



1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

Note: Staff reports can be accessed at <https://www.mncppc.org/883/Watch-Meetings>

Detailed Site Plan

DSP-20005

Washington Pentecostal Assembly

REQUEST	STAFF RECOMMENDATION
Conversion of an existing building to a place of worship with architectural modifications.	APPROVAL with conditions

Location: Northeast of the intersection of US 1 (Baltimore Avenue) and Upshur Street.	
Gross Acreage:	0.58
Zone:	IE/IDO
Zone Prior:	M-X-T/D-D-O/I-D-O
Reviewed per prior Zoning Ordinance:	Section 27-1703 (b)
Dwelling Units:	None
Gross Floor Area:	7,818 sq. ft.
Planning Area:	69
Council District:	05
Municipality:	Town of Bladensburg
Applicant/Address: Washington Pentecostal Assembly, Inc. P.O. Box 522 Hanover, MD 21076	
Staff Reviewer: Joshua Mitchum Phone Number: 301-952-4132 Email: Joshua.Mitchum@ppd.mncppc.org	



Planning Board Date:	04/11/2024
Planning Board Action Limit:	04/15/2024
Staff Report Date:	03/28/2024
Date Accepted:	02/05/2024
Informational Mailing:	05/04/2020
Acceptance Mailing:	08/24/2023
Sign Posting Deadline:	03/12/2024

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.

Table of Contents

EVALUATION CRITERIA	3
FINDINGS	4
1. Request	4
2. Development Data Summary:.....	4
3. Location:	5
4. Surrounding Uses	5
5. Previous Approvals.....	5
6. Design Features	5
COMPLIANCE WITH EVALUATION CRITERIA	6
7. 2009 <i>Approved Port Towns Sector Plan and Sectional Map Amendment</i>	6
8. Prince George’s County Zoning Ordinance.....	8
9. 2010 Prince George’s County Landscape Manual	14
10. Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance.....	14
11. Prince George’s County Tree Canopy Coverage Ordinance.....	14
13. Referral Comments	15
14. Community Feedback	17
RECOMMENDATION	18

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-20005
Washington Pentecostal Assembly

The Urban Design Section has reviewed the detailed site plan for the subject property and recommends APPROVAL with conditions, as described in the Recommendation section of this technical staff report.

EVALUATION CRITERIA

The subject property is within the current Industrial, Employment (IE) Zone. It is located within the prior Mixed Use-Transportation Oriented (M-X-T) Zone. Pursuant to Section 27-1900 of the Zoning Ordinance et seq., for a period of two years, until April 1, 2024,* the applicant can submit a detailed site plan (DSP) for property in the IE Zone under the requirements of the Zoning Ordinance in effect prior to April 1, 2022 ("prior Zoning Ordinance"). The applicant has chosen to proceed with the development under the provisions of the prior Zoning Ordinance, as allowed by Section 27-1900 of the current Zoning Ordinance. The applicant's proposed DSP application meets the prerequisites for proceeding under the prior Zoning Ordinance, as outlined in Section 27-1903 and 27-1904. Accordingly, staff has reviewed the subject DSP under the property's former M-X-T zoning and the standards and procedures of the prior Zoning Ordinance. The DSP was reviewed and evaluated under following criteria:

- a. The requirements of the 2009 *Approved Port Towns Sector Plan and Sectional Map Amendment*;
- b. The requirements of the prior Prince George's County Zoning Ordinance for the Mixed Use-Transportation Oriented (M-X-T) and Development District Overlay (D-D-O) Zones and the site design guidelines;
- 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;
- f. The requirements of the Chesapeake Bay Critical Area Overlay Ordinance;
- g. Referral comments; and
- h. Community feedback.

*Note: Due to newly adopted Prince George’s County Council Resolutions (CR-22-2024 and CR-25-2024), Sections 27-1900 and 24-1900 remain in effect until April 1, 2026, such that applicants may elect to utilize the prior Zoning Ordinance and prior Subdivision Regulations until that date.

FINDINGS

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

1. **Request:** The applicant proposes to convert a building, including architectural modifications, to operate a place of worship.
2. **Development Data Summary:**

	EXISTING	EVALUATED
Zone(s)	IE/IDO (Prior: M-X-T/D-D-O/I-D-O)	M-X-T/D-D-O/I-D-O
Use(s)	Nail and hair salon	Place of worship
Gross Tract Acreage	0.59	0.59
Parcels	2	2
Square Footage /Gross Floor Area	7,818	7,818

Other Development Data:

Parking Requirements per the 2009 *Approved Port Towns Sector Plan and Sectional Map Amendment*

	REQUIREMENT	EVALUATED
Place of worship	80% of (1.0 space per 4 seats in the main auditorium + 1.0 space per 4 seats in other rooms at the same time as main auditorium)	160 / 4 seats = 40 spaces 80% of 40 spaces = 32 spaces
Standard spaces (9.5 feet x 19 feet)	-	20 spaces
Compact parking (8.0 feet x 16.5 feet)	Maximum of one-third of total parking	10 spaces (less than one-third of total parking)
Handicap-Accessible	2	1 + 1 (van-accessible) = 2 spaces
<ul style="list-style-type: none"> • Handicap van-accessible (8 feet wide with 8-foot access aisle) 	1	1 space
Total Parking	Min. 32 spaces Max. 40 spaces	32 spaces

Bicycle Spaces per the Sector Plan

Required (1 space per 3 parking spaces) *	4
Provided	4

*Note: U-style bike racks measuring 3 feet by 22 inches are proposed.

Loading Spaces (per Section 27-582(a) of the prior Zoning Ordinance)

Required (Church or similar place of worship)	0
Provided	0

3. **Location:** The subject property is located at 4318 Baltimore Avenue, Bladensburg, Maryland 20710. The subject property is located northeast of the intersection of US 1 (Baltimore Avenue) and Upshur Street.
4. **Surrounding Uses:** To the north of the property are commercial uses in the Industrial Employment (IE)/Chesapeake Bay Critical Area Intense Development Overlay (IDO) (prior Mixed Use-Transportation Oriented(M-X-T)/Development District Overlay(D-D-O)/I-D-O) Zones. To the east of the property are commercial service uses in the IE/IDO (prior M-X-T/D-D-O/I-D-O) Zones. To the west of the property is land owned by The Maryland–National Capital Park and Planning Commission in the Reserved Open Space (ROS) and Chesapeake Bay Critical Area Resource Conservation Overlay (R-C-O) Zones. Finally, to the south of the property is a historic structure in the IE/IDO Zone.
5. **Previous Approvals:** There are no previously approved development applications applicable to the review of this application.
6. **Design Features:** The existing building is colonial in style and clad with vinyl siding. The southern wing of the building is a one-story structure, oriented north to south, with dormers facing US 1 in both directions. The building has a covered entrance on both its eastern and western façades. The northern wing of the building is oriented east to west and has a roofline that extends above the southern wing of the building. The property abuts George Washington House, which has a gravel parking lot adjacent to an existing concrete parking lot located on the eastern, western, and southern parts of the building.

The subject site also has an existing 144.84-square-foot wooden shed, located in the right side yard.

The application proposes the conversion of the building to operate as a place of worship, with no increase in gross floor area. Furthermore, no grading or modifications to the parking lot are proposed. The application is proposing to increase the roof height of the one-story portion of the building, adding a prefabricated steeple, and creating a “more inviting vestibule” on the western and eastern façades, per the submitted statement of justification (SOJ). The created vestibules will be within the existing footprint of the

building, through the use of fascia treatment. The vestibules are proposed to be faced with stone, glass, and wooden materials.

Architecture

The architectural design of the converted building will be colonial style, with a pitched roof (asphalt shingles), and will be finished with a mix of materials including vinyl, stone, wood, and glass. The main vestibule entrance on the west façade of the building will feature faux stone siding and two 24-inch, nonstructural, half columns that will be attached to the wall of the façade.

Signage

The application is not proposing new signage; however, it proposes to reface the two existing signs on the subject site. The first sign is an existing freestanding sign, located at the eastern part of the site, measuring 19 feet 9.5 inches by 11 feet 5.5 inches. The second sign is an existing monument sign located at the western part of the property, measuring 9 feet by 6 feet.

Lighting

The subject detailed site plan (DSP) proposes the installation of nine wall-mounted light fixtures, measuring 16 inches, at the entrances of the eastern and western façades of the building. Furthermore, four wall-mounted light fixtures, measuring 37 inches, are proposed at the entrances of the eastern and western façades of the building.

COMPLIANCE WITH EVALUATION CRITERIA

- 7. 2009 Approved Port Towns Sector Plan and Sectional Map Amendment:** This sector plan sets policies that will guide future development pertaining to urban design, historic resources, economic development, roads, trails, transit, public facilities, parks and recreation, and environmental infrastructure in the planning area.

The subject site is located within the land area covered by the *2009 Approved Port Towns Sector Plan and Sectional Map Amendment* (sector plan). Specifically, the subject site is located within the Port Towns Waterfront Character Area. In general, projects that involve an increase of less than 10 percent gross floor area (GFA) do not have to show compliance with pertinent character area development standards (page 150–151).

However, as also stated therein: “All applications for subdivision, permits for construction of façade or building additions, renovations including signage, parking and loading, and fencing beyond routine maintenance and repair on these sites shall comply with the standards.” Therefore, the proposed improvements to the architectural façades, signage, and parking are subject to the development district standards.

Requests to Amend Development District Standards

The applicant requested modification of requirements from five development district standards of the sector plan. In accordance with Section 27-548.25(c) of the prior Prince George’s County Zoning Ordinance, if an applicant so requests, the Prince George’s County Planning Board may apply development standards which differ from the approved development district standards. These alternate standards may be approved if they can be found to benefit the development and the development district and will not substantially

impair implementation of the master plan, master plan amendment, or sector plan. This application meets the standards of the development district, such as the parking and loading standards and use table. However, the applicant is requesting the following modifications from the development district standards of the Port Towns Waterfront Character Area (the following page numbers reference the sector plan):

- a. **General Building Envelope Standards for Height (page 174):** Per the General Building Envelope Standards for Height section of the sector plan, buildings shall be a minimum of four stories, and a maximum of ten stories. The existing building on the subject site is one-story to two-stories in height.

First, adding additional stories to the building would require additional parking spaces to an already constrained 25,000-square-foot site (based on the proposed use, the required minimum number of parking spaces is 32 spaces, which is provided “as is”).

Second, the subject property is adjacent to an existing historic site, George Washington House historic site. The Historic Preservation Commission recently reviewed this application and recommended approval, without conditions. Increasing the height of the building to four stories would have a substantial impact on the viewshed of the historic site, which is also only two-stories in height. The one- to two-stories in height, with the steeple, effectively mitigates without impeding viewshed of the historic site and provides a reasonable alternative to an extent possible.

The modification will not substantially impair implementation of the sector plan. Therefore, staff recommend approval of this modification.

- b. **General Building Envelope Standards for Elements – Fenestration (page 176):** Per the General Building Envelope Standards for Elements section of the sector plan, ground-level façade fenestration shall comprise between 40 and 90 percent of the façade and the upper-story shall be between 20 and 60 percent. Given the fact that the proposal is improving the existing building fenestration within the range not to impede the structural integrity, staff can generally support the modification. However, the applicant should provide further improved fenestration, to the extent possible, with exhibits showing the percentage of the opening, and reviewed by urban design staff for certification. Therefore, the condition is included herein.

- c. **Storefront Building Envelope Standards for Height – Building Height (page 178):** Similar to the modification requested for the General Building Envelope Standards for Height, the applicant is requesting to modify the building height standards. Per the Storefront Building Envelope Standards for Height section of the sector plan, buildings shall be a minimum of four stories, and a maximum of ten stories. The existing building on the subject site is one-to two-stories in height. Being an already fully developed site and being constrained by having roadways on both sides, it would be very difficult to construct a four-story building on a 25,000-square-foot parcel. Similar rationales from the General Building Envelope Standards for Height apply here.

This request will not substantially impair implementation of the sector plan. Therefore, staff recommend approval of this modification.

- d. **Storefront Building Envelope Standards for Elements – Fenestration (page 180):** Similar to the modification requested for the General Building Envelope Standards for Elements – Fenestration, the applicant is requesting to modify the façade fenestration requirement. Per the Storefront Building Envelope Standards for Elements section of the sector plan, ground-level façade fenestration must be between 40 and 90 percent of the façade. The existing building does not meet this requirement, and even with the proposed stone vestibule with glass and large doors, the building will not meet the fenestration requirement. Similar rationales apply from the General Building Envelope Standards for Elements to this modification.

Therefore, staff recommend approval of this modification with the condition provided herein.

- e. **Architectural Standards – Signage – General Design and Materials (page 196):** Per the Architectural Standards for Signage – General Design and Materials section of the sector plan, sign types such as freestanding and monument are prohibited. There is an existing freestanding sign and an existing monument sign on the subject site. The application is not proposing to add new signage to the site, but rather to reface the existing signs.

The applicant is requesting a modification to the development standards, to allow for the refacing of the signs. The applicant stated that the signs are necessary to maintain because they will assist drivers in locating the place of worship, which is partially obscured from the north and south by vegetation. The development standards are intended to regulate signage for new construction with buildings closer to the street. As the existing building is set back 30 feet, even if the signage is provided as design standards, the legibility and visibility would be minimal by drivers.

This request will not substantially impair implementation of the sector plan and staff recommend approval of this modification.

- 8. **Prince George’s County Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements of the M-X-T and D-D-O Zones.

- a. Section 27-285(b)(2) of the Zoning Ordinance states the following:

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

With respect to the requirement of the M-X-T Zone, for approval of a conceptual site plan, the sector plan (page 152) states that “the D-D-O-Z and the Development District Standards meet the purposes of and requirements for a conceptual site plan as set forth in Section 27-272 and Section 27-273, thereby serving as the conceptual site plan for properties zoned M-X-T

within the development district and satisfying the requirements of Section 27-547(d).”

- b. In accordance with Section 27-546(d) of the Zoning Ordinance, the Planning Board must make the following findings, in addition to the requirements of Section 27-285(b), for approval of a DSP in the M-X-T Zone.

