



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

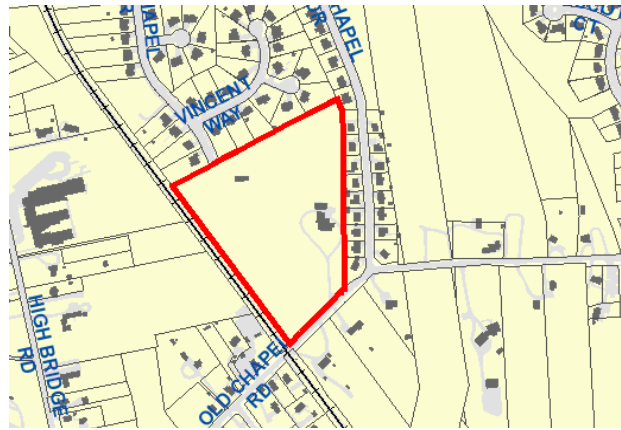
Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>

Departure from Design Standards CMFI Tabernacle of Praise

DDS-681

REQUEST	STAFF RECOMMENDATION
A 13-foot departure from the design standards to reduce the width of the driveway from 22 feet to 9 feet.	APPROVAL with conditions

Location: At the intersection of Old Chapel Drive and Old Chapel Road.	
Gross Acreage:	15.50
Zone:	RR
Zone Prior:	R-R
Gross Floor Area:	6,418 sq. ft.
Lots:	1
Parcels:	0
Planning Area:	71A
Council District:	04
Municipality:	N/A
Applicant/Address: CMFI Tabernacle of Praise P.O Box 1245 Lanham, MD 20703	
Staff Reviewer: Dominique Lockhart Phone Number: 301-952-3411 Email: Dominique.Lockhart@ppd.mncppc.org	



Planning Board Date:	04/06/2023
Planning Board Action Limit:	N/A
Staff Report Date:	03/22/2023
Date Accepted:	01/03/2023
Informational Mailing:	09/07/2021
Acceptance Mailing:	12/29/2022
Sign Posting Deadline:	03/07/2023

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: Departure from Design Standards DDS-681
CMFI Tabernacle of Praise

The Zoning staff has reviewed the departure from design standards 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

This application is being reviewed and evaluated, in accordance with the prior Prince George's County Zoning Ordinance, as permitted by Section 27-1903(c) of the Zoning Ordinance, which allows for development proposals of any type to utilize the prior Zoning Ordinance for development of a property. This departure from design standards was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of prior approvals;
- b. The requirements of the Prince George's County Zoning Ordinance;
- 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 Tree Canopy Coverage Ordinance; and
- f. Referral comments.

FINDINGS

1. **Request:** The applicant is requesting a departure from design standards (DDS) from Section 27-560(a) of the prior Prince George's County Zoning Ordinance.

Section 27-560 provides design standards for site plans, related to interior driveway widths. Regulations state that the width of a one-way driveway, adjacent to 90-degree angled parking spaces, should be 22 feet. The applicant has requested a 13-foot departure, for a driveway width of 9 feet.

Section 27-563 of the prior Zoning Ordinance discusses the requirements of a driveway connection to a street for a parking lot and states that the driveway shall be at least 11 feet wide for each lane, exclusive of curb return and gutters. The applicant is proposing a 20-foot entrance driveway, with 10 feet allotted for each lane of traffic.

The project scope consists of using the main 4,678-square-foot building as a place of worship, and the auxiliary 1,740-square-foot building as a parsonage. Four additional parking spaces are proposed, to meet the minimum required parking standards for a place of worship, which is seven parking spaces. The site will contain eight parking spaces in total. Modification to the property includes adjusting the driveway and parking areas to accommodate the new use. This includes widening the existing driveway entrance from 9 feet to 20 feet, as well as paving and striping the 4 additional parking spaces. The driveway entrance will accommodate two-way traffic. The one-way drive aisle, surrounding the proposed place of worship, will remain as 9 feet.

2. **Development Data Summary:** The following chart summarizes the development for the overall CMFI Tabernacle of Praise property, which will remain unchanged by this application.

	EXISTING	PROPOSED
Zone	RR	R-R
Use(s)	Residential	Place of Worship
Total Acreage	5.50	5.50
Number of Lots	1	1
Parcels	0	0
Total Gross Floor Area (GFA)	6,418 sq. ft.	6,418 sq. ft.

3. **Location:** The subject site consists of one lot located in the northwest quadrant of the intersection of Old Chapel Drive and Old Chapel Road. The property is known as Lot 45, as shown on Tax Map 37, Grid C2, and is in the Rural Residential (R-R) Zone.
4. **Surrounding Uses:** The subject site is bounded on the north and east by single-family detached residences in the R-R Zone. The subject property abuts Old Chapel Road to the south and across Old Chapel Road are single-family detached residences in the R-R Zone. To the west, the site abuts the Pennsylvania Railroad track and, beyond the railroad track, is the High Bridge Elementary school, vacant land, and single-family residences, all within the R-R Zone.
5. **Previous Approvals:** The subject property was conveyed by deed on October 29, 2020, recorded amongst the Prince George’s County Land Records as Liber 44304 folio 141, and is platted. The site has a Natural Resources Inventory (NRI-087-14), which was issued on January 22, 2015; however, the NRI expired on January 22, 2020.
6. **Prince George’s County Zoning Ordinance Requirements:** The criteria for approval of a DDS is set forth in Section 27-239.01(7) of the prior Zoning Ordinance, which states the following:

(A) In order for the Planning Board to grant the departure, it shall make the following findings:

(i) The purposes of this Subtitle will be equally well or better served by the applicant's proposal;

The applicant proposes to widen the entrance driveway from 9 feet to 20 feet. In addition, a portion of the driveway, along the eastern property boundary, will be reconstructed.

The site has access via Old Chapel Road and the driveway is proposed to provide two-way travel upon entering the site, where it then transitions to a one-way loop. The applicant will add one-way directional signage to facilitate vehicular movement on-site. The building and parking areas will be provided in the northern area of the site and will be accessed from the one-way portion of the driveway. A total of 8 parking spaces are proposed, which satisfies the parking requirement for the proposed church capacity of 25 people.

Staff reviewed the submitted vehicle turning plan, which resulted in modifications to the site that included a larger area of pavement to the west of the building. The large pavement area is necessary to facilitate the required radius for vehicles to safely access the parking spaces as well as additional paving on the two-way portion of the driveway which, in total, is approximately 20 feet wide. Given the modifications to the plans, staff believe that the parking spaces will be able to function as their intended purpose and will allow for safe maneuvers to the parking provided.

(ii) The departure is the minimum necessary, given the specific circumstances of the request.

The departure is the minimum necessary, given the location of the existing structures that are to be utilized on-site. The applicant has proposed a 20-foot-wide bi-directional driveway, with a 9-foot-wide one-way driveway loop for the proposed church. While the driveway does not meet the design standards for width, staff believe that the applicant has demonstrated, by way of the vehicle turning plan, that this is the minimum required for the site to function for its intended purpose and is acceptable by staff.

(iii) The departure is necessary in order to alleviate circumstances, which are unique to the site or prevalent in areas of the County developed prior to November 29, 1949;

The departure is the minimum necessary to alleviate the constraints that are unique to this site. The current structures on the property have been in existence since the 1970s. Strict adherence to the code would require demolition and relocation of the existing structures, to accommodate the need for a 22-foot-wide drive aisle. The applicant's proposed improvements to the site, a 20-foot-wide bi-directional driveway facility and a 9-foot-wide

one-way facility to support the operations of a proposed church facility, are adequate.

(iv) The departure will not impair the visual, functional, or environmental quality or integrity of the site or of the surrounding neighborhood.

As shown on the plan and mentioned above, the proposed entrance driveway is approximately 20 feet wide. The vehicle turning plan displays the typical design vehicle classification for the site and demonstrates that 20 feet would provide the minimum distance required for two vehicles to safely pass, while entering or exiting the site. The vehicle size used for the vehicle turning plan is 6.5 feet wide, which would be the standard width of a passenger vehicle that would be accessing the site for its intended use as a place of worship.

The vehicle turning plan also shows the proposed signage throughout the site. There will be a 5 mile per hour (mph) sign near the driveway entrance. The 9-foot-wide driveway loop will contain a yield sign, one-way signs, a 5 mph sign, a stop sign, and a do not enter sign to facilitate traffic. The applicant will also provide a 6-foot wooden fence along a portion of the eastern property boundary.

