously dedicated the full right-of-way of Rock Spring Drive through their property, per the plat recorded in Plat Book ME 251 page 65. An additional 350 square feet of right-of-way dedication to Westphalia Road is included with this PPS. The dedication will properly accommodate future road widening.

11. **Schools**—Per Section 24-122.02 of the Subdivision Regulations, and Council Resolutions CR-23-2001 and CR-38-2002, *Adequate Public Schools Facility Regulations for Schools*, this subdivision was reviewed for impacts to school facilities in accordance with the ordinance and resolutions. The property is exempt from a review for schools because it is a non-residential use.
12. **Public Facilities**—In accordance with Section 24-122.01 of the Subdivision Regulations, police, and fire and rescue facilities are found to be adequate to serve the subject site, as outlined in a memorandum from the Special Projects Section, dated October 30, 2020 (Thompson to Diaz-Campbell), incorporated by reference herein.

Section 24-122.01(b)(1) of the Subdivision Regulations states that “the location of the property within the appropriate service area of the Ten-Year Water and Sewerage Plan is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for preliminary or final plat approval.” The 2018 *Water and Sewer Plan* placed most of the property in Water and Sewer Category 3, Community System. Parcel A is in Sewer Category 4, Community System Adequate for Development Planning. A portion of existing Parcel 67 is in Water and Sewer Category 5, Future Community System, which is outside the appropriate service area. The applicant therefore requested a change for this portion of Parcel 67 to Water and Sewer Category 4 through the December 2020 Cycle of Amendments to the Water and Sewer Plan. However, as of the March 11, 2021 hearing for this PPS, the Prince George’s County District Council had not yet approved the category change.

Because the District Council did not approve the category change prior to the PPS approval, approval of the PPS is made conditional on the applicant receiving the category change prior to the plan’s certification. There are several circumstances of the site and development proposal in support of this condition, which are not generally applicable to other properties. First, only a portion of Parcel 67 is in Water and Sewer Category 5, while the rest of it is already in Category 3. Second, only a single building is proposed, which will be partially built in the Category 3 area of the site. Third, the building is proposed to be served from Westphalia Road, where existing water and sewer lines are already available. Based on these circumstances, it is reasonably certain the applicant will receive the category change they have requested. A category change would not be added to the PPS conditions of approval without such reasonable certainty. If the applicant does not receive the requested category change, signature approval of the PPS will not be possible.

- 13. Use Conversion**—The total development included in this PPS is 18,112 square feet of institutional development in the R-R and C-S-C Zones. If a substantial revision to the mix of uses on the subject property is proposed that affects Subtitle 24 adequacy findings, as set forth in the resolution of approval and reflected on the PPS, that revision of the mix of uses shall require approval of a new PPS, prior to approval of any building permits.

It is noted that all 18,112 square feet of institutional development is currently proposed to be developed on Parcel 1. This means that no square footage can be developed on Parcel 2. Ancillary uses which would not use a portion of the capacity established herein (e.g., parking, open space, etc.) could potentially be developed on Parcel 2. However, development of any new building or uses on Parcel 2, such that the total development would exceed the capacity established with this PPS, would require approval of a new PPS for Parcel 2.

- 14. 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 site abuts Westphalia Road, Rock Spring Drive, and the remainder of Melwood Road, which is now stubbed to a cul-de-sac and called Melwood Road North. The required PUEs are provided along all the public rights-of-way.

- 15. 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. 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 required.
- 16. Environmental**—The following applications and associated plans for the subject site are applicable to this case and were previously reviewed:

Development Review Case	Associated Tree Conservation Plan or Natural Resource Inventory	Authority	Status	Action Date	Resolution Number
N/A	NRI-197-2016	Staff	Approved	12/1/2016	N/A
N/A	NRI-197-2016-01	Staff	Approved	9/1/2020	N/A
N/A	NRI-123-2019	Staff	Approved	12/26/2019	N/A
4-17022	TCP1-019-2020	Planning Board	Pending	Pending	Pending

Grandfathering

This project is subject to the current regulations of Subtitles 24, 25, and 27 that came into effect on September 1, 2010 and February 1, 2012 because it is a new PPS.

MASTER PLAN CONFORMANCE

General Plan

The site is located within the Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map, as designated by Plan 2035, and within the Established Communities of the General Plan Growth Policy (2035).

Sector Plan

The Sector Plan and SMA include applicable goals, policies, and strategies. The following policies are applicable to the current project with regards to natural resources preservation, protection, and restoration. The text in BOLD is the text from the sector plan and the plain text provides comments on plan conformance.

Environmental Infrastructure Section Recommendations:

Policy 1: Green Infrastructure: Protect, preserve, and enhance the identified green infrastructure network within the Westphalia sector planning area.

The Green Infrastructure network from the 2017 *Countywide Green Infrastructure Plan* of the 2017 *Approved Prince George’s County Resource Conservation Plan: A Countywide Functional Master Plan* supersedes the Green Infrastructure map in the sector plan. The mapped Regulated and Evaluation areas are the focus of preservation as shown on the Type 1 tree conservation plan (TCP1). The site is not mapped as being in any of the primary or secondary corridors mapped within this plan. No impacts to the primary management area (PMA) are proposed. The green elements of the site are proposed to be protected through woodland preservation.

Policy 2: Water Quality and Quantity: Restore and enhance water quality of receiving streams that have been degraded and preserve water quality and quantity in areas not degraded.

Implementing conservation landscaping techniques that reduce water consumption and the need for fertilizers or chemical applications is encouraged. The capture and reuse of stormwater for grey water should be considered with the site's final design to the fullest extent possible.

The proposed SWM Concept Plan (2314-2017) will use a combination of nine micro-bioretenion facilities, one micro-pool, and an underground storage facility to improve the water quality of runoff.

Policy 3: Energy Consumption: Reduce overall energy consumption and implement environmentally-sensitive building techniques.

Green building techniques and energy conservation techniques should be used as appropriate. The use of alternative energy sources such as solar, wind, and hydrogen power is encouraged.

Countywide Green Infrastructure Plan

The 2017 *Countywide Green Infrastructure Plan* was approved with the adoption of the *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* (CR-11-2017) on March 7, 2017. According to the *Countywide Green Infrastructure Plan*, approximately 60 percent of the subject property is within designated evaluation areas with a regulated area located along the southern boundary of proposed Parcel 2. A stream buffer for a stream located south of Parcel 2 is located on-site and is the PMA. These areas are the focus of preservation efforts as shown on the overall TCP1 for the property, which is appropriate and in conformance with the Green Infrastructure Plan. No impacts to the PMA are proposed with this PPS.

ENVIRONMENTAL REVIEW

Natural Resources Inventory/Existing Conditions

The site has an approved Natural Resources Inventory Plan (NRI-197-2016-01), which shows the existing conditions of the property. A total of eight specimen trees have been identified on-site or within the immediate vicinity of the site's boundary.

The site does contain regulated environmental features, including a stream buffer for an off-site stream which comprises the PMA. The Forest Stand Delineation indicates that there are three forest stands; two of which have a high rating for preservation. The site has a total of 3.33 acres of net tract woodland. Areas of steep slopes are scattered across the site.

No revisions are required for conformance to the NRI.

Woodland Conservation

This property is subject to the provisions of the 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. A Type 1 Tree Conservation Plan (TCP1-019-2020) was submitted with the PPS.

According to the worksheets shown on the TCP1 submitted, the site is 5.28 acres split zoned between the C-S-C (3.33 acres), R-R (1.90 acres), and R-M (0.05 acre) zones. A total of 3.33 acres of existing woodlands are on the net tract. The site has a total woodland conservation threshold of 0.89 acre, or 15.0 percent (0.50 acre) of the net tract for the portion in the C-S-C zone, and 20.0 percent (0.39 acre) for the portions in the R-R and R-M zone, as tabulated. The TCP1 shows a total woodland conservation requirement of 1.81 acres based on the proposed clearing shown. The TCP1 shows this requirement will be met by providing 0.79 acre of on-site woodland preservation for the portion in the C-S-C zone, and 1.14 acres of off-site woodland conservation credits for the portion of the property zoned R-R and R-M.

Soils

The predominant soils found to occur on-site, according to the US Department of Agriculture Natural Resource Conservation Service Web Soil Survey, include Beltsville-Urban land complex (0-5 percent slopes), and Grosstown-gravelly silt loam (5-10 percent slopes). According to available information, no unsafe soils containing Christiana complexes or Marlboro clay exist on-site.

Preservation of Regulated Environmental Features/Primary Management Area

The site contains a stream buffer for a stream that is located south of proposed Parcel 2, which comprises the PMA. The PMA is located in the proposed Woodland Preservation area, and no impacts to the PMA will occur with this project. The regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible based on the limits of disturbance shown on the TCP1.

Specimen, Champion, or Historic Trees

Tree conservation plans are required to meet all the requirements of Subtitle 25, Division 2, which includes the preservation of specimen trees, of Section 25-122(b)(1)(G). Every effort should be made to preserve the trees in place, considering the different species' ability to withstand construction disturbance (refer to the Construction Tolerance Chart in the Environmental Technical Manual for guidance on each species' ability to tolerate root zone disturbances).

If after careful consideration has been given to the preservation of the specimen trees there remains a need to remove any of the specimen trees, a variance to Section 25-122(b)(1)(G) is required. Applicants can request a variance to the provisions of Division 2 of Subtitle 25 provided all of the required findings in Section 25-119(d) of the WCO can be met. An application for a variance must be accompanied by a statement of justification (SOJ) stating the reasons for the request and how the request meets each of the required findings.

The site contains eight specimen trees, with the ratings of good (ST 2, 4, 6 and 7), fair (ST 1), and poor (ST 3, 5, and 8). The current design proposes to remove Specimen Trees 4 -7 for the development of the church and infrastructure.

Review of Subtitle 25 Variance Request

A Subtitle 25 Variance Application and an SOJ in support of a variance were received on October 15, 2020.

Section 25-119(d)(1) of the WCO contains six required findings to be made before a variance can be granted. The SOJ submitted seeks to address the required findings for the specimen trees. Details specific to individual trees has also been provided in the following chart.

SPECIMEN TREE SCHEDULE SUMMARY FOR 4 TREES PROPOSED FOR REMOVAL ON TCP1-019-2020

ST Number	COMMON NAME	DBH (in inches)	CONDITION	APPLICANTS PROPOSED DISPOSITION
4	Pin Oak	48	good	to be removed
5	Post Oak	38	poor	to be removed
6	White Oak	36	good	to be removed
7	White Oak	33	good	to be removed

A variance to Section 25-122(b)(1)(G) is requested for the clearing of the four specimen trees on-site. According to the TCP1, the site consists of 5.28 acres and is zoned C-S-C, R-R, and R-M. The current proposal for this property is to develop the site with a place of worship. This variance is requested to Section 25-122 of the Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance, which requires that “woodland conservation shall be designed as stated in this Division unless a variance is approved by the approving authority for the associated case.” The Subtitle Variance Application form requires an SOJ of how the findings are being met.