(d) In addition to the findings required for the Planning Board to approve either the Conceptual or Detailed Site Plan (Part 3, Division 9), the Planning Board shall also find that:

(1) The proposed development is in conformance with the purposes and other provisions of this Division;

The proposed development is in conformance with the purposes of the M-X-T Zone, which includes promoting the orderly development and redevelopment of land in the vicinity of major interchanges, major intersections, major transit stops, and designated general plan centers. By improving the existing building, to operate as a place of worship, the development beautifies the site and activates it, thus creating an amenity for the surrounding community.

The subject site is served by Metro bus services, with a Washington Metropolitan Area Transit Authority bus stop directly across the street. The proximity to local bus services will ensure that the site will promote the effective and optimal use of transit services and reduce automobile usage of the congregation and surrounding community.

The proposed re-use of the existing structure will promote economic vitality and investment by redeveloping a former commercial use. Instead of potential vacancy, the surrounding community will have a beautified structure and site.

(2) For property placed in the M-X-T Zone, through a Sectional Map Amendment approved after October 6, 2006, the proposed development is in accordance with the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment...;

The subject property was placed within the M-X-T Zone, with a D-D-O Zone overlay through the sector plan. The DSP is in conformance with the development district standards for the proposed architectural modifications. Analysis of this conformance is found in Finding 7 above.

- (3) The proposed development has an outward orientation which either is physically and visually integrated with existing adjacent development or catalyzes adjacent community improvement and rejuvenation;**

The proposed development has an outward orientation that has its most ornate design facing US 1. The proposed modifications will beautify the existing building and may serve to catalyze adjacent community redevelopment and rejuvenation.

- (4) The proposed development is compatible with existing and proposed development in the vicinity;**

The proposed development is compatible with existing development in the area. The existing building and proposed improvement on the subject property is colonial in style and is clad with siding. The southern wing of the building is a one-story structure, oriented north to south, with dormers facing US 1 in both directions. There is a covered entrance to the building on both the eastern and western façades. The northern wing of the building is oriented east to west and the roofline extends above the southern wing of the building. The architectural modifications to the existing structure, to convert it into a place of worship use, would make the site more compatible with the adjacent George Washington House historic site.

- (5) The mix of uses, arrangement and design of buildings and other improvements, and provision of public amenities reflect a cohesive development capable of sustaining an independent environment of continuing quality and stability;**

The mix of uses that a place of worship can provide, such as a church, will contribute to the quality and stability of the adjoining neighborhoods. The proposed architectural modifications will result in a more cohesive site, which will advance the goals of the sector plan, by introducing a place of worship use in a historically commercial and industrial-heavy area.

- (6) If the development is staged, each building phase is designed as a self-sufficient entity, while allowing for effective integration of subsequent phases;**

This finding is not applicable, as the proposed development is not staged.

- (7) The pedestrian system is convenient and is comprehensively designed to encourage pedestrian activity within the development;**

The subject site includes sidewalks and marked crosswalks along the frontage and crossing the access points. There is a direct path from

the frontages of the building that provides convenient and continuous connection.

- (8) On the Detailed Site Plan, in areas of the development which are to be used for pedestrian activities or as gathering places for people, adequate attention has been paid to human scale, high quality urban design, and other amenities, such as the types and textures of materials, landscaping and screening, street furniture, and lighting (natural and artificial);**

Since the proposal is limited to the architectural improvement, this is not applicable.

- (9) On a Conceptual Site Plan for property placed in the M-X-T Zone by a Sectional Map Amendment, transportation facilities that are existing; that are under construction; or for which one hundred percent (100%) of construction funds are allocated within the adopted County Capital Improvement Program, or the current State Consolidated Transportation Program, will be provided by the applicant, (either wholly or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, through participation in a road club), or are incorporated in an approved public facilities financing and implementation program, will be adequate to carry anticipated traffic for the proposed development. The finding by the Council of adequate transportation facilities at the time of Conceptual Site Plan approval shall not prevent the Planning Board from later amending this finding during its review of subdivision plats.**

This finding is not applicable, as the subject application is for a DSP, not a conceptual site plan.

- (10) On the Detailed Site Plan, if more than six (6) years have elapsed since a finding of adequacy was made at the time of rezoning through a Zoning Map Amendment, Conceptual Site Plan approval, or preliminary plat approval, whichever occurred last, the development will be adequately served within a reasonable period of time with existing or programmed public facilities shown in the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, or to be provided by the applicant...**

The Transportation Planning Section has reviewed this aspect of the subject plan in detail, and concluded that the proposed development will operate adequately during weekday peak-hours, as well as, the Sunday peak-hour period. See Finding 13 (c) for the Transportation Planning Section's detailed analysis of this required finding.

- (11) On a property or parcel zoned E-I-A or M-X-T and containing a minimum of two hundred fifty (250) acres, a Mixed-Use Planned Community including a combination of residential, employment, commercial and institutional uses may be approved in accordance with the provisions set forth in this Section and Section 27-548. (CB-1-1989; CB-26-1991; CB-13-2002; CB-78-2006)**

This finding is not applicable as the subject site does not contain a minimum of 250 acres.

- c. The subject DSP application is also in conformance with the additional regulations of the M-X-T Zone, as follows:

Section 27-544. Regulations.

- (a) Except as provided in Subsection (b), additional regulations concerning the location, size, and other provisions for all buildings and structures in the M-X-T Zone are as provided for in Divisions 3 and 4 of this Part, General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.**

As the subject project is located in the area covered by the sector plan, regulations for proposed improvements are subject to the development district standards therein. See Finding 7 for a detailed discussion of conformance to those requirements.

Section 27-548. M-X-T Zone.

- (a) Maximum floor area ratio (FAR):**
- 1. Without the use of the optional method of development — 0.40 FAR; and**
 - 2. With the use of the optional method of development — 8.00 FAR.**

The development's FAR ratio is approximately 0.299, below the maximum FAR of 0.40.

- (b) The uses allowed in the M-X-T Zone may be located in more than one (1) building, and on more than one (1) lot.**

The proposed place of worship use is permitted in the M-X-T Zone, and will be located in one building on one lot. The subject project is in conformance with this requirement.

- (c) **Except as provided for in this Division, the dimensions for the location, coverage and height of all improvements shown on the Detailed Site Plan shall constitute the regulations for these improvements for a specific development in the M-X-T Zone**

Improvements on the subject site were mostly pre-existing, however, the proposed development regulations are shown on the DSP.

- (d) **Landscaping, screening, and buffering of development in the M-X-T Zone shall be provided pursuant to the provisions of the Landscape Manual. Additional buffering and screening may be required to satisfy the purposes of the M-X-T Zone and to protect the character of the M-X-T Zone from adjoining or interior incompatible land uses.**

The subject DSP is exempt from the requirements of the Landscape Manual under the D-D-O Zone.

- (e) **In addition to those areas of a building included in the computation of gross floor area (without the use of the optional method of development), the floor area of the following improvements (using the optional method of development) shall be included in computing the gross floor area of the building of which they are a part: enclosed pedestrian spaces, theaters, and residential uses. Floor area ratios shall exclude from gross floor area that area in a building or structure devoted to vehicular parking and parking access areas (notwithstanding the provisions of Section 27-107.01). The floor area ratio shall be applied to the entire property which is the subject of the Conceptual Site Plan.**

The subject site proposes a FAR of 0.299, based on the above guidelines.

- (f) **Private structures may be located within the air space above, or in the ground below, public rights-of-way.**

The subject DSP is not subject to this requirement, as no new construction is being proposed in the air space above, in the ground below, or in public rights-of-way.

- (g) **Each lot shall have frontage on, and direct vehicular access to, a public street, except lots for which private streets or other access rights-of-way have been authorized pursuant to Subtitle 24 of this Code.**

The subject site has frontage on US 1 (north and southbound), with access to the site via US 1 northbound.

- (h) **Townhouses developed pursuant to a Detailed Site Plan for which an application is filed after December 30, 1996...**

This finding is not applicable as no townhouses are being proposed with the subject DSP.

- (i) **The maximum height of multifamily buildings shall be one hundred and ten (110) feet. This height restriction shall not apply within any Transit District Overlay Zone, designated General Plan Metropolitan or Regional Centers, or a Mixed-Use Planned Community.**

This finding is not applicable as no multifamily buildings are being proposed with the subject DSP.

- (j) **As noted in Section 27-544(b), which references property placed in the MXT Zone through a Sectional Map Amendment approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation, regulations for Conceptual or Detailed Site Plans (such as, but not limited to density, setbacks, buffers, screening, landscaping, height, recreational requirements, ingress/egress, and internal circulation) should be based on the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or the Sectional Map Amendment Zoning Change and any referenced exhibit of record for the property. This regulation also applies to property readopted in the MXT Zone through a Sectional Map Amendment approved after October 1, 2006 and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation of a concurrent Master Plan or Sector Plan (see Section 27-226(f)(3) of the Zoning Ordinance).**

This finding is not applicable to the subject DSP.

- 9. **2010 Prince George’s County Landscape Manual:** Section 27-548 of the Zoning Ordinance states that landscaping, screening, and buffering within the M-X-T Zone should be provided pursuant to the provisions of the Landscape Manual. The proposal is exempt from the requirements of the Landscape Manual because it does not involve the change of a lower-intensity use to a higher-intensity use category or from a residential use to a nonresidential use. The existing use is a hair and nail salon, which is higher intensity than the proposed use, which is a place of worship. Furthermore, the subject DSP does not involve an increase in impervious surface and does not involve an increase in GFA.
- 10. **Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance:** The site is exempt from the provisions of the Woodland Conservation Ordinance (WCO) because the property is located within the Chesapeake Bay Critical Area (CBCA).
- 11. **Prince George’s County Tree Canopy Coverage Ordinance:** The subject DSP is exempt from the Tree Canopy Coverage Ordinance as less than 5,000 square feet of ground disturbance is being proposed.
- 12. **Chesapeake Bay Critical Area:** The subject site is located within the Intense Development Overlay (IDO) Zone of the Chesapeake Bay Critical Area (CBCA). Pursuant to Section 5B-116 (b)(2) of the prior Zoning Ordinance, the site is not required to obtain a CBCA conservation plan due to the area of disturbance being less than 500 square feet, and the proposed development having met the following criteria:

- (i) **Disturbance will not occur in the Buffer; and**
- (ii) **Vegetation will not be removed as a result of the proposed activity; and**
- (iii) **Steep or severe slopes will not be disturbed; and**
- (iv) **Habitat Protection Areas will not be affected; and**
- (v) **Tidal or non-tidal wetlands will not be affected; and**
- (vi) **Existing property is in conformance with the requirements of the Zoning Ordinance and the proposed changes will retain this conformance; and**
- (vii) **A preliminary plan of subdivision is not required; and**
- (viii) **A Conservation Plan has not been approved for the subject property.**

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

- a. **Historic Preservation and Archeological Review**—At the time of the writing of this technical staff report, comments have not been received from the Historic Preservation and Archeological Review Section regarding the subject project.
- b. **Community Planning**—In an updated memorandum dated March 27, 2024 (Selvakumar to Mitchum), the Community Planning Division provided an analysis of the subject DSP’s conformance with the recommendations of the 2014 *Plan Prince George’s 2035 Approved General Plan* and the sector plan, and supported the modification of the design standards, which are discussed in Finding 7 above.
- c. **Transportation Planning**—In a memorandum dated March 11, 2024 (Smith to Mitchum), the Transportation Planning Section offered an analysis of the subject DSP:

Master Plan Right of Way

The site is subject to the 2009 *Countywide Master Plan of Transportation* (MPOT) and sector plan. The property fronts US 1 along its southbound and northbound split. US 1 is identified as a collector roadway with a variable right-of-way (ROW) width. No ROW dedication is being proposed with this application.

Master Plan Pedestrian and Bike Facilities

Given the limited linear footage of the site frontage along US 1, staff does not recommend the installation of the bicycle lane at this time. The site plan includes 5-foot-wide Americans with Disabilities Act accessible sidewalks along the frontage and crosswalks crossing the access points. Designated space for bicycle parking is also provided at a convenient location. Staff find the proposed facilities and amenities to be acceptable.

Mixed-Use Transportation Zone

The site plan includes sidewalk and marked crosswalks along the frontage and crossing the access points. In addition, a direct path from the frontage to the building is provided for a convenient and continuous connection. The subject application does not propose any additional development of square footage, so additional applications are not needed for approval. The proposed use is for a place of worship that conducts services outside of the standard peak-hours and is not projected to have an adverse impact on the surrounding transportation network. Staff find that the application meets the intent of the M-X-T Zone.

- d. **Subdivision Review**—In a memorandum dated March 11, 2023 (Gupta to Mitchum), the Subdivision Section provided an analysis of the subject DSP:

The subject site consists of two legal deed parcels, subdivided by deed prior to 1971. The subject property is currently improved with a 7,818-square-foot commercial building, which was first established on the subject property in 1980, after razing of two single-family dwellings. There is no prior preliminary plan of subdivision (PPS) applicable to the subject property. This DSP proposes to use the existing building for a place of worship and no addition to the existing GFA is proposed.

This referral is provided for the purpose 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 DSP and must be consistent with the legal description of the property, or permits will be placed on hold.

- e. **Environmental Planning**—In a memorandum dated March 12, 2024 (Meoli to Mitchum), the Environmental Planning Section offered the following:

The site is entirely within the CBCA IDO Zone and is not subject to the WCO. The application proposes no grading or ground disturbance. A CBCA conservation plan is not required pursuant to Subtitle 5B Section 116(b)(2). The site has an approved Stormwater Management Concept Plan (37768-2020-00), which is valid until July 13, 2024. According to the approval letter, the project is not required to provide water quality controls but shall conform to the conditions of the floodplain waiver (FPS 202106) approved on August 17, 2021.

The Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) notes in the floodplain waiver that the site is protected by an existing levee but is affected by interior flooding. The project will be subject to further review, at the time of permitting, and DPIE reserves the right to impose restrictions, if necessary, prior to permitting. No other environmental review issues have been identified with this application.

The Environmental Planning Section recommends approval of the application, with no conditions.