Staff believe that, as designed, safe access is provided to and from the site. In addition, the site is designed to allow all turning movements and directional travel to be completed on-site, without conflicts.

7. 2010 Prince George's County Landscape Manual: The development is subject to the Landscape Manual. Specifically, Section 4.2, Requirements for Landscape Strips Along Streets; and Section 4.7, Buffering Incompatible Uses, are applicable to this site.

The Landscape Manual designates a place of worship as a compatible, medium-impact use with moderate effects on adjacent properties. Such a designation requires a Type C bufferyard to mitigate the impacts of the proposed use. A Type C bufferyard requires a minimum building setback of 40 feet, minimum landscape yard of 30 feet, and 120 plant units per 100 linear feet of property line. The submitted landscape plan complies with the stated requirements. The applicant also proposes 324 feet of 6-foot-high board fencing to provide more visual buffering of the uses.

Staff find that the combination of existing trees, landscape plantings, and fencing will adequately buffer the site, mitigating the medium-impact place of worship use.

8. Woodland and Wildlife Habitat Conservation Ordinance: Given the scope of the proposed development, this project is eligible for a letter of exemption from the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO), since the project will result in clearing of less than 5,000 square feet of woodlands. The site has a Natural Resources Inventory (NRI-087-14), which was issued on January 22, 2015; however, the NRI expired on January 22, 2020. No regulated environmental features (REF) or County-regulated 100-year floodplain are mapped within the proposed limits of disturbance.

9. **Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, of the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on developments that request more than 5,000 square feet of disturbance. The property is zoned R-R and is required to provide a minimum of 15 percent of the gross tract area to be covered by tree canopy. The property is 15.5 acres in size and results in a TCC requirement of 2.325 acres (101,277 square feet). Therefore, the total TCC included on the property, 5.76 acres (250,905.6 square feet), exceeds the requirement for TCC.
10. **Referrals:** The referral comments are summarized as follows, and incorporated herein by reference:
 - a. **Historic Preservation**—In a memorandum dated January 13, 2023 (Berger, Stabler, Smith, and Chisholm to Lockhart), the Historic Preservation Section concluded that 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.
 - b. **City of Bowie**—In a memorandum dated January 31, 2023 (Meinert to Lockhart), the City of Bowie noted that the proposal has no impact on the City of Bowie.
 - c. **Permit Review**—In a memorandum dated February 02, 2023 (Shaffer to Lockhart), the Permit Review Section noted that site plan revisions are needed, prior to certification of the subject application. These revisions have been added as conditions in the Recommendation section of this staff report.
 - d. **Environmental Planning**—In a memorandum dated February 06, 2023 (Juba to Lockhart), the Environmental Planning Section provided an analysis of the subject application, and no environmental issues were identified.
 - e. **Urban Design**—In an email dated March 08, 2023 (Burke to Lockhart), the Urban Design Section noted that the submitted landscape plan conforms to the Landscape Manual and TCC requirements, as included in Findings 7 and 9 above.
 - f. **Transportation**—In a memorandum dated March 09, 2023 (Patrick to Lockhart), the Transportation Section provided an analysis of the subject application’s conformance with the *2009 Approved Master Plan of Transportation* and the Zoning Ordinance.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Zoning staff recommend that the Planning Board adopt the findings of this report and APPROVE Departure from Design Standards DDS-681 for CMFI Tabernacle of Praise, subject to the following condition:

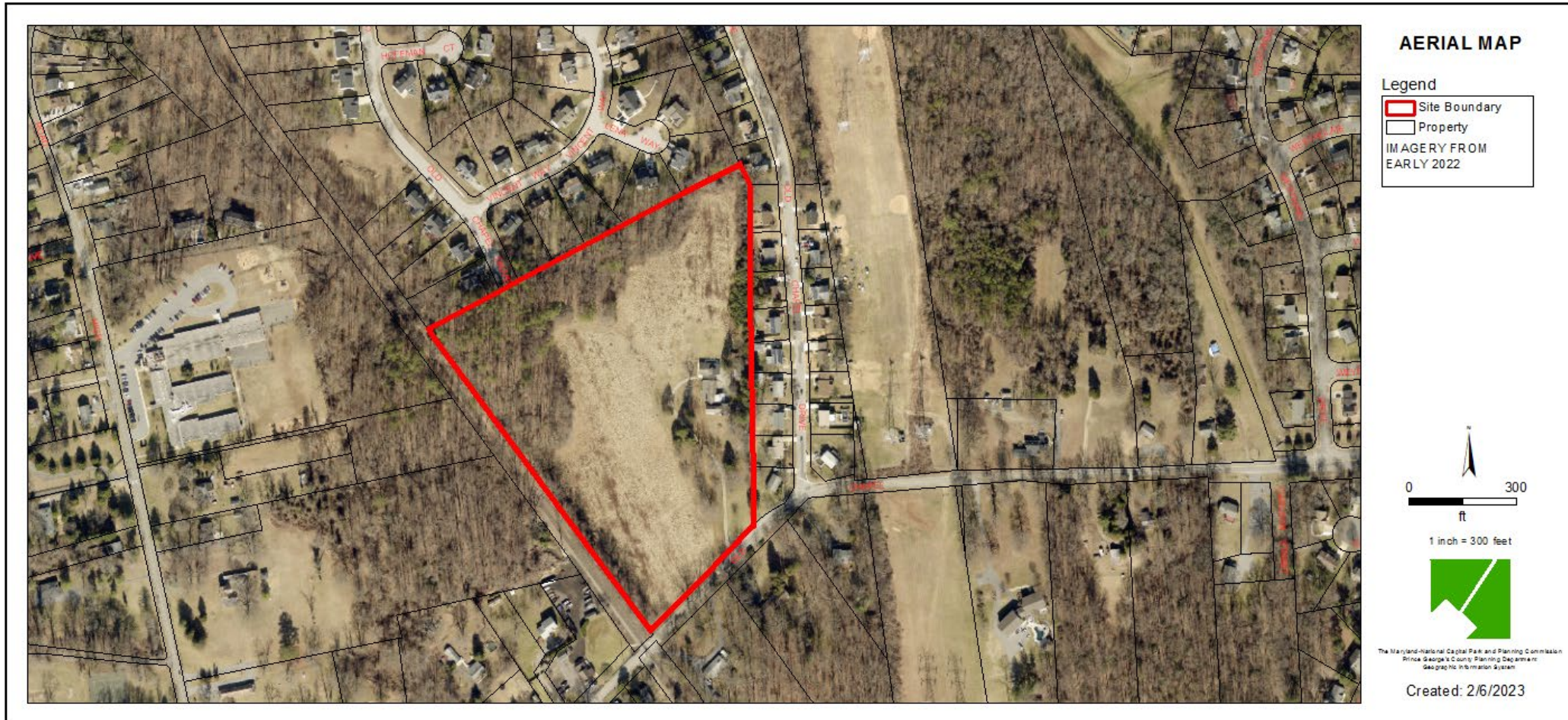
1. Prior to certification, the departure site plan shall be revised, as follows:
 - a. Provide the dimensions of the driveway apron.

- b. Provide the dimensions of the handicap parking space and striped access aisle. The handicap parking space provided on-site must be van-accessible and dimensioned at either 8 feet by 19 feet, with an 8-foot-wide striped access aisle; or 11 feet by 19 feet, with a 5-foot-wide striped access aisle.
- c. Provide a parking schedule demonstrating the required and proposed parking.
- d. Provide a fence detail for all proposed fencing on the property.
- e. Notate the height of existing buildings.
- f. Provide bikeway signage, within the right-of-way, along the subject site's frontage of Old Chapel Road, unless modified with written correspondence by the operating agency.
- g. Provide the signage details for all proposed signage on the property.