The text in BOLD, labeled A-F, are the six criteria listed in Section 25-119(d)(1). The plain text provides responses to the criteria.

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

Previous dedication of Rock Spring Drive through the property limited the amount of land available for development of the proposed place of worship. In addition to the land area needed to accommodate this public roadway, a substantial portion of the property is needed to meet the 100-year SWM quantity requirement.

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

Approval of a variance for removal of the specimen trees is necessary to ensure that the applicant is afforded the same considerations provided to owners of other properties that encounter similar conditions and in similar locations on a site.

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

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

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

The removal of the trees as a result of their location on the property and the limitations on site design are not the result of actions by the applicant.

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

The request to remove the specimen trees does not arise from a condition relating to land or building use, either permitted or nonconforming on a neighboring property.

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

Granting of the variance will not adversely affect water quality because the removal of the four specimen trees will allow for the applicant to fully satisfy all applicable SWM requirements.

The required findings of Section 25-119(d) have been adequately addressed for the removal of four specimen trees (ST-4 to ST-7). The requested variance is therefore approved.

17. **Urban Design**—The proposed development of an 18,112-square-foot church building will be subject to DSP approval.

Conformance with the Requirements of the Prince George's County Zoning Ordinance

DSP review is not required for a church use located on a lot over two acres in size in the residential zones. If the proposed church is located on the R-R zoned portion of the site, the proposed development will be required to demonstrate conformance with the applicable requirements of the Zoning Ordinance, including but not limited to the following;

- Section 27- 428 R-R- Zone,
- Section 27-441(b) Table of Uses for the R-R Zone,
- Section 27-442 Regulations in the R-R Zone,

- Part 11 Off Street Parking and loading, and
- Part 12 Signs.

DSP review is also not required for church uses located in the C-S-C Zone. If the proposed church is located on the C-S-C zoned portion of the site, the proposed development will be required to demonstrate conformance with the applicable requirements of the Zoning Ordinance, including but not limited to the following;

- Section 27- 454 C-S-C Zone,
- Section 27-461(b) Table of Uses for the C-S-C Zone,
- Section 27-462 Regulations in the C-S-C Zone,
- Part 11 Off Street Parking and loading, and
- Part 12 Signs.

Any site improvements located on the R-M zoned portion of the property must be in accordance with an approved comprehensive design plan and specific design plan, as discussed further in the Outparcel Future Approvals section below.

In addition, the subject property is located in the noise intensity zone of the M-I-O Zone. Conformance with the requirements of Conical Surface, Right Runway (E) for height and conformance with the requirements of the Noise Intensity Zone (60dB-74dB) will be evaluated at the time of future review.

Notwithstanding the review requirements of the specific underlying zones as discussed above, the 2007 Sector Plan and SMA rezoned the predominant portion of the subject property to the C-S-C Zone with the following findings:

The Spirit of God Deliverance Church properties (Tax Map 80, Parcels 67 and 211) located on the south side of Westphalia Road, east and west of Melwood Road, should be classified in a commercial zoning category to allow institutional and limited commercial land uses, provided that site plan review by the Planning Board is obtained prior to issuance of a building permit for any new construction on the site. The purpose of site plan review is to ensure that any proposed commercial or institutional use on this property has high quality architectural design, landscaping and construction materials and effective on-site buffering for existing or future residential or institutional land uses in the area. It is not intended that commercial or institutional activities on these properties will establish a precedent to justify further commercial expansion along these roads.

Based on the above finding, in conformance with the text of the sector plan, a DSP review is required as a condition of approval. The DSP review shall ensure high quality architectural design, landscaping, and construction materials, as well as effective on-site buffering for existing or future residential, or institutional land uses in the area. Review of the DSP will cover the applicable requirements of the Zoning Ordinance related to the R-R, C-S-C, and M-I-O Zones.

Conformance with Prior Approvals

The site has a previous Alternative Compliance application, AC-05020, which sought relief from the requirements of Sections 4.2, 4.3 and 4.7 of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). AC-05020 is currently dormant.

Conformance with the 2010 Prince George's County Landscape Manual

This development will be subject to the requirements of the Landscape Manual at the time of DSP review. Specifically, the site is subject to Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.6 Buffering Development from Special Roadways for Westphalia Road; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements.

Conformance with the Tree Canopy Coverage Ordinance

Subtitle 25, Division 3, of the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading permit. Properties zoned C-S-C are required to provide a minimum of 10 percent of the gross tract area in TCC and 15 percent is required in the R-R zone. Conformance with TCC requirement will be evaluated at the time of DSP review.

Outparcel Future Approvals

The applicant opted not to consolidate existing Outparcel 91 with the rest of their property, in order to simplify the stages of the development review process that will occur after approval of the PPS. This land area will continue to be designated as an outparcel, given its size, but may be developed with infrastructure to support the development of Parcel 1. Leaving the outparcel un-consolidated is beneficial because it leaves a definitive boundary between the area of the site subject to DSP approval and the area that will be subject to CDP and SDP approval if developed. This boundary is aligned with the boundary between the C-S-C and R-M-zoned portions of the site.

The submitted plans show potential development of some minor site features, including landscaping and a drive aisle, within the outparcel. So long as these features are proposed within the outparcel, a CDP revision and an SDP approval will be required, as in the R-M Zone approval of any permit (not just a building permit) is tied to there being an approved SDP for the property.

If the applicant's intent is to eliminate the need for CDP and SDP approval, the site design should be modified at the time of DSP to eliminate all proposed work, including the features mentioned above and any grading, within the outparcel. If the applicant finds that they need to develop the area within the outparcel in order to develop the site as a whole, then the applicant should submit their DSP application, CDP revision application, and SDP application for review simultaneously. This will ensure that the site design can be evaluated holistically, despite its approval being split between different applications.

If at the time of a future comprehensive rezoning or sectional map amendment, the Spirit of God Deliverance Church property should be rezoned so that it is all within a single zoning category,

Parcel 1 and the outparcel may be consolidated. This will help ensure that, if in the future the applicant proposes any renovations or further development, there will be only one sequence of development approvals needed.

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, Geraldo and Hewlett voting in favor of the motion at its regular meeting held on Thursday, March 11, 2021, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 1st day of April 2021.

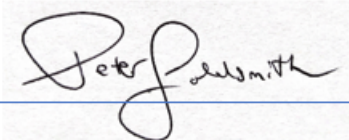
Elizabeth M. Hewlett
Chairman



By Jessica Jones
Planning Board Administrator

EMH:JJ:EDC:nz

APPROVED AS TO LEGAL SUFFICIENCY



M-NCPPC Legal Department
Date: March 16, 2021

January 31, 2021

MEMORANDUM

TO: Tierre Butler, Senior Planner, Urban Design Section
VIA: Mridula Gupta, Planner III, Subdivision Section *MG*
FROM: Mahsa Vatandoost, Planner II, Subdivision Section *MV*
SUBJECT: DSP-21012; Spirit of God Deliverance Church

The property considered in this detailed site plan (DSP-21012) is located on Tax Map 82 in Grid D4 and Tax Map 90 in Grid D1, and consists of four existing parcels and one outparcel. These include Parcel A, Parcel 67, Outparcel 91, and two parcels both known as Parcel 211. Parcel A is recorded in Plat Book NLP 94 at page 65 entitled "Piles Drivers Union 2311 Property" and Outparcel 91 is recorded in Plat Book ME 251 page 65 entitled "Smith Home Farm". Parcel 67 and Parcel 211 are acreage parcels and are described by deed recorded in Liber 21814 at folio 001, and Liber 45146 at folio 165 respectively. The subject property is 5.28 acres in area and is located in the Rural Residential (R-R), Residential Medium Development (R-M), Commercial Shopping Center (C-S-C) Zones, and the Military Installation Overlay (M-I-O) Zone for height and noise. The property is subject to the 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment* (Sector Plan and SMA). This DSP proposes a 18,112 square foot building for a church sanctuary and associated offices with 126 parking spaces.

The property is subject to the Preliminary Plan of Subdivision (PPS) 4-17022, which was approved by the Prince George's County Planning Board on March 11, 2021 (PGCPB Resolution No. 2021-40) for two parcels and one outparcel for development of a church.

PPS 4-17022 was approved subject to 15 conditions. The conditions relevant to the subject application are shown below in **bold** text. Staff analysis of the project's conformance to the relevant conditions follows each one in plain text.

2. At the time of final plat, the applicant shall dedicate public utility easements as shown on the approved preliminary plan of subdivision.

10-foot-wide public utility easements (PUEs) are shown on the DSP along the public rights-of-way, in accordance with the approved PPS. This condition will be evaluated again at the time of the final plat.

4. **A substantial revision to the mix of uses on the subject property that affects Subtitle 24 of the Prince George's County Subdivision Regulations adequacy findings, as set forth in a resolution of approval, shall require the approval of a new preliminary plan of subdivision, prior to approval of any building permits.**

The proposed DSP does not represent a substantial revision to the mix of uses on the subject property that affects Subtitle 24 adequacy findings.

5. **Total development within the subject property shall be limited to uses which generate no more than 10 AM peak-hour trips and 10 PM peak-hour vehicle trips and 181 Sunday peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

The development proposed with this DSP is within the total entitlement approved by the PPS. The proposed development should be further reviewed by the Transportation Planning Section for conformance to Condition 5.

6. **At the time of final plat, the applicant shall dedicate right-of-way along Westphalia Road as shown on the approved preliminary plan of subdivision.**

The right-of-way dedication along the Westphalia Road has been shown on this DSP in accordance with the approved PPS. This condition will be evaluated again at the time of the final plat.

9. **Development of this site shall be in conformance with the approved Stormwater Management Concept Plan (2314-2017-0) and any subsequent revisions.**

The applicant submitted a copy of approved Stormwater Management (SWM) Concept Plan 2314-2017-00. The DSP is in general conformance with the SWM Concept Plan. The Environmental Planning Section should review the SWM Concept Plan for conformance to this condition.

10. **In conformance with the 2009 *Approved Countywide Master Plan of Transportation* and the 2007 *Approved Westphalia Sector Plan*, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following facilities, and shall provide an exhibit that depicts the following facilities prior to acceptance of any detailed site plan:**

- a. **Bikeway signage and shared lane markings (e.g., "sharrow") along the subject site's frontage of Rock Spring Drive, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.**
- b. **A minimum 10-foot-wide shared-use path along the subject site frontage of Westphalia Road, consistent with the 2012 AASHTO Guide for the Development of Bicycle Facilities, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.**

- c. **A minimum 10-foot-wide shared-use path along the subject site frontage of Rock Spring Drive, unless modified by the Prince George’s County Department of Permitting, Inspections and Enforcement, with written correspondence.**

The applicant provided correspondence exchanged with the Department of Permitting, Inspections and Enforcement (DPIE) and Transportation Planning Section, documenting that a bike lane has been recently constructed along the subject site’s frontage of Rock Spring Drive, and that DPIE found this acceptable. No other exhibits were provided to document that the bike lane is in place. Also, the DSP does not show bikeway signage along the site’s frontage as required by Condition 10a, and the correspondence with DPIE does not reference bikeway signage. The applicant’s correspondence with DPIE and Transportation Planning Section also included an email by DPIE stating that the required 10-foot-wide shared-use path along the property’s frontage with Westphalia Road should instead be widened to an 8-foot-wide side path. Additionally, the correspondence included information on recent improvements constructed along the property’s frontage with Rock Spring Drive, which include a 5-foot-wide sidewalk. The correspondence, however, is not clear whether DPIE has approved the modification to Condition 10c to instead provide a 5-foot-wide sidewalk. The Transportation Planning Section should evaluate the DSP for conformance to these conditions.