- f. **Permit Review Section**—In a memorandum dated March 18, 2024 (Shaffer to Mitchum), the Permit Review Section offered a few comments related to the M-X-T Zone. However, since the subject site is under DDOZ, DDOZ standards will supersede M-X-T regulations.

- g. **Prince George’s County Department of Parks and Recreation (DPR)**—At the time of the writing of this technical staff report, DPR did not offer comments on this application.
 - h. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated February 15, 2024 (De Guzman to Mitchum), DPIE stated that it had no objections to the application as presented.
 - i. **Prince George’s County Fire/EMS Department**—In an email dated February 15, 2024 (Reilly to Mitchum), the Prince George’s County Office of the Fire Marshal stated that it had no comments on this application.
 - j. **Prince George’s County Police Department**—At the time of the writing of this technical staff report, the Police Department did not offer comments on this application.
 - k. **Prince George’s County Health Department**—At the time of the writing of this technical staff report, the Health Department did not offer comments on this application.
 - l. **Maryland State Highway Administration (SHA)**—At the time of the writing of this technical staff report, SHA offered no comments on the subject application.
 - m. **Washington Suburban Sanitary Commission (WSSC)**—At the time of the writing of this technical staff report, comments have not been received from WSSC regarding the subject project.
14. **Community Feedback**—As of the writing of this report, staff did not receive any inquiries regarding the subject DSP from the community.
15. The subject application adequately takes into consideration the requirements of the D-D-O Zone and the sector plan. The modification of the design standards would benefit the development and the development district, as required by Section 27-548.25(c), and would not substantially impair implementation of the sector plan.

Based on the foregoing, and as required by Section 27-285(b)(1) of the prior Zoning Ordinance, the DSP, if approved with conditions, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the prior Prince George’s County Code, without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.

16. Per Section 27-285(b)(4) of the prior 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 in accordance with the requirement of Subtitle 24-130(b)(5).**

No regulated environmental features (REFs) exist on-site; therefore, none will be impacted by the proposed development, and staff find that the REF have been preserved and/or restored in a natural state, to the fullest extent possible, in accordance with the requirement of Subtitle 24-130(b)(5) and Section 27-285(b)(4) of the prior Zoning Ordinance.

RECOMMENDATION

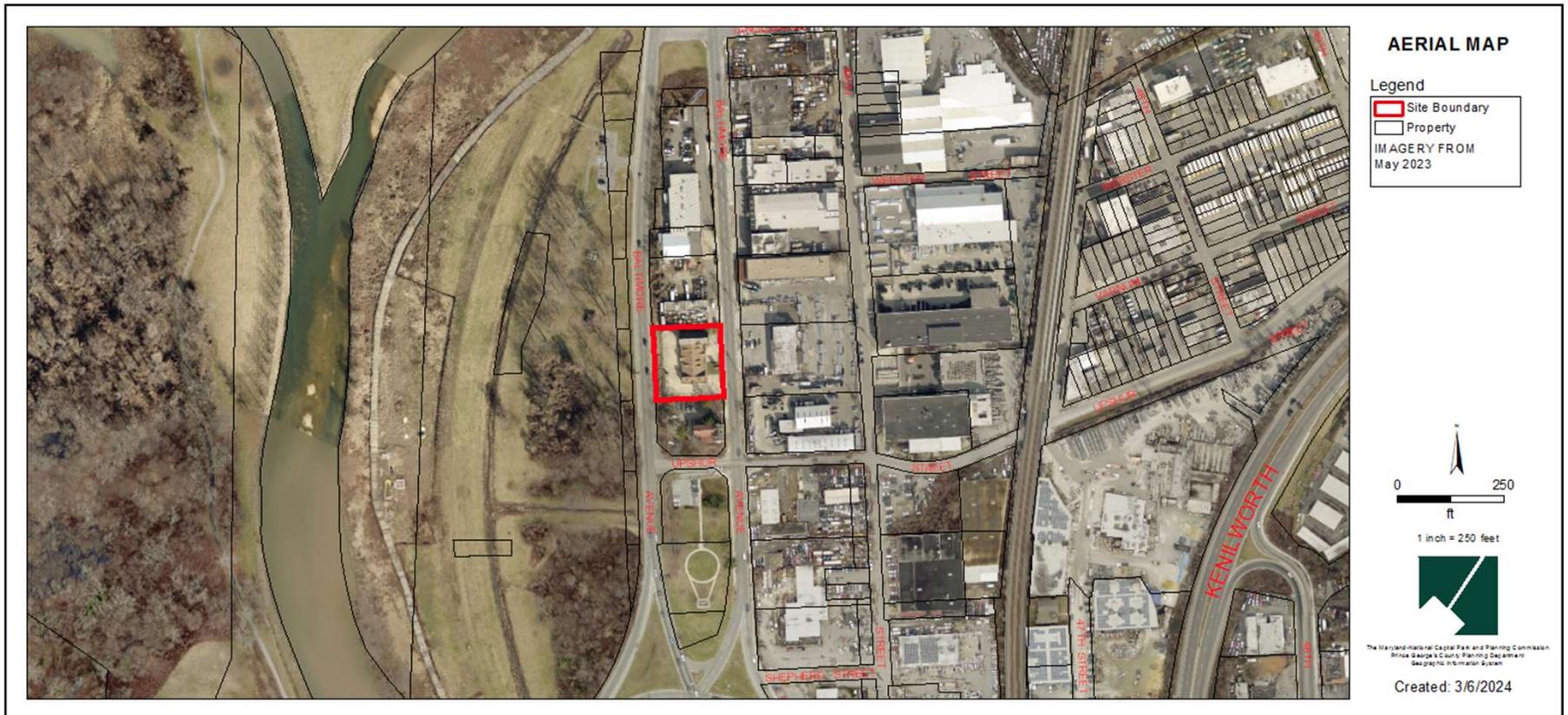
Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Prince George's County Planning Board adopt the findings of this report and recommend the following:

1. APPROVAL of the modification from the 2009 *Approved Port Towns Sector Plan and Sectional Map Amendment* development district standards, as follows:
 - a. **General Building Envelope Standards for Height (page 174):** To allow for the minimum building height to be one-story to two-stories (less than the minimum of four).
 - b. **General Building Envelope Standards for Elements – Fenestration (page 176):** To allow for the building's ground-story façade fenestration to be less than the minimum of 40 percent.
 - c. **Storefront Building Envelope Standards for Height – Building Height (page 178):** To allow for the minimum building height to be one-story to two-stories (less than the minimum of four).
 - d. **Storefront Building Envelope Standards for Elements – Fenestration:** To allow for the building's ground-story façade fenestration to be less than the minimum of 40 percent.
 - e. **Architectural Standards – Signage – General Design and Materials (page 196):** To allow for the refacing of the existing monument and freestanding signs.
2. APPROVAL of Detailed Site Plan DSP-20005 for Washington Pentecostal Assembly, subject to the following:
 - a. Prior to certification, the applicant shall revise the detailed site plan (DSP), as follows, or provide the specified documentation:
 - (1) Detail sheet for items such as the prefabricated steeple and building materials.
 - (2) Improve fenestration (larger or additional windows and doors allowing light and views) for building elevations and obtain approval from Urban Design staff. Diagrams showing the percentage of openings should be provided as well.

WASHINGTON PENTECOSTAL ASSEMBLY

Detailed Site Plan

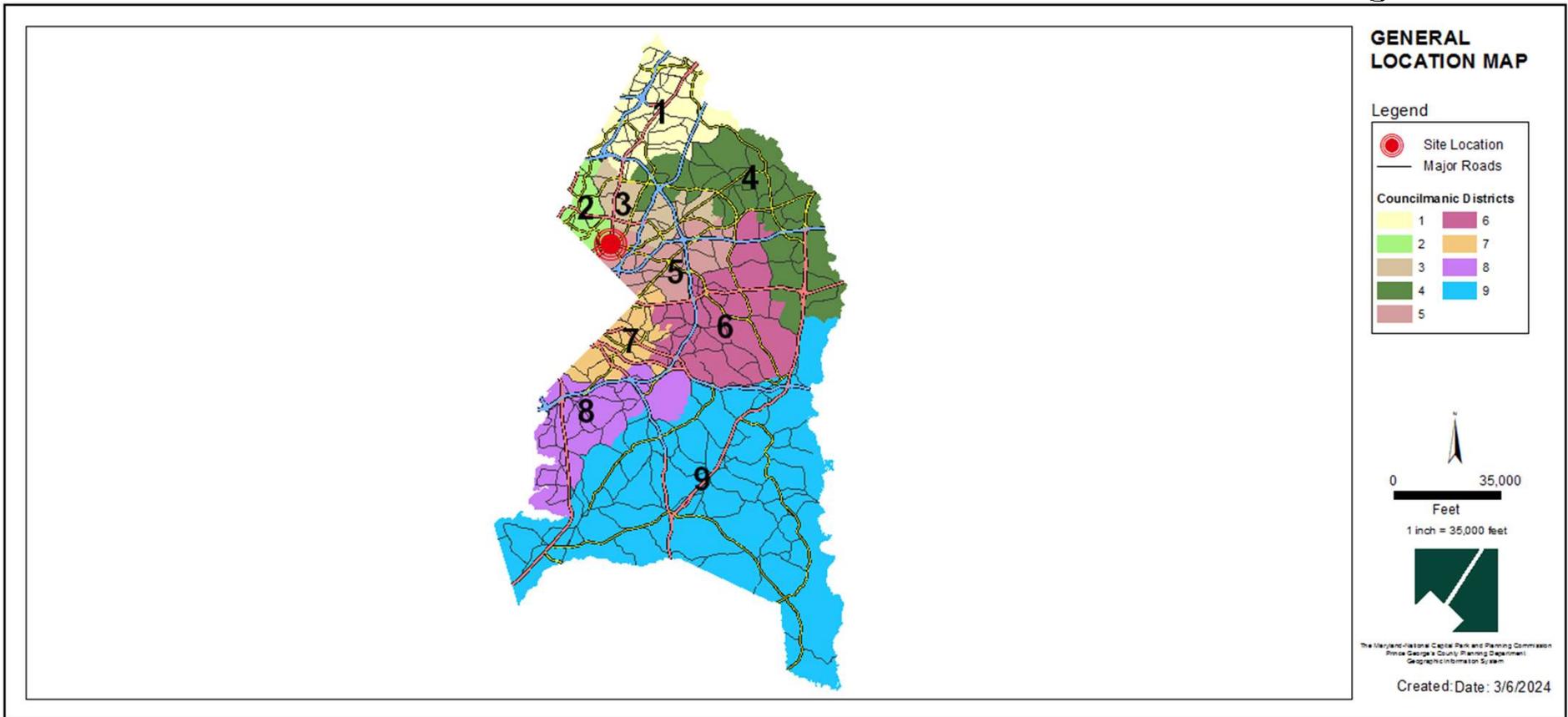
Staff Recommendation: APPROVAL with conditions



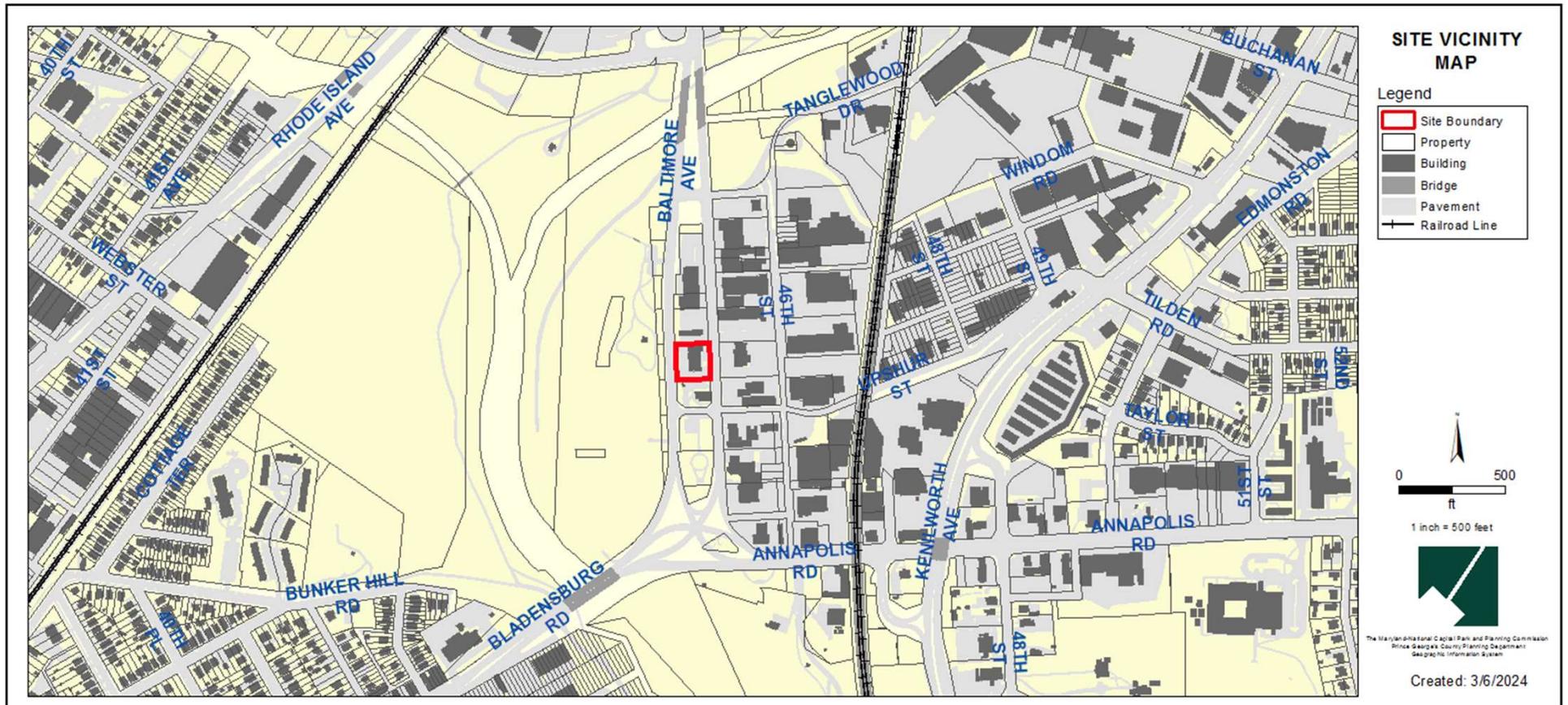
GENERAL LOCATION MAP

Council District: 05

Planning Area: 069



SITE VICINITY MAP



OVERLAY MAP (PRIOR AND CURRENT)



AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



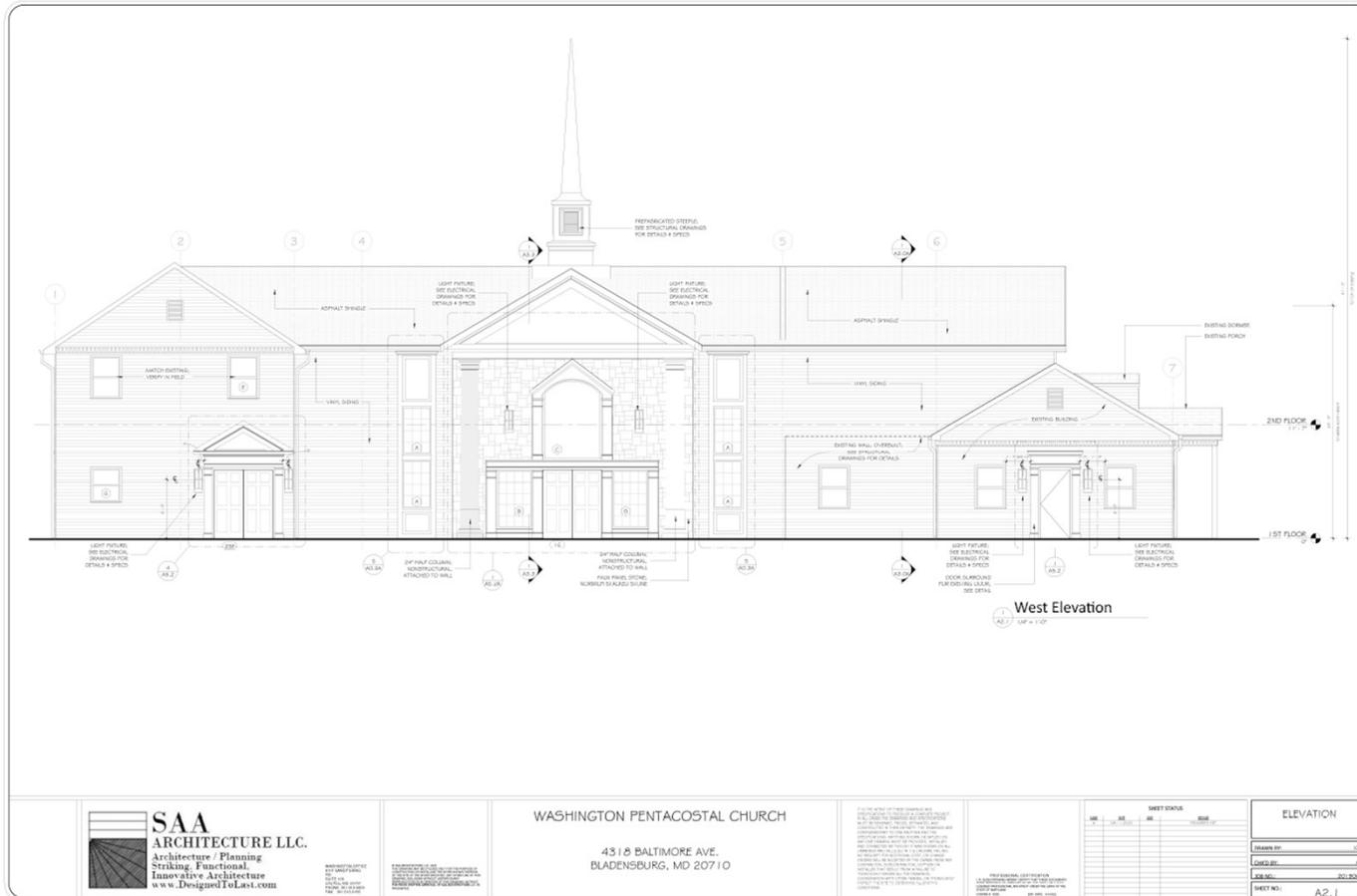
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



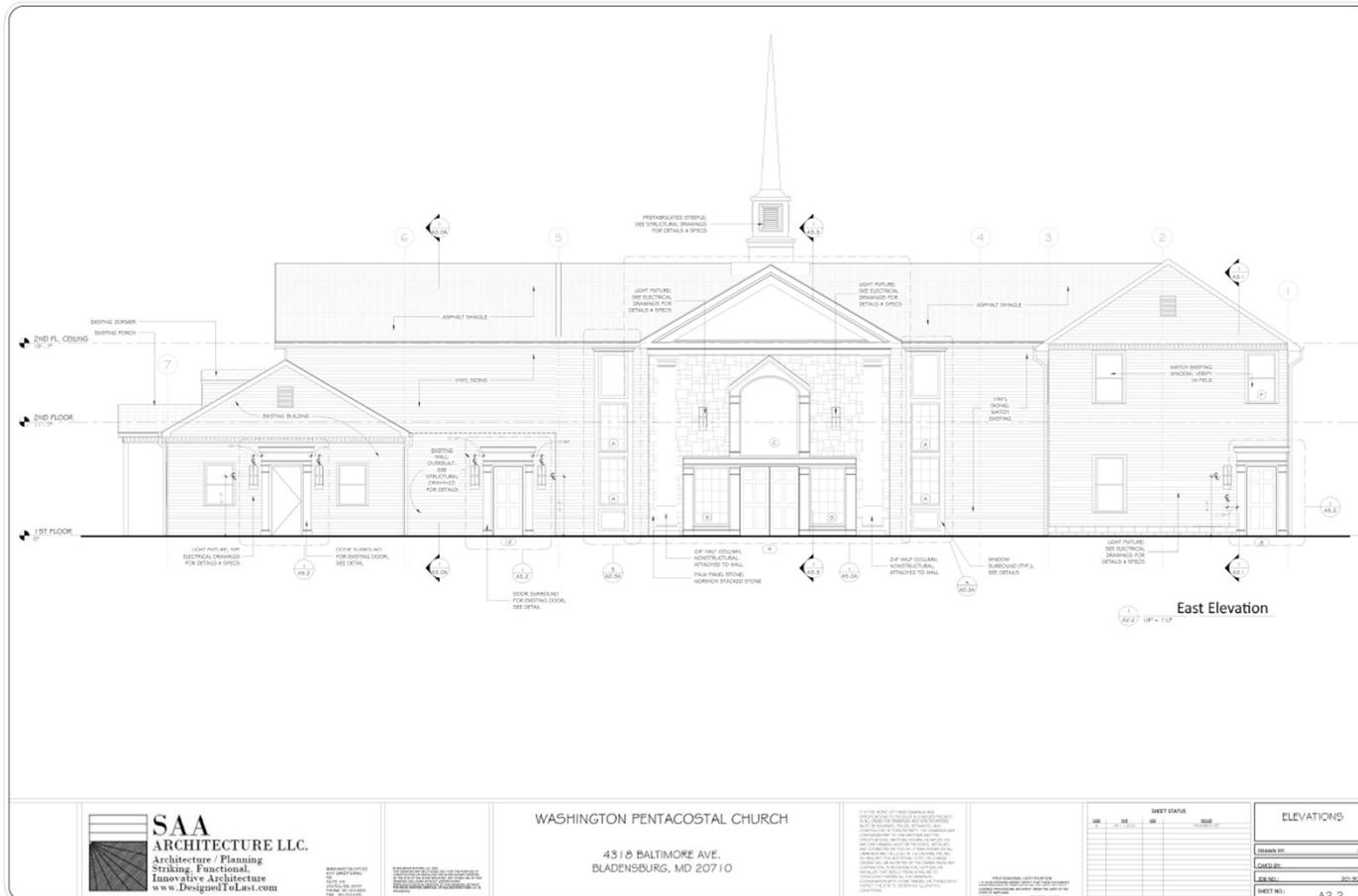
EXISTING SITE CONDITIONS



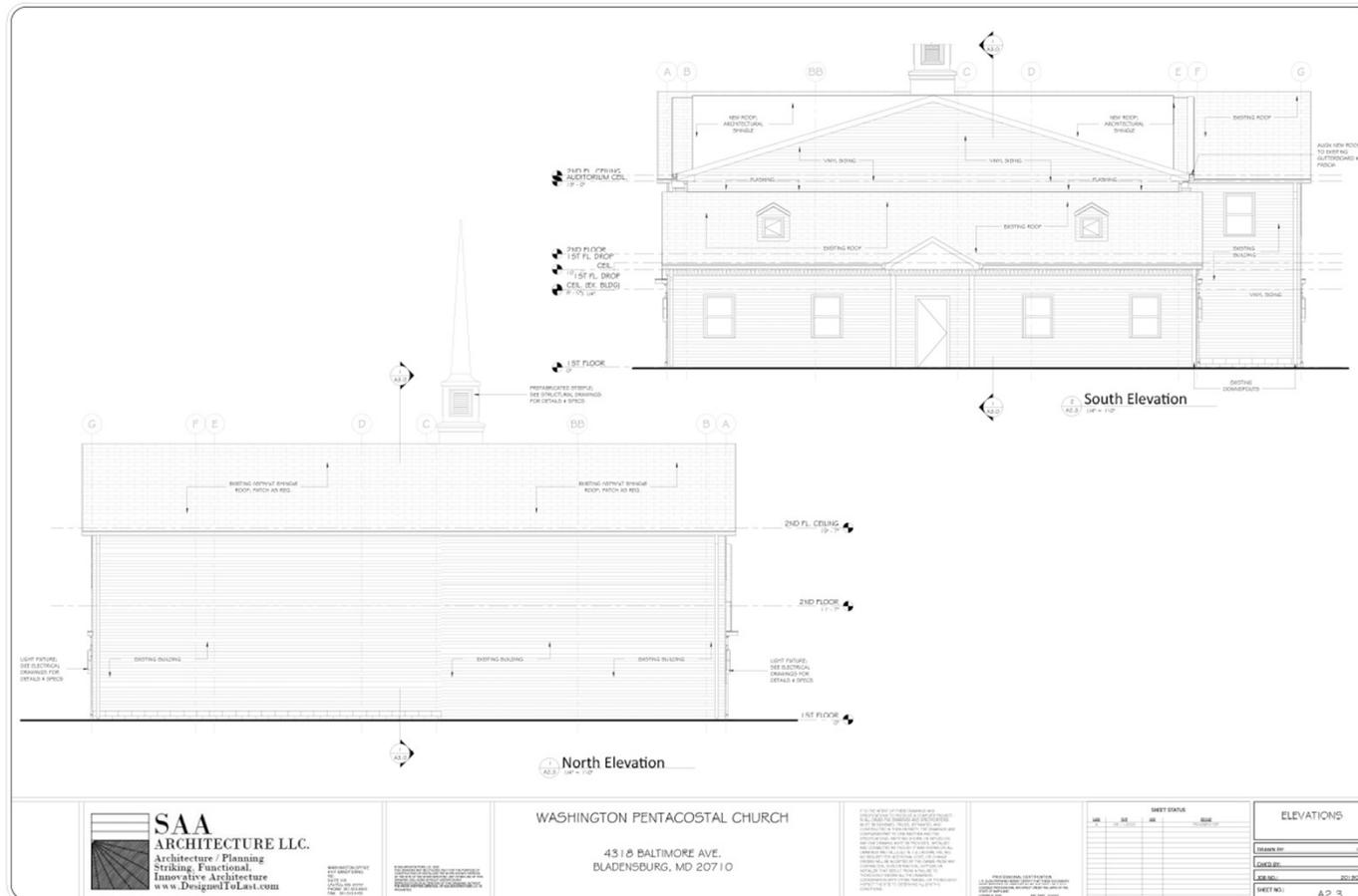
WEST VIEW ELEVATION



EAST VIEW ELEVATION



SOUTH AND NORTH VIEW ELEVATIONS



STAFF RECOMMENDATION

APPROVAL with conditions

Major/Minor Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 5/4/2020
- Acceptance Mailing: 8/24/2023

STATEMENT OF JUSTIFICATION
WASHINGTON PENTECOSTAL ASSEMBLY
DETAILED SITE PLAN NO. DSP-20005
2/22/2023
REVISED JUNE 2, 2023

Applicant:

Washington Pentecostal Assembly
P.O. Box 522
Hanover, MD 21076
Contact: Alex Chunakara

Attorney:

Gibbs and Haller
1300 Caraway Court, Suite 102
Largo, Maryland 20774
Contact: Thomas Haller
301-306-0033

Engineer/Planner

Site Design, Inc.
5407 Water Street, Suite 206
Largo, MD 20774
Contact: Mark Ferguson
301-952-8200

Architect

SAA
8101 Sandy Spring Road, Suite 105
Laurel, MD 20707
Contact: Amit Barman
301-513-0600

TABLE OF CONTENTS

1.0	INTRODUCTION/OVERVIEW	1
2.0	DESCRIPTION OF PROPERTY	1
3.0	SUMMARY OF DEVELOPMENT PROPOSAL/USE OF PRIOR ZONING ORDINANCE	2
4.0	SUMMARY OF ZONING HISTORY	3
5.0	CONFORMANCE WITH GENERAL PURPOSES OF DSP'S	4
6.0	CONFORMANCE WITH PURPOSE OF THE M-X-T ZONE	5
7.0	CONFORMANCE WITH SPECIFIC PURPOSE OF DSP'S	8
8.0	CONFORMANCE WITH ZONING ORDINANCE SECTION 27-546(d)	9
9.0	CONFORMANCE WITH SECTION 27-458	12
10.0	CONFORMANCE WITH THE DEVELOPMENT DISTRICT OVERLAY ZONE STANDARDS OF THE PORT TOWNS SECTOR PLAN AND REQUEST FOR WAIVERS	15
10.1	BUILDING ENVELOPE STANDARDS FOR ALL FRONTAGE TYPES FORM/ORIENTATION	17
10.2	GENERAL BUILDING ENVELOPE STANDARDS	18
10.3	STOREFRONT BUILDING ENVELOPE STANDARDS	19
10.4	ARCHITECTURAL STANDARDS-SIGNAGE	20
11.0	CONFORMANCE WITH CRITERIA OF APPROVAL-DSP'S	21
12.0	CONFORMANCE WITH CHESAPEAKE BAY CRITICAL AREA OVERLAY ZONE REGULATIONS	23
13.0	CONCLUSION	26

1.0 INTRODUCTION/OVERVIEW

The Applicant, Washington Pentecostal Assembly (the "Applicant") recently purchased property located at 4318 Baltimore Avenue, Bladensburg, Maryland 20710. The property which is the subject of the application (the "Subject Property") contains 25,379 square feet and is more particularly described as part of Lots 4 and 5 on the Plat of Bladensburg, recorded in Plat Drawer 11 File No. 49. The property is also described in the deed to the Applicant dated October 3, 2019 and recorded among the Land Records of Prince George's County at Book 42746 Page 539. The Applicant hereby requests approval of a Detailed Site Plan ("DSP") to use the existing building as a church in accordance with the applicable provisions of the Prince George's County Code.