CMFI TABERNACLE OF PRAISE

Departure from Design Standards

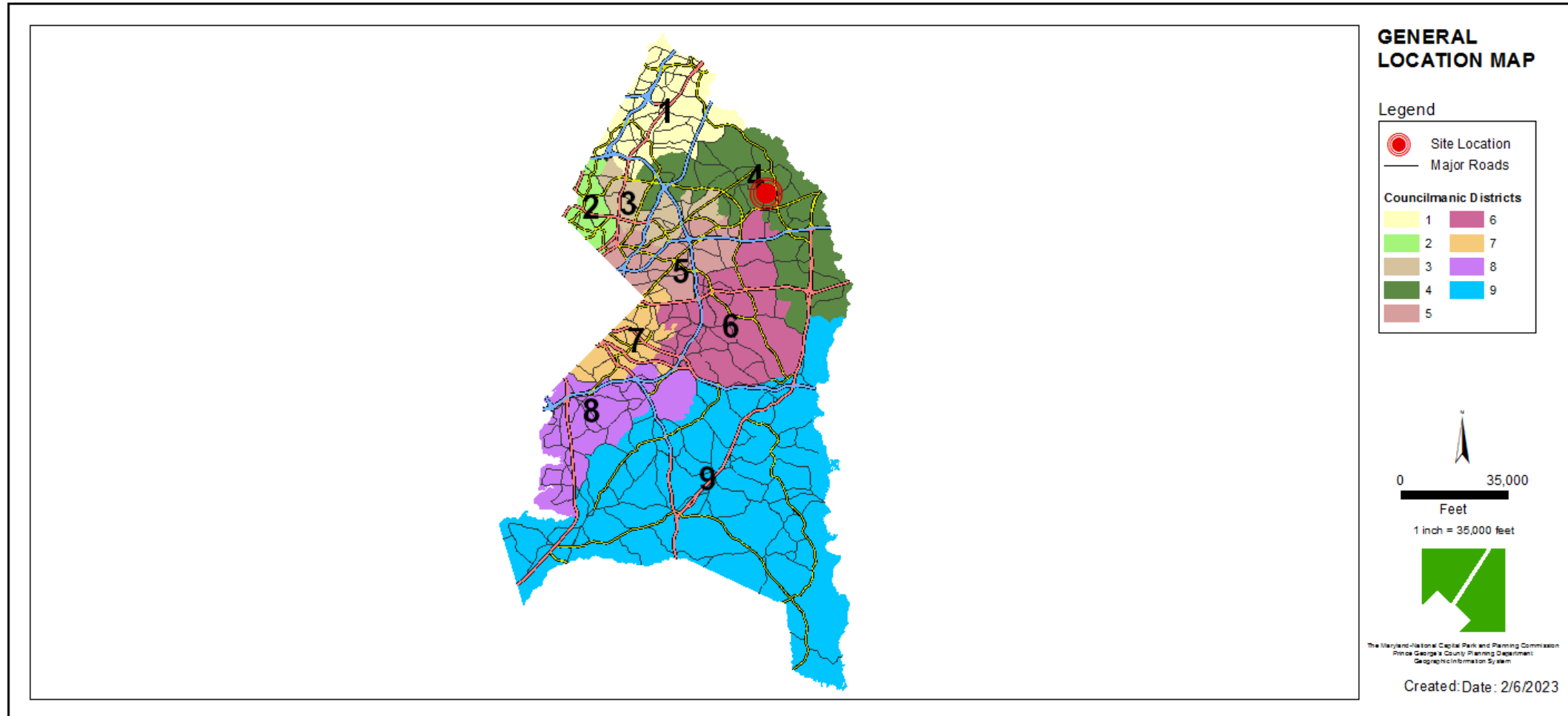
Staff Recommendation: APPROVAL with conditions