- d. **Continental style crosswalks and associated perpendicular Americans with Disabilities Act curb ramps crossing all entrances proposed along Westphalia Road, the intersection of Rock Spring Drive and Westphalia Road, and all entrances proposed along Rock Spring Drive, unless modified by the Prince George’s County Department of Permitting, Inspections and Enforcement, with written correspondence.**

Continental style crosswalks and associated perpendicular Americans with Disabilities Act (ADA) curb ramps are shown crossing the building entrance along the Westphalia Road. However, the DSP does not show any crosswalks at the intersection of Rock Spring Drive and Westphalia Road. No entrances are proposed along Rock Spring Drive. Conformance with this condition should be further reviewed by the Transportation Planning Section.

- e. **A minimum of two inverted U-style, or similar style, bicycle parking racks near the building entrance.**

One bike rack is located at the southeast side of the proposed building, but no bike racks are proposed near the building entrance. Conformance with this condition should be further reviewed by the Transportation Planning Section.

13. **Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-019-2020). 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 (TCP1-019-2020 or most recent revision), 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 (WCO). 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 DSP is in general conformance with TCP1-019-2020. Conformance with this condition should be further reviewed by the Environmental Planning Section.

- 14. Prior to the issuance of permits for this subdivision, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:**

"This plat is subject to the recordation of a Woodland Conservation Easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 Tree Conservation Plan, when approved."

A Type 2 Tree Conservation Plan (TCP2-19-2021) has been submitted with this DSP. The Environmental Planning Section should review the plan and determine whether it may be approved. The note should be added at the time of preparing the final plat of subdivision.

- 15. A detailed site plan (DSP) shall be approved for the proposed church use prior to approval of a final plat. The DSP shall ensure that development on the property has high quality architectural design, landscaping, and construction materials and effective on-site buffering for existing or future residential, or institutional land uses in the area.**

DSP-21012 has been submitted in accordance with this condition. The Urban Design Section should review this DSP to ensure that the development proposed on the property conforms to this condition.

Plan Comments:

1. General Note 5 on the detailed site plan should be revised to state the correct number of existing parcels as four parcels and one outparcel.

Recommended Conditions:

1. Prior to certification, the detailed site plan shall be revised as follows:
- a. Revise General Note 5 on the detailed site plan to list the existing number of parcels as four parcels and one outparcel.

This referral is provided for the purposes of determining conformance with any underlying subdivision approvals for the subject property and Subtitle 24. All bearings and distances must be clearly shown on the site plan, 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
Transportation Planning Section


301-952-3680


February 2, 2022

MEMORANDUM

TO: Tierre Butler, Urban Design Review Section, Development Review Division

FROM:  Noelle Smith, Transportation Planning Section, Countywide Planning Division

VIA:  William Capers III, PTP, Transportation Planning Section, Countywide Planning Division

 Tom Masog, Transportation Planning Section, Countywide Planning Division

SUBJECT: DSP-21012, Spirit of God Deliverance Church

Proposal:

The subject application proposes an 18,112-square-foot church with 500 seats, within the southwest quadrant of the Westphalia Road and Rock Spring Drive intersection. The detailed site plan (DSP) is also accompanied by an alternative compliance application.

Prior Conditions of Approval:

The site is subject to the prior approved PPS, 4-17022, that include the following conditions that are applicable to this application:

4-17022:

5. Total development within the subject property shall be limited to uses which generate no more than 10 AM peak-hour trips and 10 PM peak-hour vehicle trips and 181 Sunday peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.
7. Prior to issuance of any building permit, the applicant and/or the applicant's heirs, successors, and/or assignees shall, pursuant to the provisions of Prince George's County Council Resolution CR-66-2010 and the MD 4/Westphalia Road Public Facilities Financing and Implementation Program, pay to Prince George's County (or its designee) a fee of \$11,869.46 (in 2010 dollars), pursuant to the memorandum of understanding (MOU) required by Prince George's County Council Resolution CR-66-2010. The MOU shall be recorded in the Land Records of Prince George's County, Maryland. These unit costs will be adjusted based on an inflation cost index factor to be determined by the Prince George's County Department of Permitting, Inspections and Enforcement at the time of the issuance of the permit.

8. Prior to the approval of any final plat for this project, pursuant to Prince George's County Council Resolution CR-66-2010, the owner/developer, its heirs, successors and/or assignees shall execute a memorandum of understanding (MOU) with the County that sets forth the terms and conditions for the payment of Fees by the Owner/Developer, its heirs, successor and/or assignees pursuant to the Public Facilities Financing and Implementation Program. The MOU shall be executed and recorded among the Prince George's County land records and the liber/folio noted on final plat of subdivision.

10. In conformance with the 2009 *Approved Countywide Master Plan of Transportation* and the 2007 *Approved Westphalia Sector Plan*, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following facilities, and shall provide an exhibit that depicts the following facilities prior to acceptance of any detailed site plan:
 - a. Bikeway signage and shared lane markings (e.g., "sharrow") along the subject site's frontage of Rock Spring Drive, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.
 - b. A minimum 10-foot-wide shared-use path along the subject site frontage of Westphalia Road, consistent with the 2012 AASHTO *Guide for the Development of Bicycle Facilities*, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.
 - c. A minimum 10-foot-wide shared-use path along the subject site frontage of Rock Spring Drive, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.
 - d. Continental style crosswalks and associated perpendicular Americans with Disabilities Act curb ramps crossing all entrances proposed along Westphalia Road, the intersection of Rock Spring Drive and Westphalia Road, and all entrances proposed along Rock Spring Drive, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.
 - e. A minimum of two inverted U-style, or similar style, bicycle parking racks near the building entrance.

Comment

The proposed development is consistent with the prior approved trip cap and satisfies condition 5. Conditions 7 and 8 pertain to the financing of transportation infrastructure and will be evaluated at the time of building permit and final plat approval. Per the Department of Permitting, Inspections and Enforcement (DPIE), the frontage improvements along Rock Spring Drive include a newly constructed five-foot-wide sidewalk and bicycle lane as part of a separate roadway project. Therefore, condition 10a and 10c have been modified. Additionally, per DPIE, the applicant is to provide an eight-foot-wide side path and standard bicycle lanes along the property frontage of Westphalia Road to be consistent with adjacent prior approvals. Therefore, condition 10b has been modified. Continental style crosswalks and bicycle racks are included on the site plan and satisfy

condition 10d and 10e. DPIE correspondence detailing the modifications is provided in Attachment 1-DPIE Road Improvements DSP-21012.

Master Plan Compliance and Zoning Ordinance Compliance

This application is subject to 2009 *Approved Countywide Master Plan of Transportation* (MPOT). Three master plan facilities impact the subject site, which include a portion of the Melwood Legacy Trail that runs through the site, a side path along the property frontage of Westphalia Road, and a shared use roadway facility along the property frontage of Rock Spring Drive.

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

Policy 1:

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

Policy 2:

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

Policy 4:

Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO *Guide for the Development of Bicycle Facilities*. This development is also subject to the 2007 *Approved Westphalia Sector Plan* which includes the following recommendations for pedestrian and bicyclist facilities:

1. Sidewalks should be provided throughout the Westphalia community except designated scenic rural roads, highways, bikeways, trails, and lanes.

Comment

The recommended pedestrian facilities along Westphalia Road and Rock Spring Drive are consistent with the strategies included in the area master plan.

Zoning Ordinance Compliance

Section 27-283 provides guidance for detailed site plans. The section references the following design guidelines described in Section 27-274(a):

(2) Parking, loading, and circulation

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

- (ix) Pedestrian and vehicular routes should generally be separate and clearly marked.

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

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

(6) Site and streetscape amenities

(A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site. To fulfill this goal, the following guidelines should be observed:

(i) The design of light fixtures, benches, trash receptacles, bicycle racks, and other street furniture should be coordinated in order to enhance the visual unity of site.

Transportation Planning Review:

The detailed site plan includes an eight-foot-wide side path and a five-foot-wide bicycle lane along the property frontage of Westphalia Road. A direct pathway and associated crosswalk are also provided from Westphalia Road to the building entrance in addition to a five-foot-wide sidewalk around the entirety of the proposed building. Other frontage improvements include a five-foot-wide sidewalk and five-foot-wide bicycle lane along Rock Spring Drive. Additional continental style crosswalks are also shown crossing the vehicular entrance along Westphalia Road and within the site. These improvements and facilities support separated pedestrian and vehicular routes.

The site is served by an interconnected network of drive aisle facilities that provide access to the surface parking facilities onsite. Surface parking is provided for the proposed church building, that includes 125 standard and 5 handicapped accessible parking spaces. Additionally, designated space for two inverted u-style bicycle racks is provided along the east side of the building. Lighting and streetscape amenities are also provided throughout the site and along the property frontages.

Conclusion

Based on the findings presented above, staff conclude that the vehicular and 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 for pedestrian and bicycle transportation purposes.

January 31, 2022

MEMORANDUM

TO: Tierre Butler, Senior Planner, Urban Design Section, DRD

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

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

SUBJECT: **Spirit of God Deliverance Church; DSP-21012 & TCP2-043-2021**

The Environmental Planning Section (EPS) has reviewed Detailed Site Plan (DSP-21012), received on December 14, 2021. Comments were delivered to the applicant at the Subdivision Development Review Committee (SDRC) meeting on December 27, 2021. Revised plans were submitted in response to these comments by the applicant and logged in for review on January 21, 2021. The EPS recommend approval of DSP-21012 & TCP2-043-2021, subject to the conditions found at the end of this memorandum.

Background

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

Development Review Case #	Associated Tree Conservation Plan or Natural Resources Inventory #	Authority	Status	Action Date	Resolution Number
N/A	NRI-197-2016-01	Staff	Approved	9/01/2020	N/A
4-17022	TCP1-019-2020	Planning Board	Approved	3/11/2021	2021-40
DSP-21012	TCP2-043-2021	Planning Board	Pending	Pending	Pending

Proposed Activity

The current application proposes development on three currently unimproved parcels (Parcel A, Parcel 67, Parcel 211, and Outparcel 91). This DSP is for the construction of a new church and associated parking areas.

Grandfathering

The project is subject to the current regulations of Subtitle 24 and 25 that came into effect on September 1, 2010, and February 1, 2012, because the application was the subject of a new preliminary plan of subdivision.