The property is zoned IE/IDO, and was formerly zoned M-X-T/DDO/IDO through the 2009 Approved Port Towns Sector Plan and Sectional Map Amendment ("Port Towns Sector Plan" or "Sector Plan"). As discussed below, the applicant will be requesting approval under the provisions of the former M-X-T/DDO zoning and the former Zoning Ordinance. The Port Towns Sector Plan identifies several Character Areas which determine the development standards for the properties so designated. Port Towns Waterfront ("PTWF") Character Area. The Table of Uses for the PTWF Character Area within the Port Towns Sector Plan reflects that a church is permitted subject to approval of a Detailed Site Plan.

2.0 DESCRIPTION OF PROPERTY AND EXISTING IMPROVEMENTS

As indicated above, the property which is the subject of DSP-20005 contains approximately 25,379 square feet. The Subject Property is improved with a building which was constructed in or about 1980 which contains 7,818 square feet. The property lies between the north and southbound lanes of Baltimore Avenue, approximately 775 feet north of the Peace Cross, which sits at the convergence of Annapolis Road, Baltimore Avenue and Bladensburg Road. The sole access to the Subject Property is from two driveway access points on the northbound lanes of Baltimore Avenue. There is no access to the Subject Property from the southbound lanes.

The Subject Property is bounded to the north by service commercial uses in the IE/IDO (former M-X-T/DDO/IDO) Zone. Abutting the northern property line of the Subject Property is a plumbing, heating and air conditioning contractor located at 4404 Baltimore Avenue. Immediately north of that is a vehicle

service facility at 4412 Baltimore Avenue. Across Baltimore Avenue to the east are additional service commercial uses, a construction company at 4301 Baltimore Avenue and a fence contractor at 4321 Baltimore Avenue. These properties were also zoned M-X-T/DDO/IDO. Across Baltimore Avenue to the west is land owned by the Maryland-National Capital Park and Planning Commission in the ROS/R-C-O zone. Finally, abutting the Subject Property on its southern property line is property owned by the Anacostia Watershed Society and improved with the George Washington House, an historic structure also zoned IE/IDO, formerly M-X-T/DDO/IDO.

The existing building on the Subject Property is colonial in style and is clad with siding. The southern wing of the building is a one-story structure, oriented north to south, with dormers facing Baltimore Avenue in both directions. There is a covered entrance to the building on both the eastern and western facades. The northern wing of the building is oriented east to west and the roofline extends above the southern wing of the building. A concrete parking lot is located on the eastern, southern and western sides of the building. The abutting George Washington House has a gravel parking lot immediately adjacent to the parking on the Subject Property.

3.0 SUMMARY OF DEVELOPMENT PROPOSAL

The Applicant proposes to convert the building to a church. No increase in gross floor area is proposed. Further, no grading and no modifications to the parking lot are proposed. The existing building will be modified by increasing the roof height of the one-story portion of the building for the sanctuary, adding a steeple, and creating a more inviting vestibule on both the eastern and western facades in the same location as the existing vestibules. This increased roof height will now allow the southern wing of the building to match the roof height of the northern wing. The vestibules are created within the existing footprint of the building through the addition of fascia treatment. The vestibules will be faced with stone, windows and wooden doors. These architectural modifications represent a substantial improvement in the look of the building.

Church services will be held Sunday from 10 am to 1 pm and 4 pm to 7 pm, as well as Friday evening from 4 pm to 7 pm. A total of 32 parking spaces exist to serve the proposed use and all of them are located on site. Per the Sector Plan, the available parking is sufficient to support the proposed capacity of 160 members.

Section 27-1904(b) requires any application seeking to be filed pursuant to the provisions of the prior Zoning and/or Subdivision Ordinance to submit a Statement of Justification setting for the reasons for electing to do so. In this instance, the Applicant has no other option to development the property for the proposed use. A church is a permitted use in the IE zone. However, it is subject to use specific requirements which the applicant cannot meet. First, the building must be located at least 25' from all property lines. Second, no parking may be located in a front yard. The existing building is within 25 feet of the northern property line. As a through lot, all yards abutting streets are front yards, thus making compliance with this requirement impossible, as the existing parking is located within the front yards. Section 27-3613(b)(2)(D) prohibits variances from being granted from use specific requirements. This is a major flaw in the new Zoning Ordinance that will have an impact on the ability to locate uses in existing buildings. This problem is even more egregious in that the use specific standard applicable to churches in the new Zoning Ordinance impacting the Subject Property only applied in the prior Zoning Ordinance to churches in residential zoning categories on properties between 1 and 2 acres in zone. This requirement was not applicable to industrially zoned properties, where churches were permitted by right. Thus, not only were the use specific requirements sloppily transferred to the new Zoning Ordinance, the restriction on obtaining variances from such standards results in the draconian impact applicable to the Subject Property. Thus, the Applicant has no choice but to pursue a Detailed Site Plan under the provisions of the prior Zoning Ordinance.

4.0 SUMMARY OF ZONING HISTORY AND APPLICABILITY OF DDOZ STANDARDS

As noted above, the property was zoned M-X-T/DDO/IDO by the Port Towns Sector Plan. The Sector Plan established the Development District Overlay Zone (DDOZ) that includes the Subject Property. Prior to the adoption of the DDOZ, the Sectional Map Amendment rezoned the Subject Property from the C-M zone to the M-X-T Zone. No development or other modifications to the Subject Property has been proposed since 2009, and thus the property has not been subject to the Development District Standards.

The Port Towns Sector Plan requires a DSP in order to permit the use of a property as a church. Thus, even if no physical improvements were proposed, a Detailed Site Plan is

required. It must then be determined which, if any, of the Development District Standards are applicable to the proposed development, given the limited nature of the improvements proposed.

In a similar case subject to the Port Towns Sector Plan, this issue was addressed by the Planning Board. Specifically, in DSP-17037, the applicant proposed to convert an existing warehouse to a church. As in this case, no increase in the gross floor area was proposed, but architectural modification was proposed so that the building was more reflective of a church than a warehouse. The Planning Board made the following finding with regard to the applicability of the DDOZ Design Standards:

2009 Approved Port Towns Sector Plan and Sectional Map Amendment—The project is located within the land area covered by the Port Towns Sector Plan and SMA. More particularly, it is located in the Bladensburg Road Gateway/Main Street Character Area. Generally, projects that involve an increase of less than 10 percent gross floor area (GFA) do not have to show compliance with pertinent character area development standards (page 150). However, as also stated therein: "All applications for subdivision, permits for construction of façade or building additions, renovations including signage, parking and loading, and fencing beyond routine maintenance and repair on these sites shall comply with the standards. Therefore, the proposed improvements to the architectural façades, signage, and parking are subject to the development district standards.

Based upon this finding, since the Applicant proposes no increase in gross floor area and no modification to the parking facilities, the analysis of conformance to the DDOZ Design Standards will be limited to an analysis of whether the proposed improvements to the architectural facades and signage conform with the applicable development district standards.

5.0 CONFORMANCE WITH GENERAL PURPOSES OF DETAILED SITE PLANS

The general and specific purposes of Detailed Site Plan (DSP) are contained in §27-281(b) and (c) of the Zoning Ordinance, and are expressed as follows:

(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 plans;
- (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.

COMMENT: The Subject Property is zoned M-X-T and is located between the north and southbound lanes of Baltimore Avenue. The property has been historically used for service commercial uses. The proposed re-use of the property and façade improvements will enhance the area and promote the re-use or redevelopment of nearby properties with less intense uses as proposed by the Sector Plan. As such, the proposed DSP will fulfill the purposes of the M-X-T zone as intended for this location.

6.0 CONFORMANCE WITH THE PURPOSES OF THE M-X-T ZONE.

The purposes of the M-X-T Zone are set forth in Section 27-542 of the Zoning Ordinance, as set forth below.

Sec. 27-542. - Purposes.

- (a) The purposes of the M-X-T Zone are:
 - (1) To promote the orderly development and redevelopment of land in the vicinity of major interchanges, major intersections, major transit stops, and designated General Plan Centers so that these areas will enhance the economic status of the County and provide an expanding source of desirable employment and living opportunities for its citizens;

Comment: The Subject Property was placed in the M-X-T zone in order to implement the recommendations of the Sector Plan. The property is located in a narrow strip of land between the north and southbound lanes of Baltimore Avenue. The property abuts the historic George Washington House along its southern

boundary. The focus of the development goals for the PTWCA is to promote development of a new center for the Port Towns. The area east of Baltimore Avenue is envisioned to continue as a predominantly industrial area. Allowing the renovation of the existing commercial building will result in a more attractive property and attract church members to this area where they can enjoy the revitalized Port Towns.

- (2) **To implement recommendations in the approved General Plan, Master Plans, and Sector Plans, by creating compact, mixed-use, walkable communities enhanced by a mix of residential, commercial, recreational, open space, employment, and institutional uses;**

Comment: The proposed re-use and architectural enhancements implements the recommendations of the 2009 Approved Port Towns Sector Plan and Sectional Map Amendment, which rezoned the Subject Property to the M-X-T zone in order to allow a mix of uses in an area with predominantly service commercial uses.

- (3) **To conserve the value of land and buildings by maximizing the public and private development potential inherent in the location of the zone, which might otherwise become scattered throughout and outside the County, to its detriment;**

Comment: The proposed re-use of the Subject Property will bring a use to the community which will be a benefit to the residents and will contribute to the well-being of the community.

- (4) **To promote the effective and optimum use of transit and reduce automobile use by locating a mix of residential and non-residential uses in proximity to one another and to transit facilities to facilitate walking, bicycle, and transit use;**

Comment: The Subject Property is served by Metro Bus service. There is a WMATA bus stop directly across the street. While the great majority of church members are expected to arrive by car, it is anticipated that over time a number of members from the local community will also utilize the church.

- (5) **To facilitate and encourage a twenty-four (24) hour environment to ensure continuing functioning of the project after workday hours through a maximum of activity, and the interaction between the uses and those who live, work in, or visit the area;**

Comment: By the nature of the use, the proposed church will generally operate outside of normal workday hours. The Subject Property will serve as both a visual and active point for the community, and a place to gather, not only for church members but also existing residents.

- (6) To encourage an appropriate horizontal and vertical mix of land uses which blend together harmoniously;**

Comment: The proposed use will blend in with the surrounding uses, which will constitute an appropriate horizontal mix. The property is surrounded by industrial and service commercial uses, a park and an historic site, all of which blend together harmoniously.

- (7) To create dynamic, functional relationships among individual uses within a distinctive visual character and identity;**

Comment: The proposed use is an appropriate addition to an existing community and will better serve to vitalize the existing residential areas than the service commercial uses which previously operated at this location.

- (8) To promote optimum land planning with greater efficiency through the use of economies of scale, savings in energy, innovative stormwater management techniques, and provision of public facilities and infrastructure beyond the scope of single-purpose projects;**

Comment: The Applicant is proposing no ground disturbance with the proposed development.

- (9) To permit a flexible response to the market and promote economic vitality and investment; and**

Comment: The proposed re-use of the existing structure promotes economic vitality by redeveloping a former service commercial use that would otherwise become vacant and detract from the surrounding area.

- (10) To allow freedom of architectural design in order to provide an opportunity and incentive to the developer to achieve excellence in physical, social, and economic planning.**

Comment: The Applicant proposes to upgrade the existing architecture to along a visible area between the north and southbound lanes of Baltimore Avenue. These improvements will enhance the surrounding area.

Each of the purposes discussed above is promoted by the DSP and contributes to the implementation of the overall Master Plan.

7.0 CONFORMANCE WITH SPECIFIC PURPOSES OF THE DETAILED SITE PLAN

Sec. 27-281 (c) lists the specific purposes of a detailed site plan. There are four specific purposes listed, each of which is addressed below:

Sec. 27-281 (c) (1) (A): To show the specific location and delineation of buildings and structures, parking facilities, streets, green areas, and other physical features and land uses proposed for the site.

COMMENT: The submitted Detailed Site Plan demonstrates the location of the existing buildings, structures and parking on site. No modifications to the existing site features are proposed, other than architectural modifications to the existing structure.

Sec. 27-281 (c) (1) (B): To show specific grading, planting, sediment control, tree preservation, and storm water management features proposed for the site.

COMMENT: The Applicant does not propose to grade or otherwise modify the existing site features, which were established under prior permits.

Sec. 27-281 (c) (1) (C): To locate and describe the specific recreation facilities proposed, architectural form of buildings, and street furniture (such as lamps, signs, and benches) proposed for the site.

COMMENT: The proposed use is a church. There are no recreational facilities proposed. The architectural form of the building modifications is included. As noted above, the existing building contains both one-story and two-story elements. The proposed architectural modifications will revise the one-story portion of the building to be raised to meet the roofline of the two-story portion, allowing a properly scaled sanctuary. The addition of vestibules and windows on the eastern and western facades will greatly enhance the aesthetic appeal of the building from both lanes of Baltimore Avenue, improving the overall appearance of the site and building.