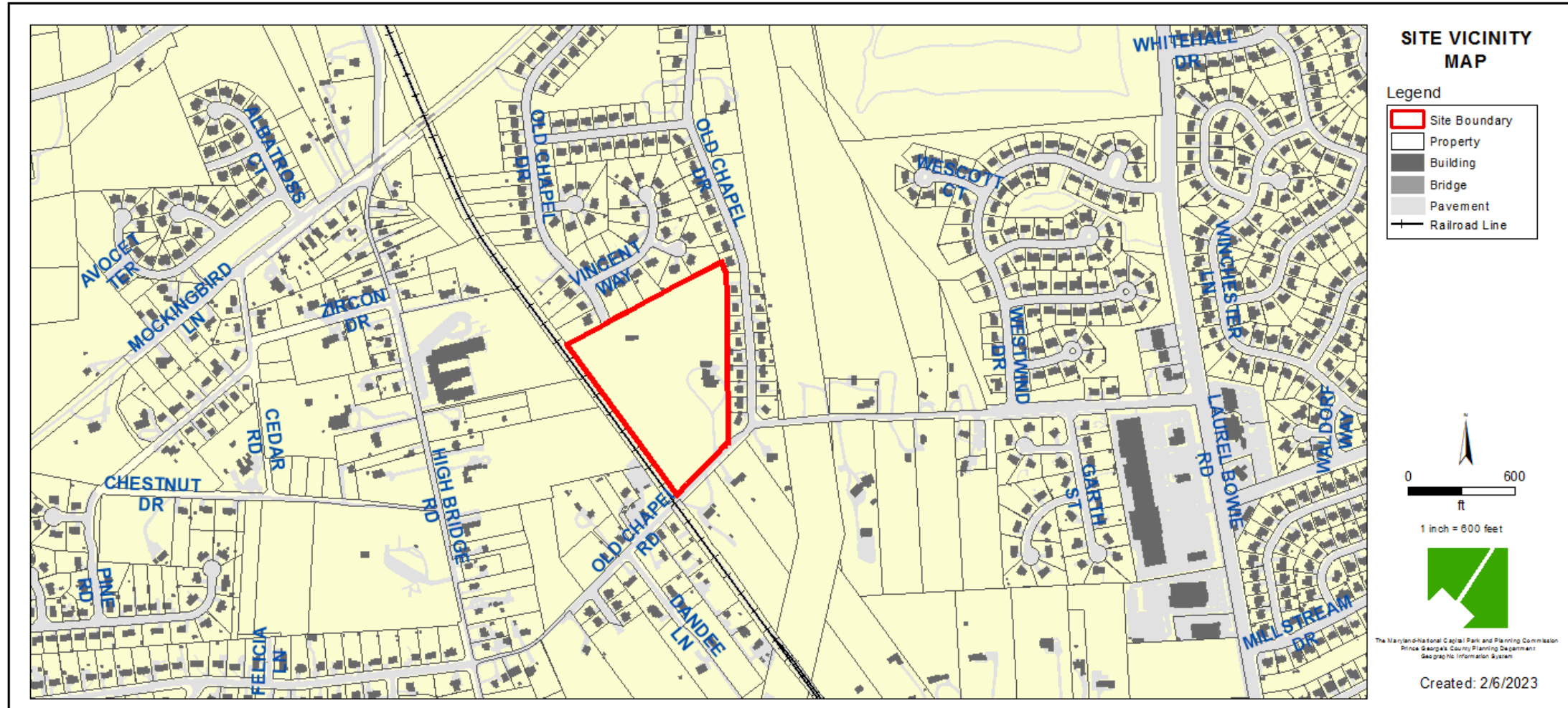
GENERAL LOCATION MAP

Council District: 04

Planning Area: 71A



SITE VICINITY MAP

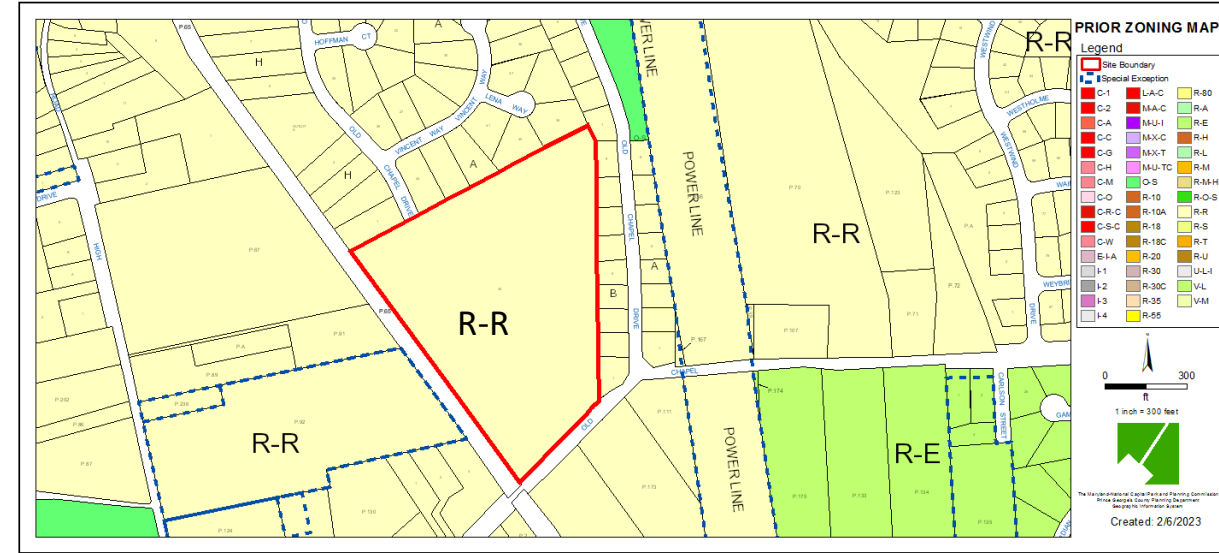
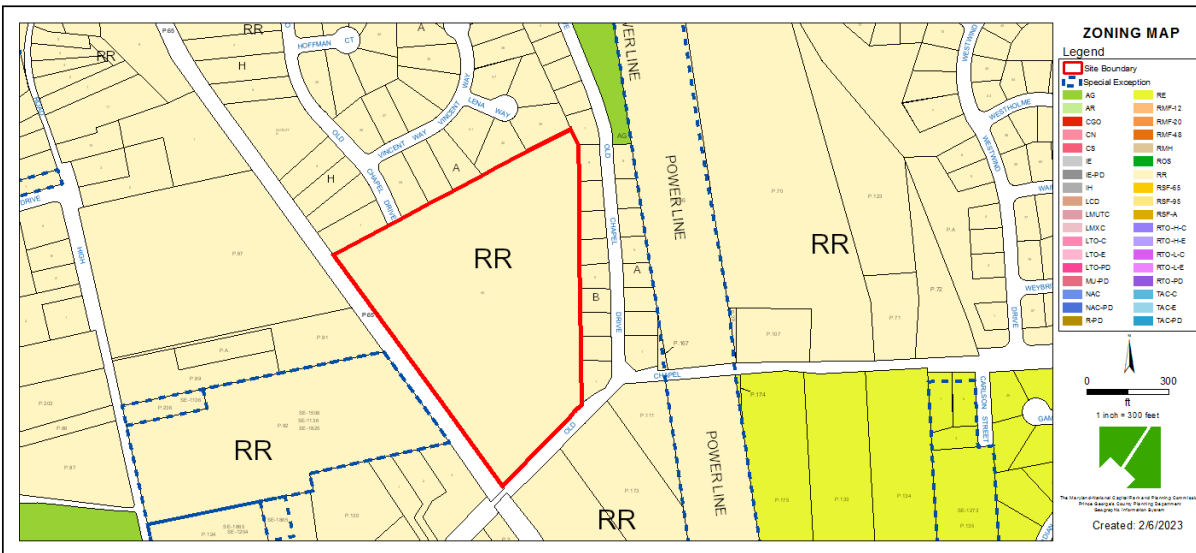


ZONING MAP (CURRENT & PRIOR)

Property Zone: RR

CURRENT ZONING MAP

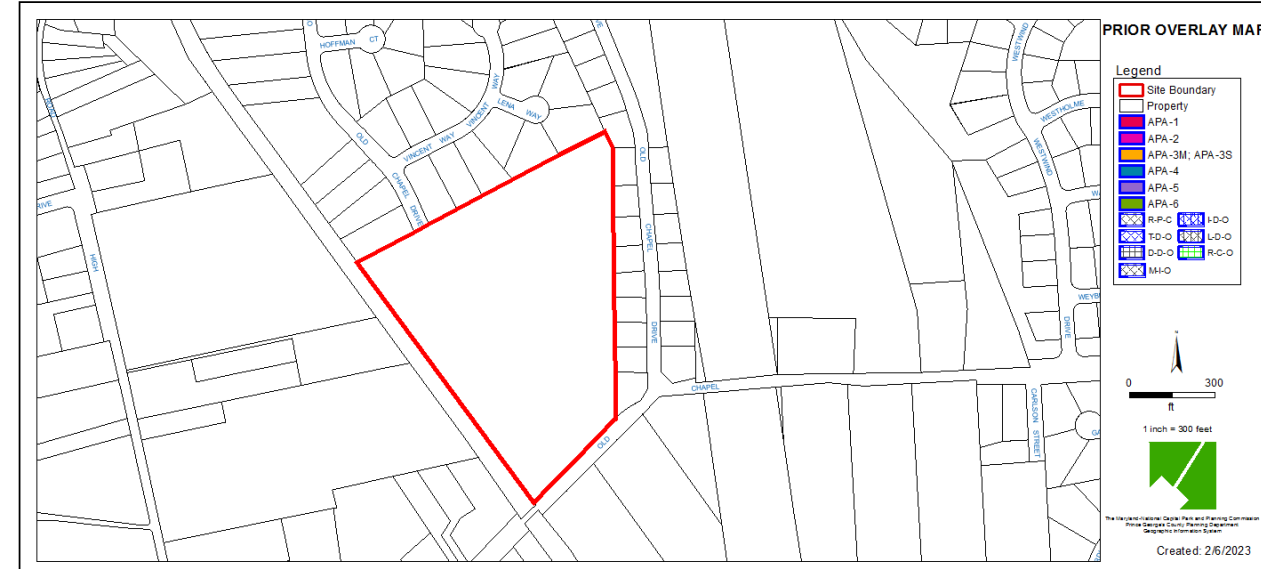
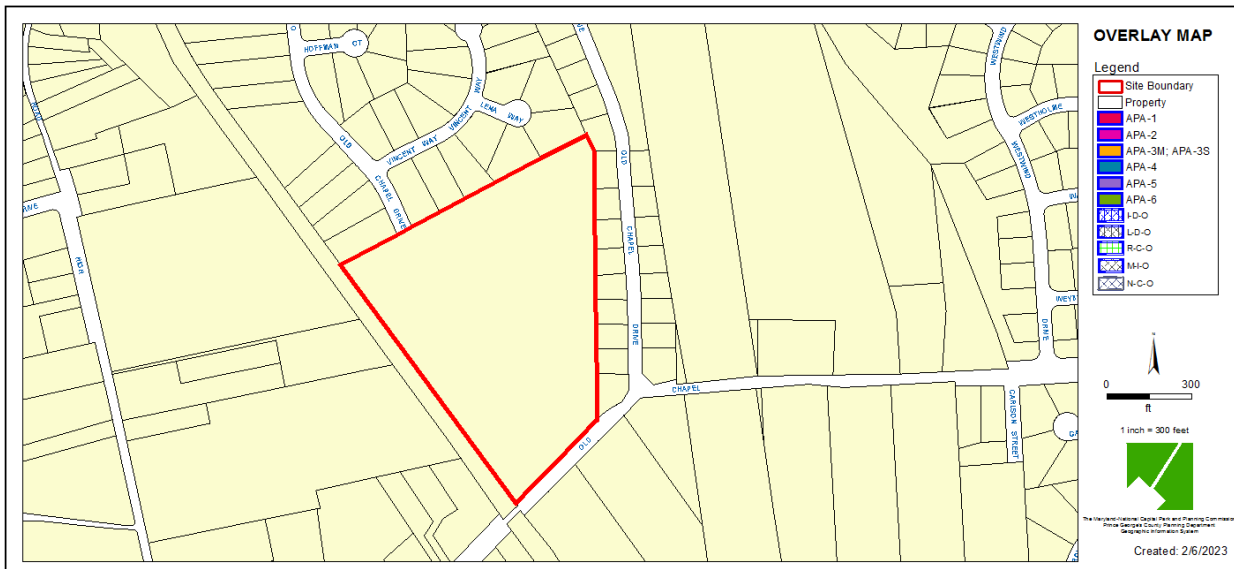
PRIOR ZONING MAP



OVERLAY MAP (CURRENT & PRIOR)