Site Description

The 5.29-acre site consists of Parcels A, 67, and 211, and Outparcel 91, located at the southwest and southeast quadrants of the intersection for Westphalia Road and Rock Spring Drive. A portion of the stream exists on-site at the southeastern edge of Parcel 211. Steep slopes are present in some areas, but there are no highly erodible soils located on-site. No 100-year floodplain occurs on-site. Westphalia Road is identified as designated historic roadway. The site is not within a Sensitive Species Project Review Area (SSPRA). According to the *Countywide Green Infrastructure Plan* of the *Approved Prince George's County Resource Conservation Plan* (May 2017), the majority of the site is in an Evaluation Area, with a small portion of the southern edge of Parcel 211 in a Regulated Area. The stream on-site is an unnamed tributary that drains to the south to an off-site stream system that drains into the Western Branch of the Patuxent River. The site is located within the Established Communities Area of the Growth Policy Map, has a General Plan Generalized Future Land Use (2035) of Residential Low, and is in Environmental Strategy Area 2 of the Regulated Environmental Protection Areas Map, as designated by *Plan Prince George's 2035 Approved General Plan*.

Prior Approvals

The following text addresses previously approved environmental conditions applicable to the subject application:

Preliminary Plan of Subdivision (PPS 4-17022) was approved by the Prince George's County Planning Board on March 11, 2021. The environmental conditions of approval found in PGCPB No. 2021-40 have been addressed with the signature approval of TCP1-019-2020.

Environmental Review

Natural Resource Inventory (NRI)/Environmental Features

The application has an approved Natural Resource Inventory (NRI-197-2016-01). The TCP2 and the DSP show all the required information correctly in conformance with the NRI. No revisions are required for conformance to the NRI.

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. A Type 1 Tree Conservation Plan (TCP1-019-2020) was approved with the PPS application, and a Type 2 Tree Conservation Plan (TCP2-043-2021) was submitted with this DSP-21012.

This 5.29-acre property contains no floodplain and has a total of 3.33 acres of woodlands. The woodland conservation threshold is 0.89 acres. The subject site proposes to clear 2.54 acres of existing woodland. The woodland conservation worksheet shows the project meeting their 1.81-acre woodland conservation requirements with 0.79 acres on-site and 1.14 acres of woodland preservation off-site.

The woodland conservation summary table identifies 3.10 acres of woodland cleared and only 0.23 acres of woodland preservation, while the plan and worksheet show 2.54 acres of clearing and meet the woodland conservation requirements with 1.93 acres of combined on-site and off-site

conservation. Revise the conflicting numbers and reporting in the table to match what is shown in the worksheets.

No impacts to Regulated Environmental Features (REF) are proposed with this DSP.

Soils

The predominant soils found to occur on-site, according to the United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), are Beltsville-urban land complex, Marr-Dodon complex, Grosstown gravelly silt loam, and Udorthents reclaimed gravel. No unsafe soils containing Marlboro clay or Christiana complexes have been identified on this site. The Department of Permitting, Inspections and Enforcement (DPIE) may require a Soils report to address on-site conditions prior to the issuance of a grading and/or building permits. This information is provided for the applicant's benefit. No further action is needed as it relates to this application.

Specimen, Champion, or Historic Trees

Section 25-122(b)(1)(G) requires that "Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree's condition and the species' ability to survive construction as provided in the Environmental Technical Manual."

According to the NRI, seven specimen trees have been noted on the site with one tree off-site.

A variance from Section 25-122(b)(1)(G) was requested for the clearing of four specimen trees on-site with the Preliminary Plan of Subdivision (4-17022). Specimen trees numbered 4, 5, 6, and 7 were approved for removal as part of PPS 4-17022. No additional specimen trees are proposed to be removed with the subject application; however, specimen tree 8 is a Tulip poplar, which exists off-site. This tree is noted on the NRI as being in poor condition, and the TCP2 shows a significant portion of the critical root zone being impacted by the proposed development, as well as a storm drain outfall directing water to the base of the tree. Tulip poplars generally do not tolerate construction impacts well, nor do they tolerate a significant change in hydrology. The applicant is encouraged to obtain permission from the adjacent property owner to remove the tree. If removal of the tree is not feasible, the applicant must provide details on the plan prior to certification demonstrating preservation efforts, such as root pruning and fertilization.

Preservation of Regulated Environmental Features/Primary Management Area

There are Regulated Environmental Features and Primary Management Area (PMA) located on this site. Consistent with the PPS and TCP1, no impacts to the PMA were proposed with the PPS, and no impacts are proposed with the DSP.

Stormwater Management

A Stormwater Management Concept Approval Letter (#2314-2017-0) and associated plan were submitted with the application for this site. The approval was issued from DPIE on December 4, 2019, and is valid until December 4, 2022. The approved plan proposes standard stormwater management conditions for the site.

No further action regarding stormwater management is required with this detailed site plan review.

Summary of Recommended Findings and Conditions

The EPS recommend approval of DSP-21012 and TCP2-043-2021, subject to the following recommended findings and conditions.

Recommended Findings:

1. No new specimen trees are requested for removal with DSP-20012. Specimen trees 4, 5, 6, and 7 were approved from removal as part of PPS 4-17022.
2. Based on the level of design information submitted with this application, the REF on the subject property have been preserved and/or restored to the fullest extent possible. No impacts to REF are proposed with this DSP.

Recommended Conditions:

1. Prior to certification of the DSP, the TCP2 shall be revised as follows:
 - a. The TCP2 approval block shall be updated to identify the correct TCP2 number, TCP2-043-2021.
 - b. The applicant shall demonstrate due diligence in obtaining permission from the adjacent property owner for the potential removal of specimen tree 8. Written denial or permission for removal of the tree shall be provided. Should permission be granted, specimen tree 8 shall be shown on the plans as removed. Should permission be denied, the TCP2 shall show preservation measures along the LOD for root pruning and fertilization.
 - c. Identify the associated PPS plan 4-17022 in the note on the removal of specimen trees 4-7.
 - d. Resolve the conflict in the woodland clearing acreages in the worksheet and the woodland conservation summary table. Update the worksheet accordingly.

If you have any questions concerning these comments, please contact me by email at Alexander.Kirchhof@ppd.mncppc.org.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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

Countywide Planning Division
Historic Preservation Section

301-952-3680

December 27, 2021

MEMORANDUM

TO: Tierre Butler, Urban Design Section, Development Review Division

VIA: Howard Berger, 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-21012 Spirit of God Deliverance Church

The subject property comprises 5.28-acres located on the south side of the intersection of Westphalia Road and Rock Spring Drive. The subject application proposes the construction of a 18,112 square foot church with 126 parking spaces. The subject property is Zoned C-S-C.

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-21012 Sprit of God Deliverance Church with no conditions.

February 3, 2022

MEMORANDUM

TO: Tierre Butler, Urban Design

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

SUBJECT: Referral Comments for DSP-21012, Spirit of God Deliverance Church

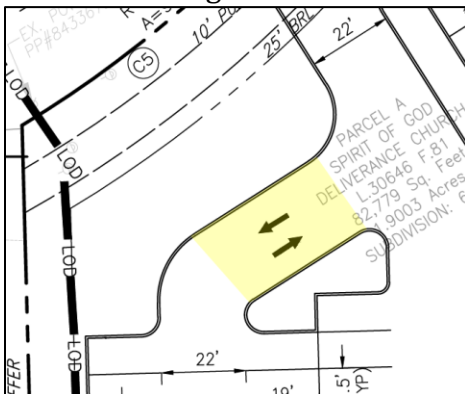
1. Include at the end of General Note 4 “- Church with 500 proposed seats” (see example below).

GENERAL NOTES:
1. PROJECT NAME: SPIRIT OF GOD DELIVERANCE CHURCH
2. TOTAL ACREAGE: 5.28 AC
3. EXISTING ZONING/USE: RURAL-RESIDENTIAL (R-R), COMMERCIAL SHOPPING CENTER (C-S-C), RURAL MEDIUM DEVELOPMENT (R-M)
4. PROPOSED USE OF PROPERTY: INSTITUTIONAL DEVELOPMENT - CHURCH WITH 500 PROPOSED SEATS
5. NUMBER OF LOTS, PARCELS, OUTLOTS & OUTPARCELS: 2 PARCELS AND 1 OUTPARCEL
6. BREAKDOWN OF PROPOSED DWELLING UNIT BY TYPE (RESIDENTIAL ONLY): N/A
7. EXISTING AND PROPOSED GROSS FLOOR AREA (NON-RESIDENTIAL ONLY): 0 SF & 18,112 SF
8. 200-FOOT MAP REFERENCE NUMBER (WSSC): 205SE08
9. TAX MAP NUMBER AND GRID: 82/E4 & 90/D1
10. AVIATION POLICY AREA NUMBER AND AIRPORT NAME: N/A
11. MILITARY INSTALLATION OVERLAY ZONE (M-I-O-Z): HEIGHT- YES (AREA E), NOISE- YES (60 DB-74 DB) SUBJECT TO PART 10C, SEC. 27-548.54 AND SEC. 27-548.55 OF THE ZONING ORDINANCE
12. EXISTING WATER/SEWER DESIGNATION: W-3/S-3 & S-4

2. Include at the end of General Note 11, “- Subject to Part 10C, Sec. 27-548.54 and Sec. 27-548.55 of the Zoning Ordinance (see example above).
3. The parking schedule should include the number of seats in the main auditorium to demonstrate that the 125 required spaces calculated is correct. It should also note that the number of ADA spaces are included in total (see example below)

PARKING REQUIREMENT		
USE OF MEASUREMENT	# OF SPACES	REFERENCE
1 PER 4 SEATS IN MAIN AUDITORIUM (500 SEATS PROPOSED)	125	(MUNICODE SEC. 27-568)
1 PER 4 SEATS IN OTHER ROOMS OCCUPIED AT THE SAME TIME AS MAIN AUDITORIUM	0	(MUNICODE SEC. 27-568)
TOTAL PARKING REQUIRED	125	
ADA PARKING PROVIDED/ INCLUDED IN TOTAL PARKING	5	4 CAR SPACES, 1 VAN SPACE
TOTAL PARKING PROVIDED	126	