Sec. 27-281 (b) (1) (D): To describe any maintenance agreements, covenants, or construction contract documents that are necessary to assure that the Plan is implemented in accordance with the requirements of this Subtitle.

The submitted DSP and Architectural Elevations demonstrate the necessary infrastructure and building form to be implemented ultimately. No other documents are required to assure that the Plan is implemented in accordance with the requirements of this subtitle.

8.0 CONFORMANCE WITH ZONING ORDINANCE SECTION 27-546(d)

Section 27-546(d) sets forth additional findings that the Planning Board must make in approving a detailed site plan in the M-X-T Zone. Specifically, the section requires the following findings:

- (1) The proposed development is in conformance with the purposes and other provisions of this Division;**

COMMENT: For the reasons stated above, the proposed development satisfies purposes of the M-X-T Zone for the Subject Property.

- (2) For property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, the proposed development is in conformance with the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change or include a major employment use or center which is consistent with the economic development strategies of the Sector Plan or General Plan;**

COMMENT: The Subject Property is located in the Port Towns Waterfront Character Area within the Port Towns Sector Plan. The proposed redevelopment will only re-use the existing building on this property, while providing a more attractive façade. Due to the limited changes being proposed, most of the design standards in the Sector Plan do not apply to the proposed change in use as they only apply to new development. To the extent that standards do apply to this re-use of the property, the proposed improvements substantially comply or an amendment has been requested.

- (3) The proposed development has an outward orientation which either is physically and visually integrated with existing adjacent development or catalyzes adjacent community improvement and rejuvenation;**

COMMENT: The architectural upgrades to the existing building on the Subject Property are likely to serve to catalyze the adjacent community to upgrade other buildings along the Baltimore Avenue Corridor.

- (4) The proposed development is compatible with existing and proposed development in the vicinity;**

COMMENT: While the Sector Plan seeks to reinforce the industrial base located east of 46th Avenue, it desires to promote a mix of uses in the strip between the north and southbound lanes of Baltimore Avenue. As such the proposed development is compatible with the Sector Plan vision and the use of the property as a church will be more compatible with the adjacent historic site than service commercial or industrial uses.

- (5) The mix of uses, arrangement and design of buildings and other improvements, and provision of public amenities reflect a cohesive development capable of sustaining an independent environment of continuing quality and stability;**

COMMENT: The architectural modifications proposed will result in a more cohesive development which will advance the goals of the Sector Plan by introducing a mix of uses in a historically commercial and industrial area, while improving the quality of the existing architecture and contributing to the stability of the area.

- (6) If the development is staged, each building phase is designed as a self-sufficient entity, while allowing for effective integration of subsequent phases;**

COMMENT: The proposed project will not be staged and therefore this criteria is not applicable to the proposed development.

- (7) The pedestrian system is convenient and is comprehensively designed to encourage pedestrian activity within the development;**

COMMENT: An existing sidewalk extends along the northbound lanes of Baltimore Avenue, and will be retained by the Applicant.

- (8) On the Detailed Site Plan, in areas of the development which are to be used for pedestrian activities or as gathering places for people, adequate attention has been paid to human scale, high quality urban design, and other amenities, such as the types and textures of materials, landscaping and screening, street furniture, and lighting (natural and artificial); and**

COMMENT: There are no areas of the development which are to be used for pedestrian activities.

- (9) On a Conceptual Site Plan for property placed in the M-X-T Zone by a Sectional Map Amendment, transportation facilities that are existing; that are under construction; or for which one hundred percent (100%) of construction funds are allocated within the adopted County Capital Improvement Program, or the current State Consolidated Transportation Program, will be provided by the applicant (either wholly or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, through participation in a road club), or are incorporated in an approved public facilities financing and implementation program, will be adequate to carry anticipated traffic for the proposed development. The finding by the Council of adequate transportation facilities at the time of Conceptual Site Plan approval shall not prevent the Planning Board from later amending this finding during its review of subdivision plats.

COMMENT: The applicability section of the Port Towns Sector Plan states that the DDOZ shall serve as the conceptual site plan for properties located within its boundaries.

- (10) On the Detailed Site Plan, if more than six (6) years have elapsed since a finding of adequacy was made at the time of rezoning through a Zoning Map Amendment, Conceptual Site Plan approval, or preliminary plat approval, whichever occurred last, the development will be adequately served within a reasonable period of time with existing or programmed public facilities shown in the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, or to be provided by the applicant (either wholly or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, through participation in a road club).

COMMENT: The property is exempt from preliminary plan of subdivision as no new development is proposed. As noted above, the proposal is to convert the use from a service commercial use to a church. The hours of operation of the proposed church are outside the peak traffic hours. Therefore, the proposed use will not impact transportation facilities. The proposed facilities will have no impact on schools, water and sewer facilities currently serve the building and are adequate, and police and fire services are adequate. The Planning Board can find that the development will be adequately served with existing public facilities.

- (11) On a property or parcel zoned E-I-A or M-X-T and containing a minimum of two hundred fifty (250) acres, a Mixed-Use Planned Community including a combination of residential, employment, commercial and institutional uses may be approved in accordance with the provisions set forth in this Section and Section 27-548.

COMMENT: This criterion is not applicable as the property does not exceed 250 acres.

9.0 CONFORMANCE WITH THE SECTION 27-548

The Subject Property is also subject to the provisions of Section 27.548 of the Zoning Ordinance, which is addressed below.

(a) Maximum floor area ratio (FAR):

- (1) Without the use of the optional method of development – 0.40 FAR; and
- (2) With the use of the optional method of development – 8.00 FAR.

COMMENT: This project does not provide for additional square footage on the Subject Property. The existing development is below the maximum floor area ratio of 0.4.

(b) The uses allowed in the M-X-T Zone may be located in more than one (1) building, and on more than one (1) lot.

COMMENT: The proposed use is located in a single existing building and conforms to this criteria.

(c) Except as provided for in this Division, the dimensions for the location, coverage, and height of all improvements shown on an approved Detailed Site Plan shall constitute the regulations for these improvements for a specific development in the M-X-T Zone.

COMMENT: The required information is shown on the detailed site plan.

(d) Landscaping, screening, and buffering of development in the M-X-T Zone shall be provided pursuant to the provisions of the Landscape Manual. Additional buffering and screening may be required to satisfy the purposes of the M-X-T Zone and to protect the character of the M-X-T Zone from adjoining or interior incompatible land uses.

COMMENT: The property is exempt from the provisions of the Landscape Manual as no modifications to the existing landscaping are proposed.

- (e) In addition to those areas of a building included in the computation of gross floor area (without the use of the optional method of development), the floor area of the following improvements (using the optional method of development) shall be included in computing the gross floor area of the building of which they are a part: enclosed pedestrian spaces, theaters, and residential uses. Floor area ratios shall exclude from gross floor area that area in a building or structure devoted to vehicular parking and parking access areas (notwithstanding the provisions of Section 27-107.01). The floor area ratio shall be applied to the entire property which is the subject of the Conceptual Site Plan.

COMMENT: All of the area required to be included in the calculation of FAR has been included. The existing FAR is .30.

- (f) Private structures may be located within the air space above, or in the ground below, public rights-of-way.

COMMENT: No such structures are proposed.

- (g) Each lot shall have frontage on, and direct vehicular access to, a public street, except lots for which private streets or other access rights-of-way have been authorized pursuant to Subtitle 24 of this Code.

COMMENT: The lot has frontage and access to Baltimore Avenue, and existing public street.

- (h) Townhouses developed pursuant to a Detailed Site Plan for which an application is filed after December 30, 1996, shall be on lots at least one thousand two hundred (1,200) square feet in size, and shall have at least sixty percent (60%) of the full front facades constructed of brick, stone, or stucco. In addition, there shall be no more than eight (8) townhouses per building group, except where the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than eight (8) dwelling units (but not more than ten (10) dwelling units) would create a more attractive living environment or would be more environmentally sensitive. In no event shall the number of building groups containing more than eight (8) dwelling units exceed twenty percent (20%) of the total number of building groups in the total development. The minimum building width in any continuous, attached group shall be eighteen (18) feet, and the minimum gross living space shall be one thousand two hundred and fifty (1,250) square feet. For the purposes of this Subsection, gross living space shall be defined as all interior building space except the garage and unfinished

basement or attic area. The minimum lot size, maximum number of units per building group and percentages of such building groups, and building width requirements and restrictions shall not apply to townhouses on land any portion which lies within one-half ($\frac{1}{2}$) mile of an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority and initially opened after January 1, 2000. In no event shall there be more than ten (10) dwelling units in a building group and no more than two (2) building groups containing ten (10) dwelling units. For purposes of this section, a building group shall be considered a separate building group (even though attached) when the angle formed by the front walls of two (2) adjoining rows of units is greater than forty-five degrees (45°). Except that, in the case of a Mixed-Use Planned Community, there shall be no more than eight (8) townhouses per building group, except when the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than eight (8) dwelling units (but not more than ten (10) dwelling units) would create a more attractive living environment or would be more environmentally sensitive. In no event shall the number of building groups containing more than eight (8) dwelling units exceed twenty percent (20%) of the total number of building groups in the total development. The minimum building width in any continuous, attached group shall be eighteen (18) feet, and the minimum gross living space shall be one thousand two hundred and fifty (1,250) square feet. For the purposes of this Subsection, gross living space shall be defined as all interior building space except the garage and unfinished basement or attic area. Garages may not dominate the streetscape. Garages that are attached or incorporated into the dwelling shall be set back a minimum of four (4) feet from the front façade and there shall not be more than a single garage, not to exceed ten (10) feet wide, along the front façade of any individual unit. Garages may be incorporated into the rear of the building or freestanding in the rear yard and accessed by an alley. Sidewalks are required on both sides of all public and private streets and parking lots. At the time of Detailed Site Plan, the Planning Board or the District Council may approve a request to substitute townhouses, proposed for development as condominiums, in place of multifamily dwellings that were approved in a Conceptual Site Plan approved prior to April 1, 2004. Such substitution shall not require a revision to any previous plan approvals. Further, at the time of Detailed Site Plan for a Mixed-Use Planned

Community, the Planning Board or the District Council may approve modifications to these regulations so long as the modifications conform to the applicable regulations for the particular development.

COMMENT: This criterion is not applicable as no townhouses are proposed as part of this application.

- (i) The maximum height of multifamily buildings shall be one hundred and ten (110) feet. This height restriction shall not apply within any Transit District Overlay Zone, designated General Plan Metropolitan or Regional Centers, or a Mixed-Use Planned Community.

COMMENT: This criterion is not applicable as no multifamily buildings are proposed as part of this application.

- (j) As noted in Section 27-544(b), which references property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation, regulations for Conceptual or Detailed Site Plans (such as, but not limited to density, setbacks, buffers, screening, landscaping, height, recreational requirements, ingress/egress, and internal circulation) should be based on the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or the Sectional Map Amendment Zoning Change and any referenced exhibit of record for the property. This regulation also applies to property readopted in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006 and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation of a concurrent Master Plan or Sector Plan (see Section 27-226(f)(3) of the Zoning Ordinance). Notwithstanding any other provision of this Code, this regulation shall not apply to property subject to the provisions of Section 27-544(f)(2)(I), above.

COMMENT: The Port Towns Sector Plan was not preceded by a Technical Staff land use prior study prior to initiation. However, the property is subject to certain design standards set forth in the Sector Plan, which are addressed in greater detail below.

**10.0 CONFORMANCE WITH THE DEVELOPMENT DISTRICT
OVERLAY ZONE STANDARDS OF THE PORT TOWNS SECTOR
PLAN AND REQUEST FOR MODIFICATIONS**

The Port Towns DDOZ contain certain Development District Standards. As discussed above, it has been determined that when an existing building is the subject of an adaptive reuse, such as proposed here, only those standards which are related to the changes proposed are applicable, notwithstanding the general exemptions for existing development which allow alterations or rehabilitation of existing buildings which do not result in an increase of existing GFA, as proposed here. As a result, the Applicant has addressed conformance to the architectural standards set forth in the DDOZ, since modifications to the exterior façade are proposed. Since the Design Standards set forth in the DDOZ are primarily intended to govern new construction, there are certain provisions which the applicant cannot comply with which are the result of modifications being made to an existing structure.

The Port Towns Sector Plan establishes several different Character Areas. Within those Character Areas, there are Building and Site Standards. The Subject Property is located in the Port Towns Waterfront Character Area. Within the Character Areas, the building envelope standards are determined by the street type. The Subject Property is located along Baltimore Avenue, which is designated as a neighborhood street NST-1. On Page 153 of the Sector Plan, this street type requires conformance to the General Building Envelope Standards. In addition, certain streets are also designated as "Storefront BES", which requires retail uses on the ground floor. As depicted on Map 30 on Page 157, while all of the southbound lane frontage and a portion of the northbound lane frontage are simply classified as General BES, a portion of the northbound lanes of Baltimore Avenue are designated as Storefront BES. The applicant has calculated that 50 feet of the northbound lane frontage is classified as General BES, while 123 feet of the property frontage is classified as Storefront BES. Under the General Provisions section addressing Building Envelope Standards on Page 172, the Sector Plan addresses Transitions. It states "when a BES designation shown on the PTDDP character area urban design plans changes along a property's build-to line(BTL), that property owner has the option, for his property's street frontage only, of applying either BES for a maximum additional distance of 50 feet in either direction." Given this option, the property owner elects to apply the General BES for 100' of the northbound lane frontage, which leaves 73 feet designated as Storefront BES. Since this is only 21% of the total road frontage of the property, the property owner will need a modification from any Storefront BES standards which conflict with the General BES standards.

Based on the above, the design team has addressed conformance with the applicable architectural design standards applicable to that Character Area. The analysis of conformance with the Development District Standards indicates that modifications are required to several of the DDOZ design standards. Where the proposed Detailed Site Plan does not conform with a specific standard, a modification to that standard is requested. Modifications of the Development District Standards are permitted through the process described in Section 27-548.25(c) of the Zoning Ordinance:

"If the applicant so requests, the Planning Board may apply development standards which differ from the approved Development District Standards, unless the Sectional Map Amendment provides otherwise. The Planning Board shall find that the alternative Development District Standards will benefit the development and the development district and will not substantially impair implementation of the Master Plan, Master Plan Amendment, or sector plan."