CURRENT OVERLAY MAP

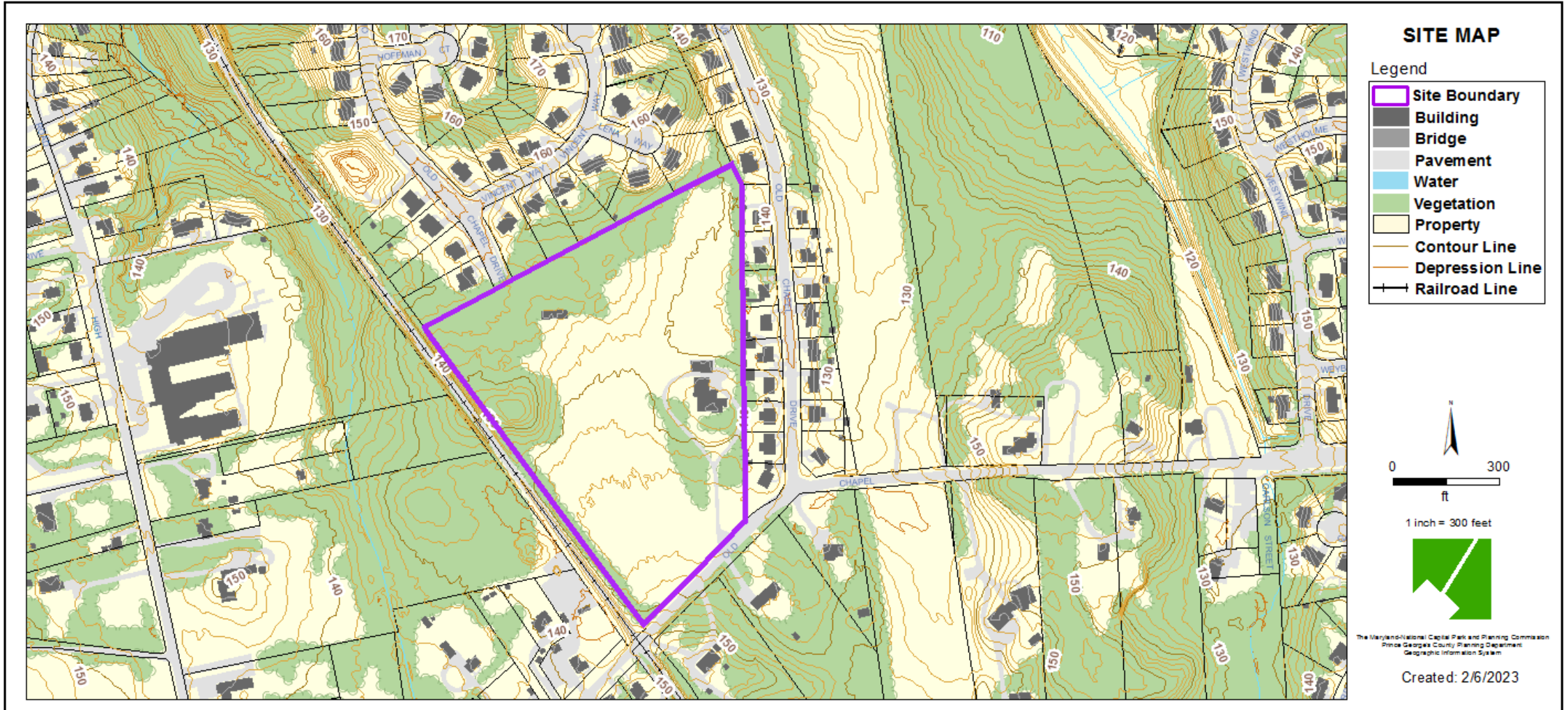
PRIOR OVERLAY MAP



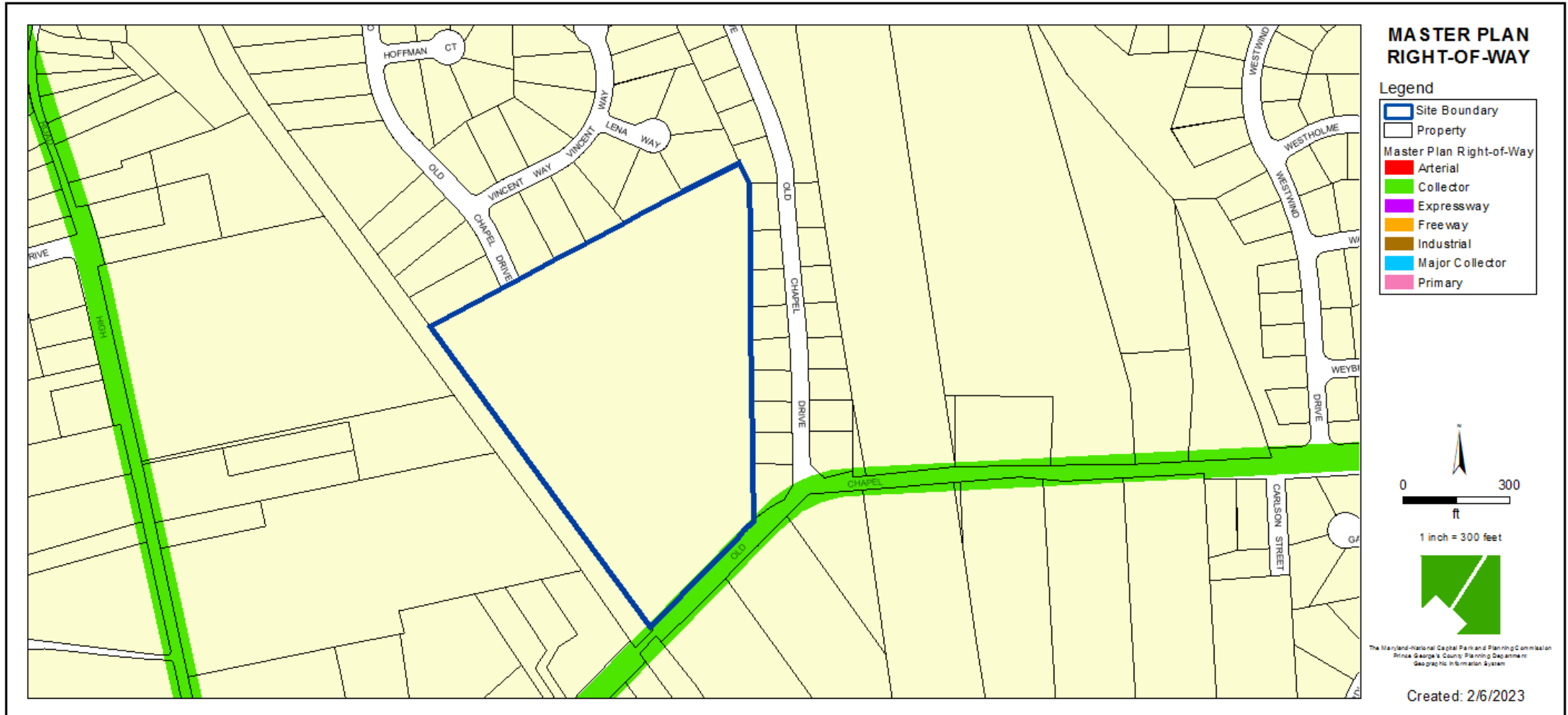
AERIAL MAP



SITE MAP



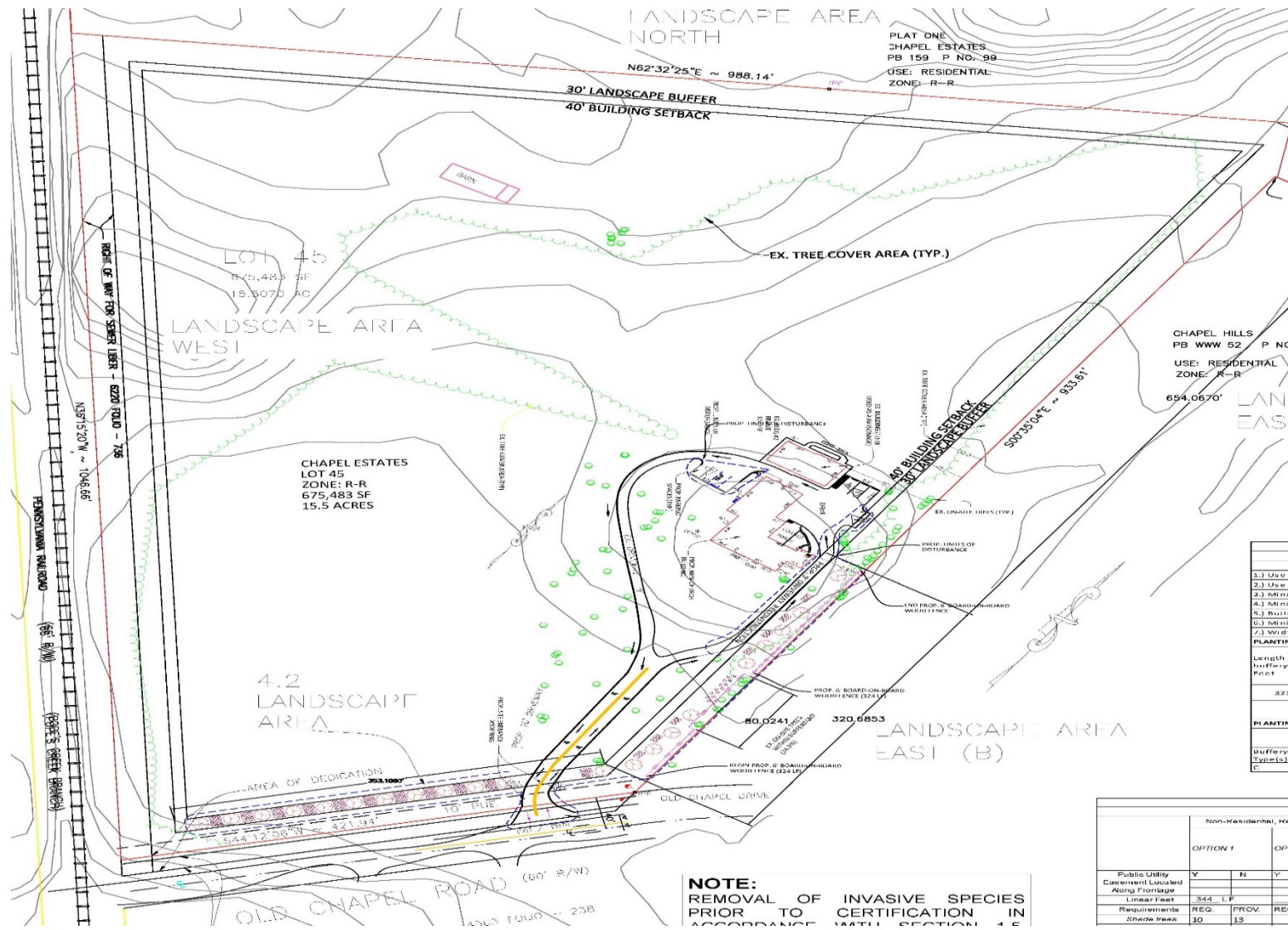
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