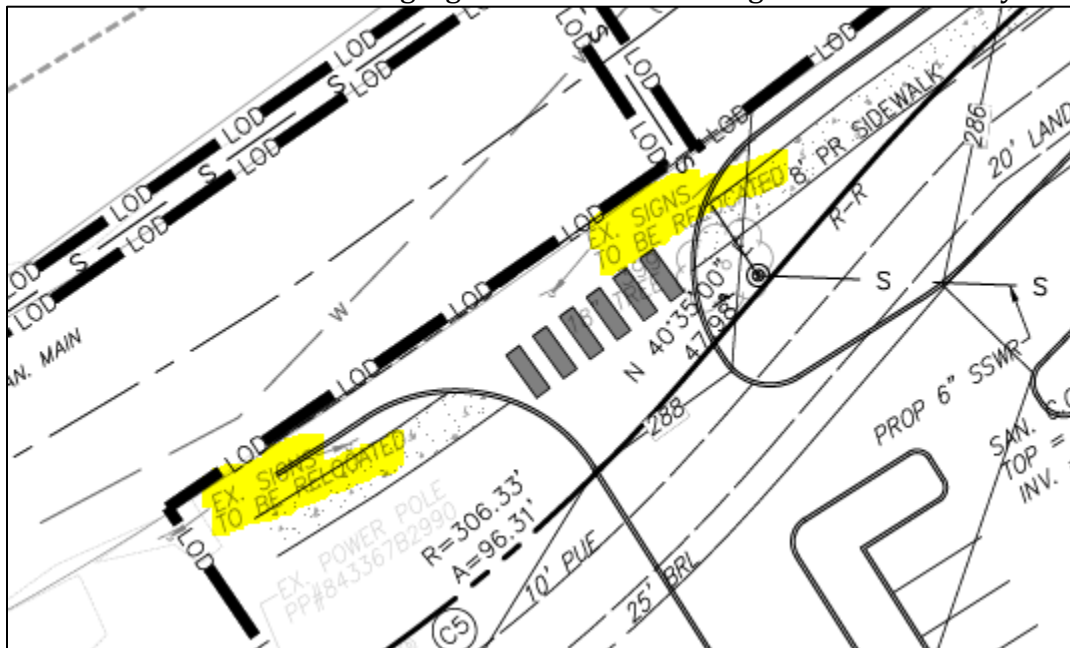
- A church falls under the greater/general use category of “Institutional/Educational”, which is required to provide Loading at a rate of 1 Loading Space for every 10,000 to 100,000 SF of GFA, per Sec. 27-582(a) in Part 11 of the Ordinance for “Hospitals or other Institutions”. Please, therefore, include one (1) loading space in your parking schedule and on your site plan.
- Provide missing drive aisle width on plan highlighted in the excerpt below:



- Identify the fence on the plan near, at or along the southern property line, with a callout showing if it is existing or proposed and including the height and fence type. If the fence

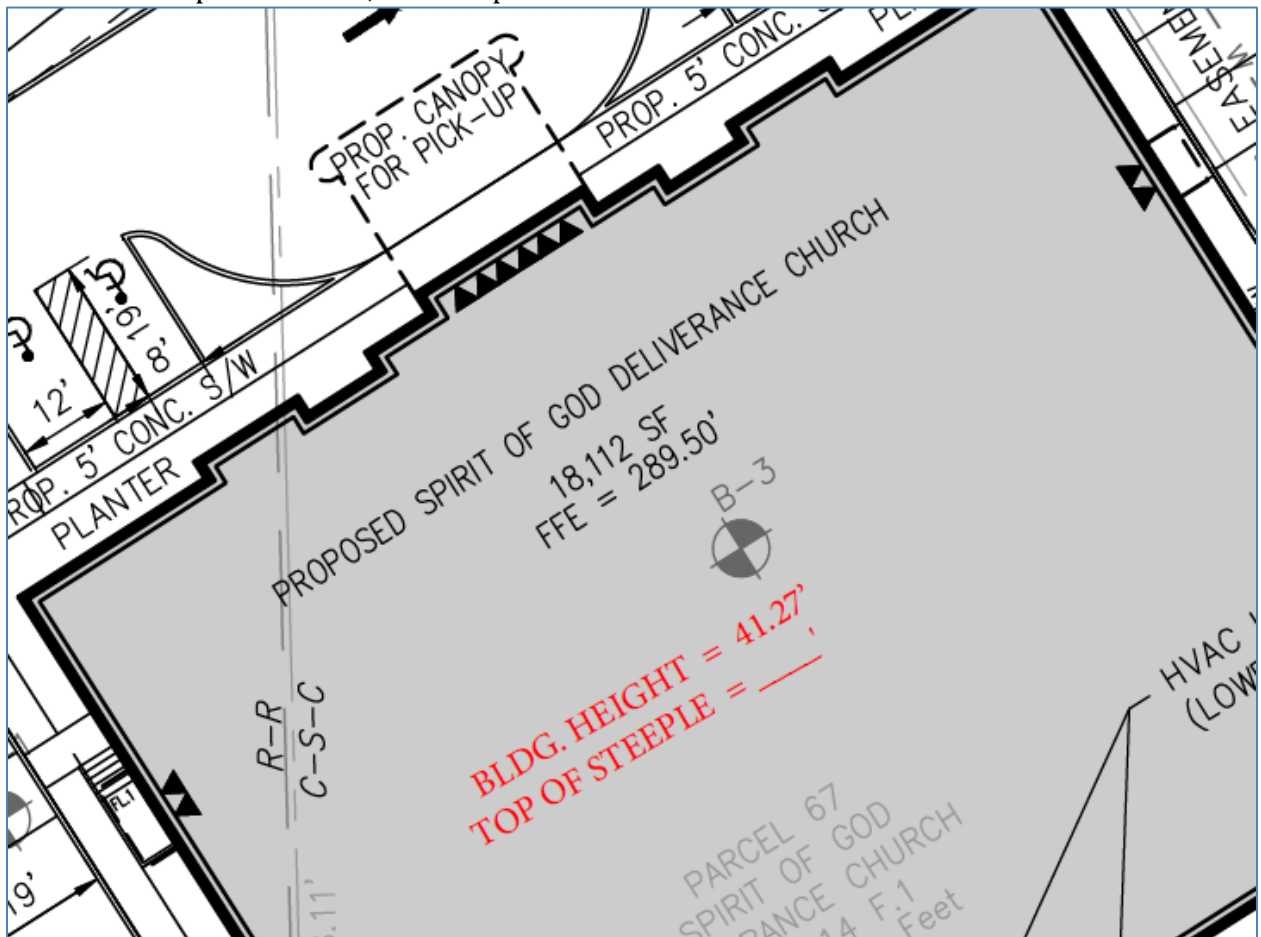
is “Proposed”, include a fence detail on the detail sheet and reference it in the callout, as “See Detail ___”.

7. For the Canopy and for the Dumpster, the callout on the plan should include “See Detail ___”. In general, all proposed structures should call out “See Detail X” and those details should, of course, be provided on the detail sheet(s) of your DSP.
8. Mark the HC Van space on the plan as “VAN” and add the width of the striped HC access aisles to the plan as well.
9. Make the reference to existing signs to be relocated larger and more easily read:



10. Show the new proposed location of the sign(s) on the plan. If not included with this approval, applicant will be required to file a revision to the DSP to add them before any sign permits will be approved.
11. Provide sign table that includes your building and ground signs with calculations demonstrating conformance to Part 12 of the Zoning Ordinance. Again, any sign (building or ground) not approved with this DSP will need to be added through a DSP revision before sign permits will be approved by M-NCPPC.

12. The height of the church, based off the western architectural elevation provided, should be 41.27'. This building height, as well as the height at the top of the steeple, must be shown on the plan callouts, as exemplified below:



13. I did not see the steeple detail on the detail sheet. Even though it may be provided in structural drawings, to be submitted to DPIE at the time of construction permit application, it must also be included on the detail sheet of the DSP.

Alex Basnet

From: Smith, Noelle <Noelle.Smith@ppd.mncppc.org>
Sent: Wednesday, January 5, 2022 4:07 PM
To: Alex Basnet; Abdullah, Mariwan; Victoria Ballestero
Cc: Butler, Tierre; Capers, William; rsdeguzman; Giles, Mary C.
Subject: RE: Spirit of God Deliverance Church, SDCP 2314-2017, PPS 4-17022

Hi Alex,

Yes, we will incorporate the modifications made by DPIE into our referral.

Thanks,
Noelle

Noelle Smith, AICP
Senior Planner | Countywide Planning Division | Transportation Planning
Teams Mobile:240-573-2910 | Noelle.Smith@ppd.mncppc.org
14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772

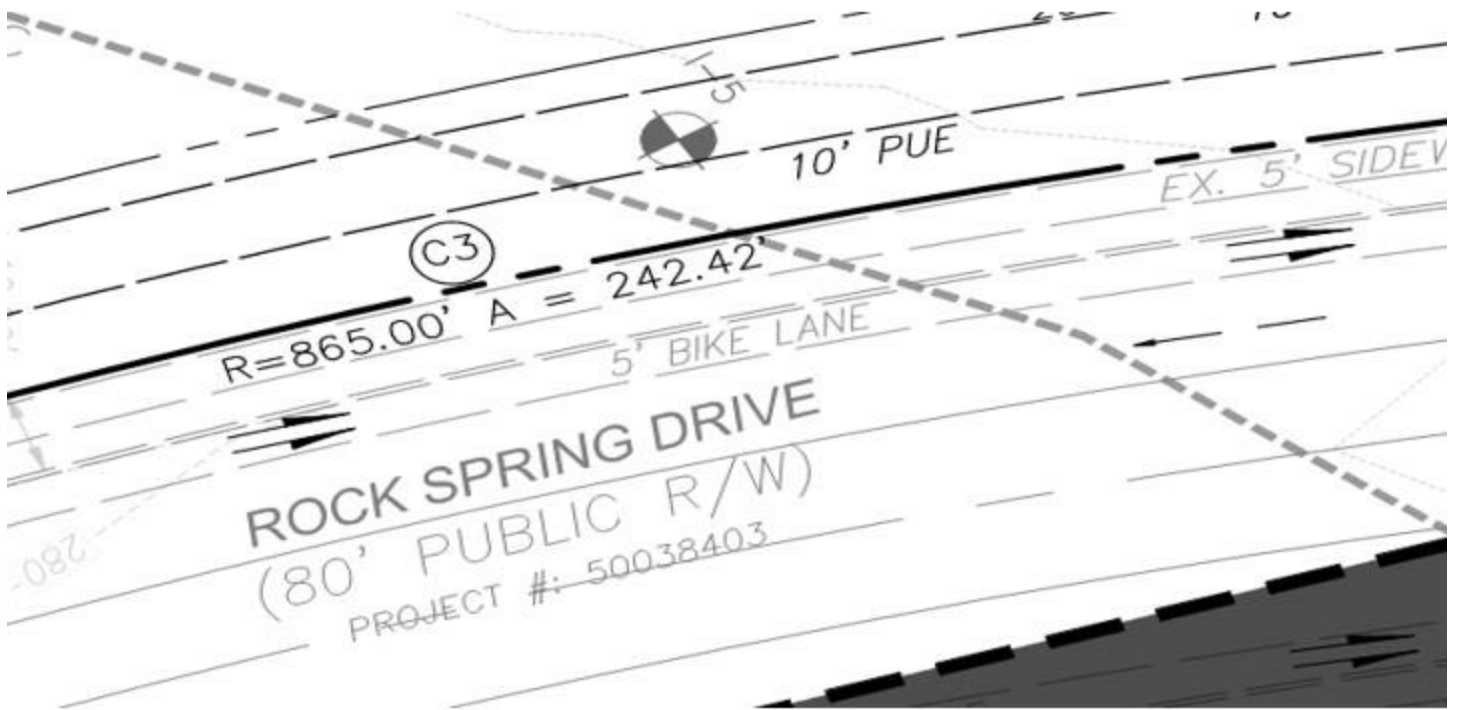


From: Alex Basnet <abasnet@atcsplc.com>
Sent: Wednesday, January 5, 2022 10:26 AM
To: Abdullah, Mariwan <MABdullah@co.pg.md.us>; Smith, Noelle <Noelle.Smith@ppd.mncppc.org>; Victoria Ballestero <vballestero@atcsplc.com>
Cc: Butler, Tierre <Tierre.Butler@ppd.mncppc.org>; Capers, William <William.Capers@ppd.mncppc.org>; rsdeguzman <rsdeguzman@co.pg.md.us>; Giles, Mary C. <mcgiles@co.pg.md.us>
Subject: RE: Spirit of God Deliverance Church, SDCP 2314-2017, PPS 4-17022

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

Mariwan,
Thank you for clarifying.