The modifications of the Development District Standards requested by the Applicant are addressed below.

10.1 BUILDING ENVELOPE STANDARDS FOR ALL FRONTAGE TYPES (P. 172-173)

There are Building Envelope Standards which are applicable to specific frontage types and there are Building Envelope Standards which are applicable to all frontage types. Three of the Building Envelope categories are applicable to the proposed development, Façade Composition, Height and Elements.

Regarding the height standards applicable to all frontage types, the existing building is a combination one-story and two-story building. While the height of most of the one-story portion of the building will be increased to match the height of the two-story portion of the building, it will not be considered an increase in height because the height of all buildings is measured in stories. Thus, the building will remain a one- and two-story building. No amendment of the height requirements applicable to all frontage types is required.

With regard to the Elements standards, there is a standard that no window may face or direct views toward a common lot line within 25 feet unless the view is contained within the lot by a privacy fence or the sill is at least six feet above the finished floor level. In this case, the northern elevation is within 25 feet of the property line and there are existing

windows on this façade. However, the revised elevations propose all of the north-facing windows to be removed, therefore no modification is now needed. All of the other Elements requirements are either not applicable or are satisfied.

10.2 GENERAL BUILDING ENVELOPE STANDARDS (p. 174-177)

As with the Building Envelope Standards for all building fronts, the standards which are applicable for General Building Envelopes are Height and Elements.

Modification 1, General Building Envelope Standards For Height (p. 174): For the General Building Envelope Standards, building shall be a minimum of at least four stories and a maximum of ten stories. As discussed above, the existing building is one and two stories in height, and will remain one and two stories in height. However, the building is existing. Therefore, if required, a modification to the minimum height requirement is requested. All of the other height requirements are either not applicable (such as requirements for commercial or residential uses) or are complied with (such as the maximum clear height of the second story). In this case, the Applicant submits that the Planning Board can find that the alternative Development District Standards will benefit the development and the development district and will not substantially impair implementation of the Master Plan, Master Plan Amendment, or sector plan. This is a fully developed site. The site is further constrained by having roadways on two sides, creating a through lot. It would be very difficult to construct a four-story building on a 25,000 square foot parcel. The modifications proposed to allow for the change in use will enhance the existing architecture, add height to the building, and further advance the goal of the Sector Plan of adding a mix of uses in this location. For these reasons, allowing the existing building height to remain will not substantially impair implementation of the Sector Plan.

Modification 2, General Building Envelope Standards For Elements, Fenestration Standard 2 (p. 176): The only category under Elements applicable to the proposed development are the fenestration requirements. One of these requirements is not met, which is that the ground story façade fenestration does not comprise between 40 and 90 percent of the façade. The existing building does not meet this requirement. The applicant is proposing to add additional design features in the way of a stone vestibule with glass and large doors, but these will not increase the fenestration on the ground level to 40%. The Applicant submits that such a level of fenestration, while

appropriate for commercial uses, is not appropriate for a church function. Given the desire of the Sector Plan to add a mix of uses in this area, and the fact that this is an existing building, the applicant submits the alternative improvements to the façade proposed will benefit the development and the development district and will not substantially impair implementation of the sector plan.

10.3 STOREFRONT BUILDING ENVELOPE STANDARDS (p. 178-181)

Modification 3, Storefront Building Envelope Standards For Height, Building Height Standard 1 (p. 178): As with the General Building Envelope Standards, the Storefront Building Envelope Standard for height is a minimum of at least four stories and a maximum of ten stories. As discussed above, the existing building is one and two stories in height, and will remain one and two stories in height. However, the building is existing. Therefore, if required, a modification to the minimum height requirement is requested. All of the other height requirements are either not applicable (such as requirements for commercial or residential uses) or are complied with (such as the maximum clear height of the second story). In this case, the Applicant submits that the Planning Board can find that the alternative Development District Standards will benefit the development and the development district and will not substantially impair implementation of the Master Plan, Master Plan Amendment, or sector plan. This is a fully developed site. The site is further constrained by having roadways on two sides, creating a through lot. It would be very difficult to construct a four story building on a 25,000 square foot parcel. The modifications proposed to allow for the change in use will enhance the existing architecture, add height to the building, and further advance the goal of the Sector Plan of adding a mix of uses in this location. For these reasons, allowing the existing building height to remain will not substantially impair implementation of the Sector Plan.

Modification 4, Storefront Building Envelope Standards For Elements, Fenestration Standard 2 (p. 180): As with the General BES, the building does not conform to the Fenestration requirements for Storefront Buildings, which are between 60-90% for the first floor facades. Since the Storefront BES standards are only applicable to the first 25' of the facade facing the northbound lanes of Baltimore Avenue, it would not be appropriate to mix the façade fenestration as would be required. In addition, as noted above, such levels of fenestration are not appropriate for the proposed use as a church. The applicant submits the alternative improvements to the façade proposed will

benefit the development and the development district and will not substantially impair implementation of the sector plan.

10.4 ARCHITECTURAL STANDARDS--SIGNAGE (p. 195)

The Applicant does not propose to add any signage to the building, but seeks only to retain and reface the two existing free standing signs which exist. The first sign, located on the northbound lanes of Baltimore Avenue, is 19.8 feet in height and is 63.0 square feet in sign area. The second sign, located on the southbound lanes of Baltimore Avenue, is 9 feet high and 23.5 square feet in sign area. Both signs are attractive and do not contribute to visual clutter along Baltimore Avenue.

Modification 5, Architectural Standards, Signage, General Design and Materials Standard 6 (p. 196): The existing monument signs are proposed to be refaced. The signs will be used to identify the location of the church, which is not easily visible as you drive in either direction. From the south, the George Washington House is located close to the roadway, and subsequent vegetation between the properties obscures the view of the building until a driver has passed the entrance. The existing freestanding sign provides identification of the use to allow for a car to turn into the parking lot. From the north, existing vegetation obscures the view of the building until a car is parallel to it. To enter the church, a car must make a U-turn at Upshur Street. The existing sign is located right where the left turn lane to Upshur Street begins. As a result, both signs serve their intended purposes of identifying the use. However, for new development, freestanding signage is not permitted in the Port Towns Sector Plan. In addition to the fact that the signs are existing, the Applicant would note that the signage standards were designed to address new construction. If this were new construction, the Applicant would have been required to comply with the build-to line requirements and the building would be closer to the street. Under such circumstances, not having a freestanding sign is less of an issue. However, as an existing structure, and since new development is not proposed, the build-to line requirements are not applicable and it is appropriate for the building occupant to have signage. Placing signage on the building would be more distracting to motorists than the existing signage, given its setback. For these reasons, the applicant submits that allowing the existing freestanding sign to be used by the applicant is appropriate, will benefit the development and the development district and will not substantially impair implementation of the sector plan.

11.0 CONFORMANCE WITH CRITERIA OF APPROVAL--DETAILED SITE PLANS

The Planning Board must also find that the Detailed Site Plan satisfies the criteria of approval set forth in Section 27-285(b) of the Zoning Ordinance. These criteria are set forth below.

(b) Required findings.

(1) The Planning Board may approve a Detailed Site Plan if it finds that the plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. If it cannot make these findings, the Planning Board may disapprove the Plan.

COMMENT: The proposed development does represent a reasonable alternative for satisfying the site design guidelines. The proposed development improves an existing structure and introduces a mix of uses in an area which is largely dominated by service commercial uses and industrial uses. The improvements to the building façade will improve the aesthetics of an existing structure and allow for the adaptive re-use of

The design guidelines are set forth in Sections 27-283 and 27-274 of the Zoning Ordinance. Section 27-283 applies to Detailed Site Plans, and states that the site design guidelines are the same as those required for a Conceptual Site Plan, which are contained in Section 27-274. However, the guidelines shall only be used in keeping with the character and purpose of the proposed type of development.

The Site Design Guidelines address General Matters, Parking, Loading and Circulation, Lighting, Views, Green Area, Site and Streetscape Amenities, Grading, Service Areas, Public Spaces, Architecture and Townhouses. Those that are relevant are addressed below.

Section 27-274(a)(1) General. The proposed plan should promote the purposes of the Conceptual Site Plan. The purposes of Conceptual Site Plans are listed in Section 27-272. The General Purposes include providing for development in accordance with the Master Plan and helping fulfill the purposes of the zone in which the land is located. In this case, the Subject Property was placed in the M-X-T zone from the C-M zone to

promote a mix of uses in this area between the north and southbound lanes of Baltimore Avenue. The proposed use fulfills this goal of the Sector Plan.

The Specific Purposes of set forth in Section 27-274 are addressed below.

Section 27-274(a)(2) Parking, Loading and circulation.

General guidance is given regarding the location of parking and loading facilities. This project is an existing building with existing parking and circulation patterns established. No changes to the parking lot or circulation patterns are proposed.

Section 27-274(a)(3) Lighting. All lighting is mounted on the building at entryways. There are no freestanding light poles on site. The site is illuminated only to the extent necessary to serve the needs of the use.

Section 27-274(a)(4) Views. The guidelines encourage creating scenic views from public areas. As noted above, there are no changes proposed to the site other than the architectural façade improvements. The improvements proposed will enhance the existing views, but no other changes are proposed.

Section 27-274(a)(5) Green Area. No changes are proposed to the existing green area on site.

Section 27-274(a)(6) Site and streetscape amenities. No modification is proposed to the existing site and streetscape amenities. are addressed in DSP. Pedestrian connectivity, street furniture, and lighting are all addressed in the Detailed Site Plan and will contribute to creating a special place which will enhance the downtown area.

Section 27-274(a)(7) Grading. The entire site is currently fully developed. No grading is proposed.

Section 27-274(a)(8) Service areas. No loading space is required and no service areas are proposed.

Section 27-274(a)(9) Public spaces. A public space system should be provided to enhance a large-scale commercial, mixed-use, or multifamily development. The proposed development a single use and is not a large-scale commercial, mixed use or multifamily development.

Section 27-274(a)(10) Architecture. The architecture modifications being proposed will improve the look of the

existing structure. The additional height to create the sanctuary space will provide a more symmetrical look to the building and allow the interior to function as desired for the proposed use.

Section 27-274(a)(11) Townhouses and three family dwellings. This consideration is inapplicable to the proposed DSP as there are no townhouses or three family dwellings proposed.

Section 27-276(b)(4) provides as follows:

"The plan shall demonstrate the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5)."

In this case, no regulated environmental features exist on the site.

12.0 CONFORMANCE WITH CHESAPEAKE BAY CRITICAL AREA OVERLAY ZONE REGULATIONS

As noted above, the Subject Property is also located in the Chesapeake Bay Critical Area Overlay Zone. Therefore, conformance with any requirements applicable to the proposed project must be evaluated.

§27-548.11(a) provides that, "All development and utilization of property located in the Chesapeake Bay Critical Area Overlay Zones shall be in accordance with Subtitle 5B and, where appropriate, in accordance with a Conservation Plan and Conservation Agreement. In the Chesapeake Bay Critical Area Overlay Zones, the requirements of the Conservation Manual Subtitle 5B shall prevail where they are more stringent than existing requirements for development." §27-548.11(c) requires that, "Where no subdivision is required, prior to the approval of a building or grading permit within the Chesapeake Bay Critical Area Overlay Zones, a Conservation Plan shall be submitted in accordance with Subtitle 5B for approval by the Planning Board or its authorized representative. The Planning Board shall approve the Conservation Plan prior to the issuance of a grading or building permit, unless waived in accordance with the provisions of Subtitle 5B."

As addressed below, a Conservation Plan is required by Section 5B-116 unless the proposed project qualifies for approval

at the time of grading or building permit without a Conservation Plan. Section 5B-116 is reproduced below, with the applicable criteria addressed:

§5B-116 Submittal Requirements and Permit Issuance.

(a) **Conservation Plan Required.** A Conservation Plan is a site plan that must be approved in addition to all other applicable standard requirements of the County Code for development or redevelopment if the land falls within the Critical Area. The Conservation Plan must include a buffer management plan for properties that contain a Critical Area buffer. Prior to the approval of any subdivision, site plan, the issuance of any grading permit or the issuance of building permits for any property within the Critical Area, a Conservation Plan must be approved unless:

(1) the proposed project qualifies for a Staff Level Review per paragraph (b) below; or

COMMENT: The Applicant qualifies for a Staff Level Review, as noted below

(2) the permit application consists of renovations and/or additions to existing improvements on residentially zoned lots, located outside of primary and secondary buffers, measuring 20,000 square feet or smaller in the Intense Development Overlay Zone in the Anacostia River basin.

COMMENT: This criterion is not applicable to the Subject Property, as it is not zoned residential.

(b) **Staff Level Review.** The Director or the Director's designee may conduct a review and approve grading or building permit applications without a Conservation Plan if:

(1) the property was within the Critical Area boundary and had obtained an approved Conservation Plan prior to the approval of

the 2014 Critical Area Overlay Zone but is no longer within the overlay zone due to a map amendment; or

COMMENT: This criterion is not applicable as the property does not have an approved Conservation Plan from prior to the 2014 Critical Area Overlay Zone.

(2) the area of disturbance is less than five-hundred (500) square feet, provided the criteria of items (i) through (viii) below can be met.

COMMENT: The proposed area of disturbance is less than 500 square feet. This criterion is met.

(i) Disturbance will not occur in the Buffer; and

COMMENT: No disturbance is proposed in the Buffer. This criterion is met.

(ii) Vegetation will not be removed as a result of the proposed activity; and

COMMENT: No vegetation will be removed as a result of the proposed activity. This criterion is met.

(iii) Steep or severe slopes will not be disturbed; and

COMMENT: No steep or severe slopes will be disturbed. This criterion is met.

(iv) Habitat Protection Areas will not be affected; and

COMMENT: No habitat Protection Areas will be affected. This criterion is met.