LANDSCAPE PLAN

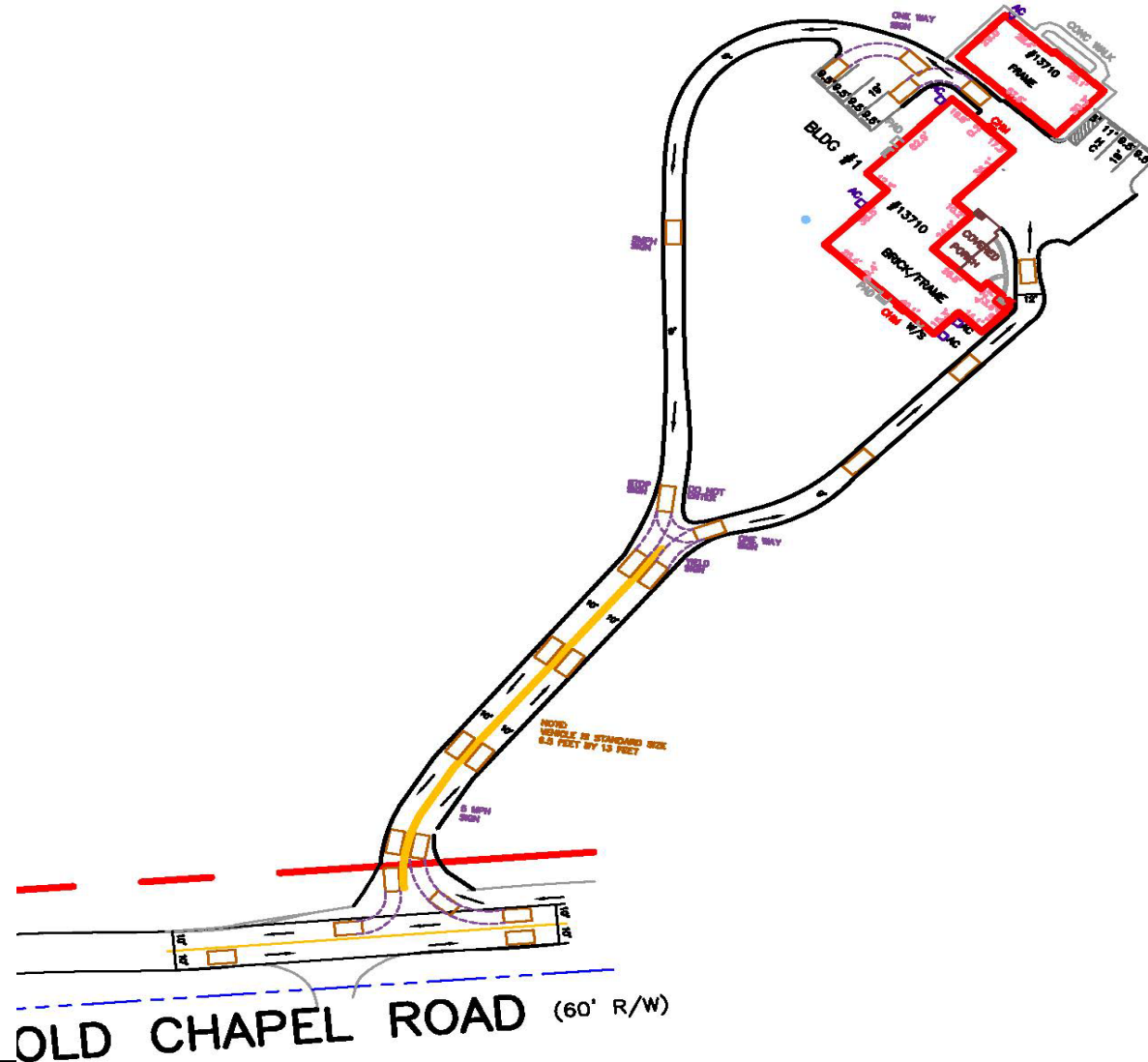


1.) Use of	
2.) Use of	
3.) Minimum	
4.) Minimum	
5.) Building	
6.) Minimum	
7.) Width	
PLANTING	
Length of	
buffer zone	321.1
PLANTING	
Buffer zone	
Type(s)	C

	Non-Residential, Rural	
	OPTION 1	OPTIC
Public Utility	Y	N
Commitment Located		
Along Frontage		
Linear Feet	344	LP
Requirements	REQ.	PROV. REQ.
Shade trees	10	13

NOTE:
 REMOVAL OF INVASIVE SPECIES
 PRIOR TO CERTIFICATION IN
 ACCORDANCE WITH SECTION 4.5

EXHIBIT 1 – VEHICLE TURNING PLAN



STAFF RECOMMENDATION

APPROVAL with conditions

- DDS-681

Major/Minor Issues:

- No Major Issues

Applicant Required Mailings:

- Informational Mailing: 09/07/2021
- Acceptance Mailing: 12/29/2022

MILLENNIUM ENGINEERING, LLC

5825 Allentown Road Camp Springs, Maryland 20746
(301) 433-0888 Office (301) 433-0897 Fax

Departure application - Statement of Justification

Application (Case) Number: DDS-681

Purpose and Benefit of the Church to the Community:

The Vision and Mission of CMFI Tabernacle of Praise Church is to preach and teach the gospel of the Kingdom of God to all creation leading them to an everlasting relationship with God, according to Matt 24:14 and Matt 28:19-20.

Bringing the love of God to all humanity and helping people fulfill their destinies is the center of our Mission. We preach and teach the Word of God and allow the Holy Spirit to do the deeper work of transformation and helping people grow in their Spiritual development.

As the Light of the World, the Salt of the Earth, and a City on the Hill according to Mathew 5:13-14 CMFI TOP fulfills its mission of sharing the light and the goodness of God with neighbors in the Community. As a community-based church, part of our mission is to help people with various kinds of addictions in finding restoration and hope back into their lost destinies.

Description of proposed use/request:

The project is on a 15.5-acre lot. There is an existing single-family home, an existing auxiliary building, seven existing parking spaces and an existing one-way 9-foot-wide driveway that connects to Old Chapel Road (60' Right-of-Way). The project consists of creating a place of worship (church) within the existing 4678 SF building on-site with a congregation capacity for twenty-five (25) people. Additional parking spaces are proposed to meet County requirements. Also, the reconstruction of a portion of the existing driveway is proposed to meet the required building setbacks and landscape buffers. The existing 1740 SF auxiliary building will be converted into a parsonage. The total limits of disturbance are approximately 4990 sq. feet.

Location and Surrounding Uses of the subject property:

The subject property is located at 13710 Old Chapel Road, Bowie, MD 20715, on Map 37, Grid C2, in the Bowie-Mitchellville Vicinity, Planning Areas 71A, 71B & 74B, Council District 4. The existing zoning is R-R (Rural-Residential). The current use of the site is an existing residential building with an existing accessory building. The adjoining property uses are single-family homes within recorded Subdivisions in the Land Records of Prince George's County, Maryland, and the Pennsylvania Railroad (Popes Creek Branch). The site is bounded by residential developments to the north and east, Old Chapel Road to the south, vacant on-site green areas/wooded area/trees to the North, East and along the railroad to the west.