Noelle,
Rock Spring Dr. recently constructed by SHF is with 5' sidewalk and 5' bike lane as shown on snap of DSP below. Should this satisfy the entirety of frontage comments related to Rock Spring Dr. and Westphalia Rd.?



Thank you,
AB

Alex Basnet
Design Engineer
C: 571-239-0790

From: Abdullah, Mariwan <MAbdullah@co.pg.md.us>
Sent: Wednesday, January 5, 2022 7:41 AM
To: Alex Basnet <abasnet@atcsplc.com>; Smith, Noelle <Noelle.Smith@ppd.mncppc.org>; Victoria Ballestero <vballestero@atcsplc.com>
Cc: Butler, Tierre <Tierre.Butler@ppd.mncppc.org>; Capers, William <William.Capers@ppd.mncppc.org>; De Guzman, Reynaldo S. <rsdeguzman@co.pg.md.us>; Giles, Mary C. <mcgiles@co.pg.md.us>
Subject: RE: Spirit of God Deliverance Church, SDCP 2314-2017, PPS 4-17022

Alex, et al

Happy New Year,

Yes,

The S/W within the frontage of the church along Westphalia Road to be widen to 8-foot wide side path. This is consistent with the 8' side path along the frontage of Cambridge at Westphalia.

Thanks

From the Desk of:
Mariwan B. Abdullah, P.E
District Engineer, Central District
Department of Permitting, Inspections and Enforcement
9400 Peppercorn Place, Suite 230, Largo, Maryland 20774
Main: 301-883-5710
Direct: 301-883-5903
Fax: 301-925-8510
Mobile: 240-691-7527
e-mail: mabdullah@co.pg.md.us

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[Eplan User Guide](#) | [DPIE Forms and Checklists](#) | [DPIE Customer Satisfaction Survey](#)

From: Alex Basnet <abasnet@atcsplc.com>
Sent: Tuesday, January 4, 2022 3:57 PM
To: Smith, Noelle <Noelle.Smith@ppd.mncppc.org>; Victoria Ballestero <vballestero@atcsplc.com>; Abdullah, Mariwan <MAbdullah@co.pg.md.us>
Cc: Butler, Tierre <Tierre.Butler@ppd.mncppc.org>; Capers, William <William.Capers@ppd.mncppc.org>
Subject: RE: Spirit of God Deliverance Church, SDCP 2314-2017, PPS 4-17022

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

Hi Noelle,

The June 11, 2021 dated email from Mariwan was for clarification that the SOGDC applicant was responsible to widen the newly constructed 5' swalk by SHF along Westphalia Road. Nonetheless @Abdullah, Mariwan could you please confirm for us DPIE instructed to use an 8' sidewalk along Westphalia Road. Below is the screenshot of your email from our conversation.

From: Abdullah, Mariwan <MAbdullah@co.pg.md.us>
Sent: Wednesday, February 3, 2021 1:57 PM
To: Alex Basnet <abasnet@atcsplc.com>
Cc: Victoria Ballesterero <vballesterero@atcsplc.com>; De Guzman, Reynaldo S. <rsdeguzman@co.pg.md.us>
Subject: RE: Spirit of God Deliverance Church, SDCP 2314-2017, PPS 4-17022

Alex,

The section shown on the concept is not correct. Westphalia road is 80' ROW collector roadway with 8' shared -use path along the property frontage.

Thanks

From the Desk of:
Mariwan B. Abdullah, P.E
District Engineer, Central District

Thank you,
AB

Alex Basnet
Design Engineer
C: 571-239-0790

From: Smith, Noelle <Noelle.Smith@ppd.mncppc.org>
Sent: Tuesday, January 4, 2022 1:24 PM
To: Victoria Ballesterero <vballesterero@atcsplc.com>; Abdullah, Mariwan <MAbdullah@co.pg.md.us>
Cc: Alex Basnet <abasnet@atcsplc.com>; Butler, Tierre <Tierre.Butler@ppd.mncppc.org>; Capers, William <William.Capers@ppd.mncppc.org>
Subject: RE: Spirit of God Deliverance Church, SDCP 2314-2017, PPS 4-17022

Hi Victoria,

Happy New Year to you as well.

Thank you for sharing the email thread, and yes it was included in the acceptance package. However, the most recent email on this thread was dated Friday, June 11, 2021. I have attached a screenshot below of what was included that states the applicant is responsible for widening to meet the PPS conditions.

If this could be clarified, that would be great. We will need revised plans or a clear statement from DPIE that requires the 8-feet in lieu of 10-feet along Westphalia Road and Rock Spring Drive to satisfy the PPS.

Alex Basnet

From: Abdullah, Mariwan <MAbdullah@co.pg.md.us>
Sent: Friday, June 11, 2021 3:39 PM
To: Victoria Ballestero
Cc: Alex Basnet; De Guzman, Reynaldo S.; Giles, Mary C.
Subject: RE: Spirit of God Deliverance Church, SDCP 2314-2017, PPS 4-17022

Victoria,

Hello,

Circling back with you in this issue regarding the shared-path along the church frontage. Please note after reviewing the related resolution and PB condition, determined that SHF doesn't have the condition along the frontage to provide shared-path. So it is the Spirit of God Deliverance Church responsibility to widen the sidewalk along the frontage as conditioned in the PB resolution PPS # 4-17022. The SWMC letter conditioned with (Site Development permit which includes frontage improvements, that includes the sidewalk).

Thanks

From the Desk of:
Mariwan B. Abdullah, P.E
District Engineer, Central District
Department of Permitting, Inspections and Enforcement
9400 Peppercorn Place, Suite 230, Largo, Maryland 20774
Main: 301-883-5710
Direct: 301-883-5903
Fax: 301-925-8510
Mobile: 240-691-7527

[DPIE ROW improvement memo.pdf \(dropbox.com\)](#)

Thank you for clarifying,
Noelle

Noelle Smith, AICP
Senior Planner | Countywide Planning Division | Transportation Planning
Teams Mobile:240-573-2910 | Noelle.Smith@ppd.mncppc.org
14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772

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

From: Victoria Ballestero <vballestero@atcsplc.com>
Sent: Tuesday, January 4, 2022 10:25 AM
To: Abdullah, Mariwan <MAbdullah@co.pg.md.us>; Smith, Noelle <Noelle.Smith@ppd.mncppc.org>
Cc: Alex Basnet <abasnet@atcsplc.com>; Butler, Tierre <Tierre.Butler@ppd.mncppc.org>
Subject: RE: Spirit of God Deliverance Church, SDCP 2314-2017, PPS 4-17022

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

Hi, Noelle,

Happy New Year. I know you commented on the Spirit of God Deliverance Church project DSP that there was concern the sidewalk along Westphalia Road and Rock Spring Drive should be 10'. As indicated in the email from Mariwan with DPIE below and included in our application package, the DPIE standard is for an 8' sidewalk- not 10'. Please accept this email as notice that DPIE is requesting an 8' sidewalk- not a 10' sidewalk.

Please let me know if you have any questions.

Thanks,\

VMB

Victoria M. Ballestero, PE, MBA, ENV SP
Vice President, Operations Manager
C: 518-312-1017 | vballestero@atcsplc.com

From: Abdullah, Mariwan <MAbdullah@co.pg.md.us>
Sent: Thursday, March 4, 2021 8:22 AM
To: Victoria Ballestero <vballestero@atcsplc.com>
Cc: Alex Basnet <abasnet@atcsplc.com>; De Guzman, Reynaldo S. <rsdeguzman@co.pg.md.us>
Subject: RE: Spirit of God Deliverance Church, SDCP 2314-2017, PPS 4-17022

Victoria

Hello,

No progress yet.

Thanks

From the Desk of:
Mariwan B. Abdullah, P.E
District Engineer, Central District
Department of Permitting, Inspections and Enforcement
9400 Peppercorn Place, Suite 230, Largo, Maryland 20774
Main: 301-883-5710
Direct: 301-883-5903
Fax: 301-925-8510
Mobile: 240-691-7527
e-mail: mabdullah@co.pg.md.us

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[Eplan User Guide](#) | [DPIE Forms and Checklists](#) | [DPIE Customer Satisfaction Survey](#)

From: Victoria Ballestero <vballestero@atcsplc.com>
Sent: Wednesday, March 3, 2021 9:38 AM
To: Abdullah, Mariwan <MAbdullah@co.pg.md.us>
Cc: Alex Basnet <abasnet@atcsplc.com>; De Guzman, Reynaldo S. <rsdeguzman@co.pg.md.us>
Subject: RE: Spirit of God Deliverance Church, SDCP 2314-2017, PPS 4-17022

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

Hi, Mariwan,

I am following up to see if this has been resolved.

Thanks,
VMB

Victoria M. Ballestero, PE, MBA
Vice President, Operations Manager
C: 518-312-1017

From: Abdullah, Mariwan <MAbdullah@co.pg.md.us>
Sent: Friday, February 5, 2021 4:34 PM
To: Victoria Ballestero <vballestero@atcsplc.com>
Cc: Alex Basnet <abasnet@atcsplc.com>; De Guzman, Reynaldo S. <rsdeguzman@co.pg.md.us>
Subject: Re: Spirit of God Deliverance Church, SDCP 2314-2017, PPS 4-17022

They have active permit including the frontage along Westphalia and Rick spring. We did hold the as built and advised them to update the S/W. I haven't heard their response yet.

Thanks

From the Desk of:

Mariwan B. Abdullah, P.E

District Engineer, Central District

Department of Permitting, Inspections and Enforcement

9400 Peppercorn Place, Suite 230, Largo, Maryland 20774

Main: 301-883-5710

Direct: 301-883-5903

Fax: 301-925-8510

Mobile: 240-691-7527

e-mail: mabdullah@co.pg.md.us

Sent from my iPhone

On Feb 5, 2021, at 4:28 PM, Victoria Ballestero <vballestero@atcsplc.com> wrote:

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

To confirm: Dewberry/Basim will be updating the sidewalk in front of the Spirit of God Property to be 8' wide?