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Previous Approvals:

This 15.5 acre property, known as Lot 45 Plat Two Chapel Estates recorded in Prince George's County, Maryland Land Records in Plat Book VJ159 Plat No. 100. The site has an approved Natural Resources Inventory Plan, NRI-087-14, which was approved by the Prince George's County Planning Department Environmental Section on January 22, 2015

Design Features

The subject is developed with an existing residential building and an accessory building in the rear. The existing residential building is located nearly central of lot and closely (within approx. 43 feet) to the left side property line. The site has a driveway that varies in size and shape. The subject site is flat with beautiful green mowed grass. The driveway entrance to the property is 15 feet in width accessed from Old Chapel Road (60' wide) then narrows to 9 feet in width as the driveway continues to a split/fork in the drive. Also, the drive area widens as it approaches the parking area at the rear of the building. There is one proposed handicap parking space and 6 regular proposed parking spaces. The 9 feet width drive aisle is adequate for the "One-Way" drive aisle as it circles the sides and rear of the building in the "One-Way" direction (see arrows for drive direction on site plan). The 9 feet drive aisle is also adequate for one car entering and exiting the site onto Old Chapel Road. The drive aisles are paved and leveled with grass adjacent each side. There are no ditches, cliffs, hills, obstruction, etc adjacent to the drive aisles should any vehicle need to pull to the side. The 9 feet drive aisle to the right side of the existing building is proposed to be redesigned, as shown on the Site Plan, to be removed from the area of the Landscape Buffer closer to the existing residential building. The driveway and parking areas are made of asphalt paving.

A large percentage of the site is bordered by trees which runs along the sides and rear of the property lines. A proposed 6 feet high "board-on-board" fence to be erected along the front portion near the right-side property line near the right front of the house to the right front at Old Chapel Road (see Landscape Plan).

The existing Pennsylvania Railroad-Popes Creek Branch Right-of-Way runs along the full left side property line. This Railroad has been known to operate at a very low scale (may be seen once in three months) passing along the existing property line. The area of the Railroad appears to be well kept without debris to exhibit a negative influence on the subject property. There has been no apparent damage to the site or its existing surroundings from the passing of the Railroad.

This site is very well maintained and has been since the ownership of the "Grace Works Investment Inc". The owner has received an enormous amount of positive recognition from various neighbors for the maintenance and improvements of the property. The neighbors are very well satisfied with what the owner is doing with the property and hopes continued progress.

email: millennengin@gmail.com website: <http://millenniumengineering-llc.com>

MILLENNIUM ENGINEERING, LLC

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COMPLIANCE WITH THE EVALUATION CRITERIA

Description of required findings:

- 1) Zoning Ordinance- Sec. 27-441 (b) (3) – A place of worship is a permitted use within zone R-R.
- 2) Zoning Ordinance- Sec. 27-566 (b) (1) – The number of handicapped spaces required for 25 people is one (1). The project meets this requirement.
- 3) Zoning Ordinance- Sec. 27-568 (a) (3) – The number of total parking spaces required for a place of worship is one (1) space per four (4) seats. The required number of spaces for 25 people is seven (7). The proposed amount of parking spaces is eight (8).
- 4) Landscape Manual- Section 4.7 (C) (1-4): Landscape Plan with Details and Tables are provided
- 5) Zoning Ordinance, Section 27-560 (a) and (b), and Section 27-563: Driveway width departure requested

Departure Request and required findings:

- 1) Per Zoning Ordinance, Section 27-560 (a) and (b), and Section 27-563, the minimum widths of one-way driveways are 11 feet. The existing driveway is 9 feet wide and is approximately 900 feet in length. This application is to request a departure of this design standard.

- i. The purposes of this subtitle - equally well or better served by the applicant's proposal.

The purpose of Section 27-563 is to provide safe and convenient access from Old Chapel Road (60' wide) onto the site with the existing 9 feet driveway to the parking area. The amount of traffic that will enter and exit the site using the driveway will be very small and it is highly unlikely there will be congestion if there are a few vehicles entering and exiting at the same time. The subject property will have a designated window of days and times for vehicles entering and exiting...ie., Friday 7:30pm – 9pm and Sunday 10am-12:30pm. During these times there may be approx. 12 vehicles entering and existing. The applicant proposes to have approx. 3 signs posted for vehicles as they travel along the drive isles (ie: one-way, yield, 5mph)

- ii. The departure is the minimum necessary, given the specific circumstances of the request. The 9 feet width of the driveway is adequate for vehicles (approx. 12) to drive through within a limited amount of time as provided. Also, there is no obstruction near and no proposed planting required adjacent to the drive aisles which provides adequate area for a vehicle to pull to the side, if needed.
- iii. The departure is necessary in order to alleviate circumstances which are unique to the site or prevalent in areas of the County developed prior to November 29, 1949.

The subject property has an existing residential building that was built in year 1930. The building was constructed prior to year 1949 and the 9 feet driveway was permitted for Rural Residential (RR) Zone

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- iv. The departure will not impair the visual, functional, or environmental quality or integrity of the site or of the surrounding neighborhood.

The exiting driveway does not impair the visual, functional, or environmental quality or integrity of the site or of the surrounding neighborhood. Visually, functionally, and environmentally, the existing driveway serves the property as it's use, zone & community. Also, with the proposed signs intended for the driveway use, it will not impair the visual, functional, or environmental quality or integrity of the site or of the surrounding neighborhood.

Summary/conclusion of request:

This project consists of creating a place of worship "Church" within the existing 4768 SF building. The reconstruction of a portion of the existing driveway and addition of new parking spaces are proposed to meet County zoning requirements. Our client is requesting a departure from the design standards for a 11-foot one-way driveway to maintain the existing 9-foot-wide driveway as described above.

 11-14-2022
Applicant's (applicant's representative) name and date



Countywide Planning Division
Historic Preservation Section

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

January 13, 2023

MEMORANDUM

TO: Dominique Lockhart, Subdivision Section, Development Review Division

VIA: Katina Shoulars, Acting Supervisor/Division Chief, Countywide Planning Division **KS**

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

SUBJECT: DDS-681, CMFI Tabernacle of Praise

The subject property comprises 15.50 acres and is located at the northwest quadrant of MD 197 and MD 450. The subject property is zoned RR and located within the *2022 Approved Bowie-Mitchellville and Vicinity Master Plan* area. The subject application proposes a 13-foot departure from design standards to reduce the width of a driveway from 22 feet to 9 feet.

The *2022 Approved Bowie-Mitchellville and Vicinity Master Plan* contains goals and policies related to Historic Preservation (pages 158-165). However, these are not specific to the subject site or applicable to the proposed development. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. The subject property does not contain, and is not adjacent to, any designated Prince George's County Historic Sites or resources. The Historic Preservation Section staff recommends approval of DDS-681, CFMI Tabernacle of Praise, without conditions.



City of Bowie

15901 Fred Robinson Way
Bowie, Maryland 20716

January 31, 2023

Ms. Dominique Lockhart
Subdivision and Zoning Section
The Maryland-National Capital Park and Planning Commission
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

RE: Departure from Design Standards DDS-681
CMFI Tabernacle of Praise
13710 Old Chapel Road

Dear Ms. Lockhart:

The City has received a referral of the above-referenced Departure from Design Standards (DDS) proposed by CMFI Tabernacle of Praise church. The location of the 16-acre parcel, zoned RR (Residential, Rural), is at 13710 Old Chapel Road. The proposed DDS involves a 13-foot Departure from Design Standards to reduce the width of the driveway from 22 feet to nine feet. The driveway will serve a place of worship within the existing 4,678 square foot building on-site with a congregation capacity for 25 people.

The subject property is located approximately 1,500 feet outside the City limits along Old Chapel Road. Please be advised that the City has no comments as the proposal has no impact on the City. Thank you for the opportunity to review this referral.

Sincerely,

Joseph M. Meinert, AICP
Director of Planning and Sustainability

cc: Millennium Engineering, LLC

MAYOR Timothy J. Adams

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February 2, 2023

MEMORANDUM

TO: Dominique Lockhart, Zoning Section

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

SUBJECT: Referral Comments for DDS-681 – CMFI Tabernacle of Praise

These comments are generated from the review of the site plan located in the 3rd submission folder, as there was no site plan located in the Acceptance folder.