Thank you!
VMB

Victoria M. Ballesterro, PE, MBA
Vice President, Operations Manager
C: 518-312-1017

From: Abdullah, Mariwan <MAbdullah@co.pg.md.us>
Sent: Friday, February 5, 2021 4:15 PM
To: Victoria Ballesterro <vballesterro@atcsplc.com>
Cc: Alex Basnet <abasnet@atcsplc.com>; De Guzman, Reynaldo S. <rsdeguzman@co.pg.md.us>
Subject: Re: Spirit of God Deliverance Church, SDCP 2314-2017, PPS 4-17022

Victoria

Sorry for the delayed response.

The extra three foot come from the green space. Technically you have to remove the 5' S/W and replace it with 8' path. Or you can keep the 5' S/W and add extra 3'. But you have to make sure connect the two sections properly with reinforcement!

FYI

SHF have the permit for the frontage. I already discussed this issue with Dewberry and SHF developer Mr. Basim Kattan.

Thanks

From the Desk of:

Mariwan B. Abdullah, P.E

District Engineer, Central District

Department of Permitting, Inspections and Enforcement

9400 Peppercorn Place, Suite 230, Largo, Maryland 20774

Main: 301-883-5710

Direct: 301-883-5903

Fax: 301-925-8510

Mobile: 240-691-7527

e-mail: mabdullah@co.pg.md.us

Thanks

From the Desk of:

Mariwan B. Abdullah, P.E

District Engineer, Central District

Department of Permitting, Inspections and Enforcement

9400 Peppercorn Place, Suite 230, Largo, Maryland 20774

Main: 301-883-5710

Direct: 301-883-5903

Fax: 301-925-8510

Mobile: 240-691-7527

e-mail: mabdullah@co.pg.md.us

Sent from my iPhone

On Feb 5, 2021, at 4:04 PM, Victoria Ballesterero <vballesterero@atcsplc.com> wrote:

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

Hi, Mariwan,

I am following up on this for clarification because the standard does not include an 8' shared-use path and it is unclear how the space should be allocated within the 80' right-of-way.

Thanks,
VMB

Victoria M. Ballesterero, PE, MBA
Vice President, Operations Manager
C: 518-312-1017

From: Victoria Ballesterero
Sent: Wednesday, February 3, 2021 5:31 PM
To: Abdullah, Mariwan <MAbdullah@co.pg.md.us>; Alex Basnet

<abasnet@atcsplc.com>

Cc: 'De Guzman, Reynaldo S.' <rsdeguzman@co.pg.md.us>

Subject: RE: Spirit of God Deliverance Church, SDCP 2314-2017, PPS 4-17022

Should the 5' bike lane in the ROW be eliminated? Or does the extra 3' come from the grass strip adjacent to the 8' shared-use path?

Thank you for the clarification.

Victoria M. Ballestero, PE, MBA
Vice President, Operations Manager
C: 518-312-1017

From: Abdullah, Mariwan <MAbdullah@co.pg.md.us>

Sent: Wednesday, February 3, 2021 2:55 PM

To: Victoria Ballestero <vballestero@atcsplc.com>; Alex Basnet <abasnet@atcsplc.com>

Cc: De Guzman, Reynaldo S. <rsdeguzman@co.pg.md.us>

Subject: RE: Spirit of God Deliverance Church, SDCP 2314-2017, PPS 4-17022

Urban 4-lane collector road 100.03. However, propose 8' shared-use path instead of 5' S/W along the property frontage.

Thanks

From the Desk of:

Mariwan B. Abdullah, P.E

District Engineer, Central District

Department of Permitting, Inspections and Enforcement

9400 Peppercorn Place, Suite 230, Largo, Maryland 20774

Main: 301-883-5710

Direct: 301-883-5903

Fax: 301-925-8510

Mobile: 240-691-7527

e-mail: mabdullah@co.pg.md.us

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[Eplan User Guide](#) | [DPIE Forms and Checklists](#) | [DPIE Customer Satisfaction Survey](#)

From: Victoria Ballestero <vballestero@atcsplc.com>

Sent: Wednesday, February 3, 2021 2:01 PM

To: Abdullah, Mariwan <MAbdullah@co.pg.md.us>; Alex Basnet <abasnet@atcsplc.com>

Cc: De Guzman, Reynaldo S. <rsdeguzman@co.pg.md.us>

Subject: RE: Spirit of God Deliverance Church, SDCP 2314-2017, PPS 4-17022

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

Mariwan,

Can you please direct us to the standard for that detail?

Thanks,
VMB

Victoria M. Ballestero, PE, MBA
Vice President, Operations Manager
C: 518-312-1017

From: Abdullah, Mariwan <MAbdullah@co.pg.md.us>
Sent: Wednesday, February 3, 2021 1:57 PM
To: Alex Basnet <abasnet@atcsplc.com>
Cc: Victoria Ballestero <vballestero@atcsplc.com>; De Guzman, Reynaldo S. <rsdeguzman@co.pg.md.us>
Subject: RE: Spirit of God Deliverance Church, SDCP 2314-2017, PPS 4-17022

Alex,

The section shown on the concept is not correct. Westphalia road is 80' ROW collector roadway with 8' shared -use path along the property frontage.

Thanks

From the Desk of:
Mariwan B. Abdullah, P.E
District Engineer, Central District
Department of Permitting, Inspections and Enforcement
9400 Peppercorn Place, Suite 230, Largo, Maryland 20774
Main: 301-883-5710
Direct: 301-883-5903
Fax: 301-925-8510
Mobile: 240-691-7527
e-mail: mabdullah@co.pg.md.us

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From: Alex Basnet <abasnet@atcsplc.com>
Sent: Monday, February 1, 2021 12:45 PM
To: Abdullah, Mariwan <MAbdullah@co.pg.md.us>

Cc: Victoria Ballestero <vballestero@atcsplc.com>

Subject: Spirit of God Deliverance Church, SDCP 2314-2017, PPS 4-17022

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

Hi Mariwan,

I am looking for confirmation on the road cross section that was decided for the subject project to inform Noelle Smith at park & planning that the cross section for Westphalia Road frontage was previously agreed upon with DPIE.

Below is the snip of comment we received from DPIE on the SDCP stating to use Collector Road as cross section.
<image001.png>

We updated the design based on this comment to show ROW improvements along Westphalia road as Urban 4-lane collector Road and received approval on cross section during the SDCP phase per attached approved SDCP sheet.

Could you please confirm that this is still valid, and that the DSP should depict the cross section for Westphalia road as shown on plan view and detail of the approved SDCP sheet.

Thank you for your confirmation!
AB

<image003.png>

ATCS

Alex Basnet

Design Engineer

9500 Medical Center Drive, Suite 370 | Largo, Maryland 20774

D: 301-358-4763 | C: 571-239-0790

Engineering Innovative Solutions

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January 26, 2022

MEMORANDUM

TO: Tierre Butler, Senior Planner, Urban Design Section, Development Review Division

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

FROM: Andrew McCray, Senior Planner, Long-Range Planning Section, Community Planning Division AM

SUBJECT: **DSP-21012 Spirit of God Deliverance Church**

FINDINGS

Community Planning Division staff finds that, pursuant to Section 27-548.24, this application conforms to Plan Prince George's 2035 and conforms to the 2007 Approved Westphalia Sector Plan and Sectional Map Amendment.

BACKGROUND

Application Type: Detailed Site Plan outside of an overlay zone where conformance to a master plan is required by Section 27-548.24.

Location: 9207 Westphalia Road, Upper Marlboro, MD 20774

Size: 5.28 acres

Existing Uses: Vacant undeveloped land

Proposal: Church or similar place of worship with 500 seats. The proposed building shall have a total 18,112 square feet of gross floor area.

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: This application is in the Established Communities. The vision for the Established Communities is to create the most appropriate for context-sensitive infill and low-to-medium density development (Pg. 20).

Master Plan: The 2007 Approved Westphalia Sector Plan and Sectional Map Amendment recommends low density residential land uses on the subject property.

Additionally, the C-S-C Zone is approved in accordance with Council finding (a) of CR-2-2007 (DR-2), (p. 5, line 12), which states: "The Spirit of God Deliverance Church properties (Tax Map 90, Parcel 67 and Tax Map 82, Parcel 211) located on the south side of Westphalia Road, east and west of Melwood Road, should be classified in a commercial zoning category to allow institutional and limited commercial land uses, provided that site plan review by the Planning Board is obtained prior to issuance of a building permit for any new construction on the site. The purpose of site plan review is to ensure that any proposed commercial or institutional use on this property has high quality architectural design, landscaping and construction materials and effective on-site buffering for existing or future residential or institutional land uses in the area. It is not intended that commercial or institutional activities on these properties will establish a precedent to justify further commercial expansion along these roads." (Pg. 95)

Planning Area: 78

Community: Westphalia & Vicinity

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

SMA/Zoning: The 2007 Approved Westphalia Sector Plan and Sectional Map Amendment reclassified the subject property into the C-S-C (Commercial Shopping Center) zone.

MASTER PLAN CONFORMANCE ISSUES:

None

DSP-21012 Spirit of God Deliverance Church

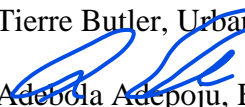
Sarah Benton, AICP, Supervisor, Community Planning Division



Division of Environmental Health/Disease Control

Date: January 5, 2022

To: Tierre Butler, Urban Design, M-NCPPC

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

Re: DSP-21012, SPIRIT OF GOD DELIVERANCE CHURCH

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 Spirit of God Deliverance Church and has the following comments / recommendations:

1. 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.
2. 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.



Environmental Engineering/Policy Program
Largo Government Center
9201 Basil Court, Suite 318, Largo, MD 20774
Office 301-883-7681, Fax 301-883-7266, TTY/STS Dial 711
www.princegeorgescountymd.gov/health

Good Evening Tierre,

The Office of the Fire Marshal has reviewed the referral for DSP-21012 Spirit of God Deliverance Church. We have the following comments:

- 1) Please show the locations of existing and private fire hydrants. Please demonstrate that a fire hydrant will be provided within 200' of the Fire Department Connection (FDC) measured as hose is laid by the fire department (around corners, obstacles, etc.). Please demonstrate that no exterior portion of the building will be more than 500' from a fire department as hose is laid by the fire department. The FDC should not be located on the east side of the building as the drive aisles do not provide fire access.
- 2) The drive aisle across the front/north side of the building appears to be a dead end greater than 150'.

Regards. Jim

James V. Reilly

Contract Project Coordinator III



Office of the Fire Marshal
Division of Fire Prevention and Life Safety
Prince George's County Fire and EMS Department
6820 Webster Street, Landover Hills, MD 20784

Office: 301-583-1830

Direct: 301-583-1838

Cell: 240-508-4931

Fax: 301-583-1945

Email: jyreilly@co.pg.md.us

Additional Back-up

For

Detailed Site Plan DSP-21012
Spirit of God Deliverance Church

Law Office of Midgett S. Parker, P.A.

P.O. BOX 3640, ANNAPOLIS, MARYLAND 21403
(443) 603-3091

March 1, 2022

Sent only electronically to the Planning Board Office at: pgcpb@mncppc.org

The Maryland-National Capital Park and Planning Commission
Honorable Elizabeth M. Hewlett, Chair
and Members of the Planning Board
Prince George's County Planning Board
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

RE: Spirit of God Deliverance Church
Detailed Site Plan DSP-21012, AC-21020, TCP2-043-2021
Agenda Item 6, Agenda Date 3/3/22

Dear Chair Hewlett and Members of the Planning Board:

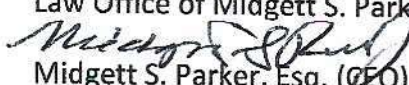
Please accept the Applicant's request to delete a proposed condition within the Staff Recommendation of APPROVAL with conditions in the above referenced application for the reasons outlined below.

On behalf of the Applicant, we request that proposed condition 1.j. be deleted. This condition as it appears on page 13 of the Staff Report [Attachment 1] states:

j. Provide a minimum of two bicycle parking racks closer to the building entrance.

The Applicant requests that the above condition be deleted in its entirety because the Applicant has provided for two bicycle parking racks on the south east corner of its proposed building. [Attachment 2] The bicycle racks provided by the Applicant are 108 feet from the east main entrance (one of three primary building entrances) to the building. The location of Applicant's bicycle racks would only be approximately 43 steps to the entrance of the building for a person riding a bicycle to the Church. [Attachment 3]

We are of the understanding that the M-NCPPC staff is in agreement with this request.

Sincerely,
Law Office of Midgett S. Parker, P.A.

Midgett S. Parker, Esq. (CEO)

Attachments

cc Ms. Tierre Butler, Senior Planner



<https://midgettparker-law.com/>

Law Office of Midgett S. Parker, P.A.

P.O. BOX 3640, ANNAPOLIS, MARYLAND 21403

(443) 603-3091

ATTACHMENT 1

page 1

M-NCPPC Staff Report

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-21012, Alternative Compliance AC-21020, and Type 2 Conservation Plan TCP2-043-2021, for Spirit of God Deliverance Church, subject to the following conditions:

1. Prior to certification, the detailed site plan (DSP) shall be revised, or additional information shall be provided, as follows:
 - a. Revise General Note 5 to list the existing number of parcels as four parcels and one outparcel.
 - b. Provide the height of the prefabricated steeple, include it in the dimensions located on the architectural elevations, and provide a detail of the steeple.
 - c. Revise all references to the proposed height on the plan to include the height of the steeple.
 - d. Revise General Note 4 to include "Church with 500 proposed seats".
 - e. Revise General Note 11 to include "Subject to Part 10C, Section 27-548.54 and Section 27-548.55 of the Zoning Ordinance".
 - f. Revise the parking schedule to include the number of seats in the main auditorium.
 - g. Revise the site plan to show the required loading space.
 - h. Revise the proposed signage to conform to Section 27-617 of the Prince George's County Zoning Ordinance, which may include removing one sign, and to move any freestanding signs outside of any public utility easements.



Law Office of Midgett S. Parker, P.A.

P.O. BOX 3640, ANNAPOLIS, MARYLAND 21403

(443) 603-3091

ATTACHMENT 1

page 2

- i. Provide notes on the site plan demonstrating conformance to Section 27-442 and Section 27-462 of the Prince George's County Zoning Ordinance, Regulations for the Rural Residential and Commercial Shopping Center Zones.
 - j. Provide a minimum of two bicycle parking racks closer to the building entrance. DELETE
 - k. Revise the DSP to show continental style crosswalks and associated perpendicular Americans with Disabilities Act curb ramps at the intersection of Rock Spring Drive and Westphalia Road, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence.
 - l. Clarify the fence label on the site plan to include indication of height and type and reference to the applicable detail.
 - m. Label the handicapped van space on the plan.
 - n. Provide the following site plan notes:

"The applicant shall conform to construction activity noise control requirements, as specified in Subtitle 19 of the Prince George's County Code."

"The applicant shall conform to construction activity dust control requirements, as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control."
 - o. Indicate existing and proposed fire hydrants, with one being located within 200 feet of the proposed Fire Department Connection (FDC). Demonstrate that no exterior portion of the building will be more than 500 feet from a fire hydrant, as hose is laid by the Fire Department. The FDC should not be located on the east side of the building, as the drive aisles do not provide fire access.
 - p. Revise the eastern parking lot to demonstrate conformance to Section 27-560 of the Prince George's County Zoning Ordinance, relative to required driveway widths.
 - q. Revise the landscape plan and Section 4.7 schedule to reflect the correct building setback and buffer width.
2. Prior to signature approval of the detailed site plan, the Type 2 tree conservation plan (TCP2) shall be revised as follows:
- a. Update the TCP2 approval block to identify the correct TCP2 number, TCP2-043-2021.
 - b. Demonstrate due diligence in obtaining permission from the adjacent property owner for the potential removal of Specimen Tree 8. Written denial or permission for removal of the tree shall be provided. Should permission be granted, Specimen Tree 8 shall be shown on the plans as removed. Should permission be denied, the TCP2 shall show preservation measures along the limits of disturbance for root pruning and fertilization.



Law Office of Midgett S. Parker, P.A.

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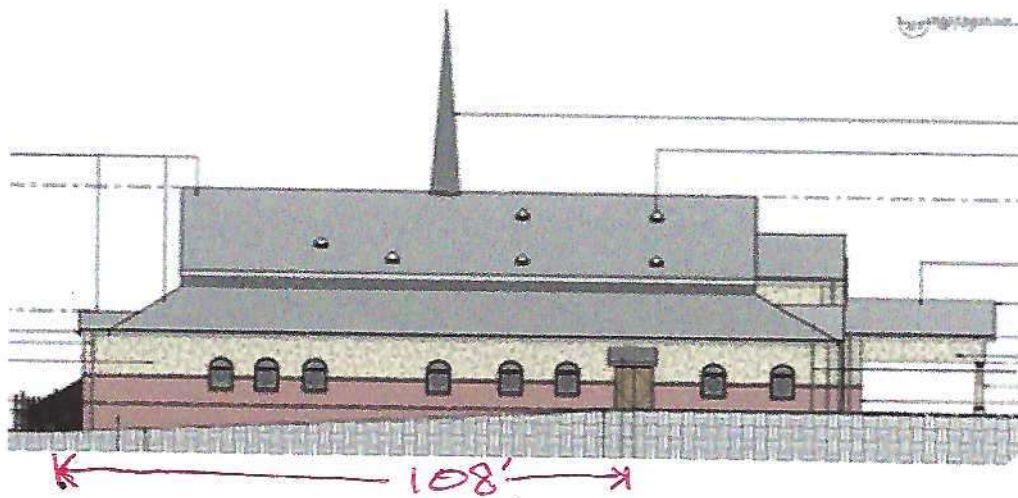
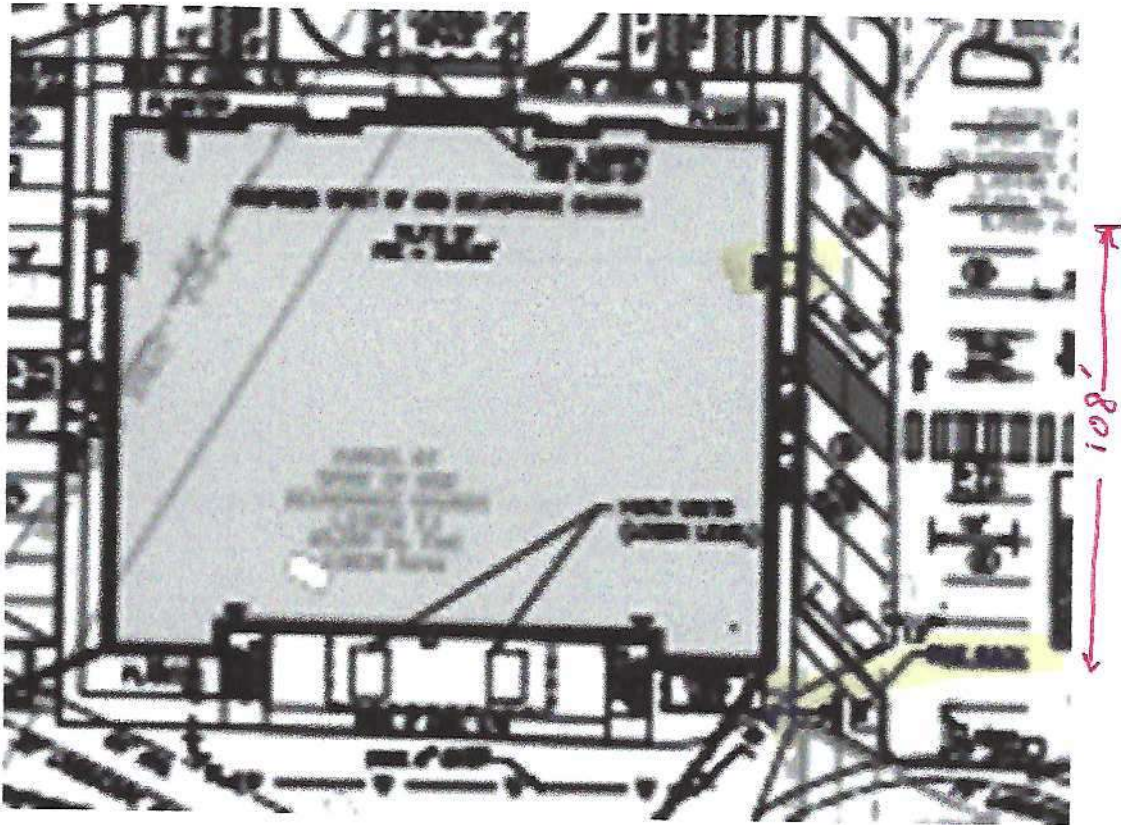
ATTACHMENT 1

page 3

- c. Identify the associated Preliminary Plan of Subdivision, 4-17022, in the note on the removal of Specimen Trees 4-7.
- d. Resolve the conflict in the woodland clearing acreages in the worksheet and the woodland conservation summary table. Update the worksheet accordingly.



ATTACHMENT 2



Distance from Bicycle Rack to East Entrance to Building



Law Office of Midgett S. Parker, P.A.

P.O. BOX 3640, ANNAPOLIS, MARYLAND 21403

(443) 603-3091

ATTACHMENT 3

An average person has a stride length of approximately **2.1 to 2.5 feet**. That means that it takes over 2,000 steps to walk one mile and 10,000 steps would be almost 5 miles. A sedentary person may only average 1,000 to 3,000 steps a day.

Calculation of Steps from Bicycle Rack provided by Applicant to the East Entrance of Building

108' (from Bicycle Rack to East Entrance)

/ 2.5'(average person's stride) =

43 steps to the east main entrance



<https://midgettparker-law.com/>