1. The handicap parking space provided on site must be van accessible and dimensioned at either 8' by 19' with an 8' striped access aisle or 11' by 19' with a 5' striped access aisle.
2. Parking is required for the accessory building to be used as a parsonage. If this building was constructed as a dwelling prior to 1970, then 1 parking space is required. If this building was not constructed as a dwelling and is being converted into a parsonage, then 2 parking spaces are required. The parking schedule shall be revised to demonstrate this requirement.
3. Details shall be provided for all proposed fencing on the property.
4. The height of all buildings shall be demonstrated on the site plan.
5. Per the Landscape Manual, the driveway and parallel parking space as demonstrated on the site plan may not be located within the landscape buffer.
6. This review does not include the review of any signage.

Prince George's County Planning Department
Countywide Planning Division

301-952-3650

February 6, 2023

MEMORANDUM

TO: Dominique Lockhart, Planner III, Zoning Review Section, DRD

VIA: Maria Martin, Acting Supervisor, Environmental Planning Section, CWPD *MM*

FROM: Marc Juba, Planner III, Environmental Planning Section, CWPD *MJ*

SUBJECT: CMFI Tabernacle of Praise, DDS-681

The Environmental Planning Section (EPS) has reviewed the Departure from Sign Design Standards (DSDS-681) to allow for a 13-foot departure from design standards to reduce the width of driveway from 22 feet to 9 feet, received by the Countywide Planning Division on January 3, 2023. The EPS recommends approval of the amended DSDS, with no conditions.

Environmental Review

The site has a Natural Resource Inventory (NRI-087-14), which was issued on January 22, 2015; however, the NRI expired on January 22, 2020. The previously approved NRI incorrectly mapped the forest stand boundary line along the shared boundary with existing Lots 3-9, Block B. The tree line in this area is too narrow to meet the current definition of woodlands, and the area of vegetation being specifically impacted by this project appears to be comprised of a mix of existing landscaping and open grown trees with shrubs. No regulated environmental features (REF) or County regulated 100-year floodplain is mapped within the proposed limits of disturbance (LOD). According to the expired NRI, two specimen trees will be removed with this application. However, given the scope of the proposed development, this project would be eligible for a numbered letter of exemption from the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) since the project will result in clearing of less than 5,000 square feet of woodlands.

It was noted that the LOD of the site plan covers an area greater than 5,000 square feet, which may require the applicant to obtain stormwater management (SWM) plan approval. The Prince George's County Department of Permitting, Inspections, and Enforcement (DPIE) will further review conformance to SWM regulations, prior to permit.

No additional environmental review issues were identified for the subject site.

Hi Dominique,

The revised Landscape Plan was submitted on March 6, 2023 showing conformance to the Landscape Manual requirement and to the Tree Canopy Coverage requirements. Urban Design has no objection to the approval of this application.

Thanks.

Tom Burke

Planner IV Urban Design Section | Development Review Division
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Prince George's County Planning Department

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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Countywide Planning Division
Transportation Planning Section

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March 9, 2023

MEMORANDUM

TO: Dominique Lockhart, Zoning Review Section, Development Review Division

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

VIA: *CSH* Crystal Saunders-Hancock, Transportation Planning Section, Countywide Planning Division

SUBJECT: DDS-681: Clinton Tabernacle of Praise

Proposal:

The subject Departure from the Design Standards (DDS) application requests a departure from development standards per sections 27-560 and 27-563 of the zoning ordinance to allow a 2-foot reduction from 22 feet driveway requirement. The applicant is requesting to improve the site with a 20-foot-wide bidirectional driveway facility and a 9-foot-wide one-way facility to support the operations of a proposed church facility.

Prior Conditions of Approval:

There are no relevant prior conditions of approval for the subject site.

Master Plan Compliance

Master Plan Right of Way

This site is subject to 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan*. The subject site has driveway access from Old Chapel Road which is identified in the MPOT as a collector roadway with a 60-foot ultimate right-of-way width.

Comment: The subject DDS application does not propose any structures within the existing right-of-way along Old Chapel Road. However, the applicant is proposing the widening of the existing driveway apron to provide sufficient access for the driveway. The 60-foot right-of-way is accurately shown on the supplemental plan submission which staff finds acceptable. The existing driveway apron will be improved in its current location to meet current DPW&T standards.

Master Plan Pedestrian and Bike Facilities

The 2009 *Approved Countywide Master Plan of Transportation* (MPOT) recommends a shared roadway along the property's frontage and the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* makes a similar recommendation for bike lanes along Old Chapel Road. Given the location of the subject site, as a condition of approval staff recommends signage indicating that "Bike May Use Full Lane

Transportation Planning Review:
Zoning Ordinance Compliance

Section 27-560 provides design standards for site plans related to interior driveway widths. It provides that the width of a one-way driveway with a 90-degree angle for parking spaces should be 22 feet.

Sec. 27-563 discusses the requirements of a driveway connection to a street for a parking lot and states that:

Every parking lot shall be connected to a street by means of a driveway. This driveway (except those provided for, and on the same lot with, one-family dwellings), shall be at least eleven (11) feet wide for each lane, exclusive of curb return and gutters. In the case of a corner lot, no driveway shall be located less than twenty (20) feet from the existing or proposed ultimate point of curvature of the curb or the edge of the pavement of an uncurbed section (whichever forms the greater distance to the point of curvature of the fillet of the driveway apron).

Comment: The applicant proposes to reconstruct a portion of the driveway, in addition to installing a wider driveway apron and pavement widening. The site has access via Old Chapel Road and the driveway is proposed to provide two-way travel upon entering the site where it then transitions to a one-way loop. The applicant is proposing one-way directional signage to facilitate vehicular movement on site. The building and parking areas will be provided on the northern portion of the site and will be accessed from the one-way portion of the driveway. A total of eight parking spaces are proposed which satisfies the parking requirement for the site.

Section 27-560(a) provides the design standards for driveway widths based on the angle of the parking spaces. With the exception of one parallel parking space, the parking spaces are oriented at 90 degrees from the one-way driveway and per the table provided in section 27-560(a) the required driveway width is 22 feet. During the staff's initial review, there appeared to be sufficient pavement for the parking spaces to the east of the building however, the four spaces to the west of the building were accessed from a portion of the driveway that was 9 feet in width. These spaces are oriented at 90 degrees, but the proposed 9-foot pavement width did not appear adequate in providing a sufficient radius for vehicles to access these spaces. Staff requested a vehicle turning plan for a standard passenger vehicle displaying the required turning movements for accessing these spaces, as well as the passing distance on the two-way portion of the driveway.

Staff reviewed the vehicle turning plan which resulted in modifications to the site that included a larger area of pavement to the west of the building to facilitate the required radius for vehicles to safely access the parking spaces as well as additional paving on the two-way portion of the driveway which in total is approximately 20 feet wide. Given the modifications to the plans staff believes that the parking spaces will be able to function as their intended purpose and will allow for safe maneuvers to the parking provided.

Section 27-563 requires that a driveway connecting a street to a parking lot be at least 11 feet wide for each travel lane and based on the configuration of the site the two-way portion of the driveway would require a width of 22 feet. As shown on the plan and mentioned above, the proposed driveway is approximately 20 feet wide. The vehicle turning plan displays the typical design vehicle classification for the site and demonstrates that 20 feet would provide the minimum required for

two vehicles to safely pass while entering or exiting the site. The vehicle size used for the plan is 6.5 feet wide which would be typical of a passenger vehicle that would be accessing the site for its intended use as a church. Staff believes that the submitted plans would provide safe access to and from the site and would function as it is designed to allow for all turning movements and directional travel to be completed on-site without conflicts.

Section 27-239.01(b)(7)(A)(ii) provides guidance for the review of departures from design standards and states:

(7) Required findings.

(A) In order for the Planning Board to grant the departure, it shall make the following findings:

(ii) The departure is the minimum necessary, given the specific circumstances of the request;

The applicant has proposed a 20-foot-wide bidirectional driveway with a 9-foot-wide one-way driveway for the proposed church. While the driveway does not meet the design standards for width, staff believes that the applicant has demonstrated, by way of the vehicle turning plan, that this is the minimum required for the site to function for its intended purpose and is acceptable to staff.

Based on the design standards listed in sections 27-560 and section 27-563 and the required findings of section 27-239.01 staff is in support of this application and is recommending approval of the Departure from Design Standards DDS-681 Clinton Tabernacle of Praise Church if the following condition is met:

1. Provide bikeway signage within the right-of-way, along the subject site's frontage of Old Chapel Road, unless modified with written correspondence by the operating agency.