(v) Tidal or non-tidal wetlands will not be affected; and

COMMENT: No tidal or non-tidal wetlands will be affected. This criterion is met.

(vi) Existing property is in conformance with the requirements of the Zoning Ordinance and the proposed changes will retain this conformance; and

COMMENT: The existing property conforms to the requirements of the Zoning Ordinance and the approval of the Detailed Site Plan will ensure that the proposed changes retain this conformance. This criterion is met.

(vii) A preliminary plan of subdivision is not required; and

COMMENT: No preliminary plan of subdivision is required. This criterion is met.

(viii) A Conservation Plan has not been approved for the subject property.

COMMENT: No Conservation Plan has been approved for the Subject Property. This criterion is met.

Based upon the above, a Conservation Plan is not required in this case based upon the limited site changes proposed, and the Director or the Director's designee may conduct the review without a Conservation Plan at the time of building permit for the building renovations.

13.0 CONCLUSION

Based on the above, the Applicant submits that with the modifications requested, the proposed development conforms with the applicable DDOZ Design Guidelines and Standards. In addition, the proposed Detailed Site Plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. With the modifications requested, the proposed development conforms with the DDOZ Design Guidelines and Standards.

[SIGNATURE PAGE FOLLOWS]

Respectfully Submitted

A handwritten signature in blue ink, appearing to read 'T. Haller', with a long horizontal flourish extending to the right.

Thomas H. Haller, Esq.
Gibbs and Haller
1300 Caraway Court, Suite 102
Largo, Maryland 20774
(301)306-0033 (P)
(301)306-0037 (F)
thaller@gibbshaller.com

THE PRINCE GEORGE'S COUNTY GOVERNMENT



Department of Permitting, Inspections and Enforcement

Site/Road Plan Review Division

9400 Peppercorn Place, Suite 420

Largo, Maryland 20774

(301) 883-5710



STORMWATER MANAGEMENT CONCEPT APPROVAL

CASE NAME: BLADENSBURG, LOTS 4, 5 (FPS 202106)-WPA

CASE #: 37768-2020-00

APPLICANT'S NAME: Washington Pentecostal /

ENGINEER : RDA Site Design Inc

REQUIREMENTS:

Technical Review is required for PUBLIC/PRIVATE Storm Drain/SWM Construction.

Type of Storm Drainage/SWM Construction is PRIVATE.

These additional approvals are required: None.

These fees apply: REVIEW.

These bonds apply: None.

Required water quality controls: None.

Required water quantity controls: None.

No maintenance agreement is required.

No special conditions apply.

Required easements: None.

**Storm Water Management fee payment of none in lieu of providing on-site attenuation/quality control measures.
(Fee-In-Lieu subject to change during technical review.)**

CONDITIONS OF APPROVAL:

1. THIS CONCEPT IS ONLY TO SATISFY THE MXT ZONE REQUIREMENTS FROM MNCPPC.
 2. THIS CONCEPT IS ONLY TO SATISFY THE MXT ZONE REQUIREMENTS FROM MNCPPC. NO NEW EXTERIOR CONSTRUCTION IS PROPOSED UNDER THE SUBJECT CONCEPT.
 3. THE SUBJECT PROPERTY IS LOCATED IN THE FEMA AND THE COUNTY FLOODPLAINS; ALL WORK SHALL CONFORM TO THE CONDITIONS OF FLOODPLAIN WAIVER FPS 202106.
- REVIEWED BY SS.

APPROVED BY:

Rey De Guzman

APPROVAL DATE: January 26, 2022

EXPIRATION DATE: July 13, 2024

FOR OFFICE USE ONLY

ADC MAP: 5409 K-10 200' SHEET: 205NE04

STREET NAME: BALTIMORE AVE

WATERSHED: 10-Anacostia River

NUMBER OF DU'S: 0 COST PER DWELLING: 0

CC: APPLICANT, SCD, PERMITS
P.G.C. FORM #3693 (REV 04/93)

APPLICATION FORM FOR NRI EQUIVALENCY LETTER ONLY

APPLICANT TO FILL OUT THIS SECTION

Owner Name and Address: Washington Pentecostal Assembly, Inc 230 Awkard Lane, Silver Spring MD 20905	Agent/Contact, Company, Address, Phone and E-mail (all required): RDA/Christina Issar; 14603 Main Str; Upper Marlboro MD 20772, tel: 301-952-8200 Signature: <u><i>Christina Issar</i></u> Date: <u>1-8-20</u>
--	---

PROPERTY OR PROJECT NAME: Washington Pentecostal Assembly

Street Address: 4318 Baltimore Ave; Bladensburg MD 20710

Previous Applications (NRI, TCP1, or TCP2):

Previous DRD applications: (Preliminary Plan, Site Plan, or Special Exception):

Total Area (acres): .599	Tax Account #: 02-132837 & 02-0172999	WSSC Grid: 205NE04
--------------------------	---------------------------------------	--------------------

Lot/Block/Parcel:	Current Zone: MXT	Environmental Strategy Area (ESA) (Plan 2035): <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input checked="" type="checkbox"/> 4
-------------------	-------------------	---

Proposed Activity: 1 Story Church

Will the proposed project require a DRD application? (Preliminary Plan, Site Plan, or Special Exception) Y N

NRI EQUIVALENCY LETTER CHECKLIST: each box must either be checked or listed as "N/A" for not applicable

For Project Type 1 and 2	For Project Type 1 only:	Project Type 2 only
<input checked="" type="checkbox"/> (1) copy of a proposed Site Plan showing existing conditions (signed) <input type="checkbox"/> (2) copies of any other information provided by the applicant and listed here: <input type="checkbox"/> (3) Coversheet	If Exempt from Woodland Conservation, submit one of the following: <input type="checkbox"/> Application for Letter of Exemption, or <input type="checkbox"/> Copy of a previously Issued Letter of Exemption (Standard or Numbered)	If subject to Woodland conservation: <input type="checkbox"/> (1) copy of approved TCP2 (if applicable). CBCA #: _____ Other: _____

RESPONSE (TO BE COMPLETED BY EPS STAFF)

Date Received: 1/14/2020 Reviewed for Acceptance by: KS NRI No.: NRI-024-2020
 Reason for return of the package: _____ Date Returned: _____
 Dated Accepted: 2/19/2020 Reviewer Assigned: KS Due Date: 3/19/2020 (30 days from acceptance date)

This **APPROVAL for the above referenced project and location** is based upon information using the submitted proposed site plan and the most current color imagery aerial photography and the PGAtlas.com environmental layers. If the scope of the proposed activity or limits of disturbance change significantly, a full NRI may be required. This letter is valid for five years from the date of issuance, or until such time as a different development activity is proposed, whichever comes first. The submitted request was found to meet the following checked criteria.

<input type="checkbox"/>	The site qualifies for a Standard or Numbered Letter of Exemption from the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance.
<input type="checkbox"/>	The site has a previously approved and implemented Type Tree Conservation Plan ().
<input type="checkbox"/>	The submitted proposed site plan, dated _____ and prepared by _____ demonstrates that no regulated environmental features are located on the subject site or no on-site regulated environmental features will be impacted.
<input type="checkbox"/>	The submitted proposed site plan dated _____ and prepared by _____ shows that the proposed work will not result in any significant changes to the limits of disturbance of the previously approved TCP _____ or create any additional impacts to any regulated environmental features.
<input type="checkbox"/>	The site is within the Chesapeake Bay Critical Area Overlay Zone and the submitted site plan demonstrates that the proposed activity will result in less than 500 square feet of disturbance, or no variance is required.
<input checked="" type="checkbox"/>	(Other) Site is protected by a levee system. Additional information regarding floodplain may be required by the Prince George's County Department of Permitting, Inspections and Enforcement DPIE

A FLOODPLAIN STUDY MAY BE REQUIRED AT THE TIME OF STORMWATER CONCEPT REVIEW.

Preparer Initials: n/a Planner Initials: *Christina Issar*
 Approval Date: 2/19/2020 Expiration Date: 2/19/2022



Angela D. Alsobrooks
County Executive

THE PRINCE GEORGE'S COUNTY GOVERNMENT
Department of Permitting, Inspections and Enforcement
Office of the Director



August 17, 2021

Mr. Mark Ferguson, R.A.
Site Design Inc. (t/a RDA)
9500 Medical Center Drive, Suite 480
Largo, Maryland 20774

Re: Bladensburg _ Washington Pentecostal _ PT Lots 4, 5
Concept No. 37768-2020
FPS No. 202106

CR: Baltimore Avenue

Dear Mr. Ferguson:

This letter is in response to your floodplain waiver request correspondence dated December 31, 2020 to renovate an existing church property in a FEMA designated 100-year floodplain.

The Department of Permitting, Inspection, and Enforcement (DPIE) staff has reviewed your request and offers the following observations:

1. The proposed work is located at 4318 Baltimore Avenue, Bladensburg, Maryland.
2. This site is adjacent to a defined main stem of the Anacostia River. The site is protected by an existing levee but affected by interior flooding.
3. The National Flood Insurance Rate Map, Community-Panel No. 24033C0141E, indicates that the site is in the 100-year flooding area designated as Zone AE and Zone AH. Zone AE is defined as special flood hazard areas subject to inundation by the 1-percent annual chance (100-year) flood. Zone AH is defined as area of shallow flooding, with flood depths of one (1) to three (3) feet (usually areas of ponding or sheet flow on sloping terrain), with or without BFEs or designated flood depths.
4. **Zone AE:** FEMA's effective base flood elevation at zone AE is 8' NAVD88. As required by County Code 32-205(f) and 32-207(a)(2), the Flood Protection Elevation (FPE) required at this site is elevation 10' NAVD88.

5. **Zone AH:** FEMA's effective depth is 2' NAVD88. The effective base flood elevation is $10.4' + 2' = 12.4'$. As required by County Code 32-205(f) and 32-207(a)(2), the Flood Protection Elevation (FPE) required at this site is $10.4' + 2 + 1 + 1 = 14.2'$ NAVD88.
6. The existing building has an existing finished floor elevation of 9.75 feet NAVD88.
7. The applicant is not proposing to expand the current footprint of the building.
8. The applicant is proposing to renovate the existing building, but the cost of the renovation exceeds the substantial improvement threshold.
9. Based on discussions with the Engineer and site constraints, it was determined that it is not practical to raise the finished floor elevation of this building to the FPE listed above. The applicant has proposed to raise the building finished floor elevation to 9.95' NAVD88;
10. This waiver requires that all the conditions listed below are met.

The County's Floodplain Ordinance states that in order to develop a property in the FEMA floodplain, other than as permitted by the Ordinance, the applicant is required to obtain a waiver from the Director of DPIE or the Director's designee. Per County code 32-206, the applicant has requested a floodplain waiver from code restrictions of renovating an existing building for renovations that exceed the substantial improvement (SI) threshold and finished floor elevation below required FPE in the floodplain.

The following information was submitted by the applicant as part of the waiver request:

- Site plan with spot shots showing finish floor elevation of proposed renovated building at 9.95' NAVD88.
- The Justification letter of Waiver Conditions for Development in Floodplain as per Section 32-206.

Based on the information submitted and the corresponding summary response to the waiver conditions, the applicant has demonstrated compliance with the waiver requirement. Therefore, the waiver request is hereby approved with the following conditions:

1. The finished floor elevation of the proposed renovated building shall be raised to elevation 9.95' NAVD88 elevated by fill. Basements are not permitted.
2. No openings allowed below 9.95' NAVD88.
3. **The building shall be flood proofed per the floodplain and building code requirements.**
4. The waiver is based on the condition that the permit drawings will match the computations and exhibits submitted with this floodplain study.
5. This approval does not relieve the applicant of the responsibility for obtaining approvals, licenses or permits in accordance with Federal, State or Local requirements and does not authorize commencement of the proposed project. **FEMA Conditional Letter of Map Revision (CLOMR) may be required and Letter of Map Revision (LOMR) is required.** Please coordinate with the Department of the Environment (DoE) for next steps. The LOMR shall be submitted prior to issuance of the use and occupancy permit.
6. Per County Code 32-205(f), an as-built survey and an elevation certificate shall be provided by a licensed surveyor for each building prior to issuance of a Use and Occupancy permit. The certificate shall verify finished floor elevations are constructed at or above the flood protection elevation” and that the floodproofing has been installed per code.
7. The floodplain information and requirements table for each proposed building shall be shown on grading and building permit plans.
8. Floodplain easements shall be recorded within the property limits before technical approval.
9. The Grading and Building permit documents shall be prepared, reviewed and approved to ensure adequacy of design and conformance with the floodplain code as per appendix G of 2015 international residential code as per chapter 3, SEC. R322.

Partial excerpts of the code pertinent to this review are listed below.

- Per County code 32-205 (d), “Obstructions: Fences or other matters or enclosures which may impede, retard, or change the direction of the flow of water, or that will catch or collect debris carried by such water, or that are placed where the natural flow of the stream or flood waters would carry such impediments downstream to the damage or detriment of either public or private property in or adjacent to the floodplain shall not be permitted without a waiver and permit as provided in the code”.
- Per County code 32-205 (f), “. . . the applicant shall be required to comply with all the applicable requirements of the National Flood Insurance Program regulations (60.3d) including the requirements for elevation, flood proofing and anchoring. The applicant must also comply with any other requirements considered necessary by the department, notwithstanding any of the provisions above, all structures shall be designed and constructed so as to have the capability of resisting the 1-percent annual chance (100-year) flood.
- Per County code 32-205 (h), “As a condition of the waiver, the owner of the property being developed shall be required to execute covenants to provide notice of the waiver, the potential for higher insurance premium rates, commensurate with the increased risk (with rates up to \$25 per \$100 insurance coverage), the flood hazard, and any responsibilities of the owner to maintain flood proofing or stream modification facilities or systems, which covenants shall be recorded among the land records of the County. Where there will be enclosed areas below the 100-year flood elevation, the owner shall provide a statement to be recorded in the Land Records of the County which reads, “No conversion of this area to habitable space is to occur unless the lowest floor is elevated to or above the flood protection elevation”. **NOTE: This requirement must be met prior to issuance of grading permits.**
- Per County code 32-207 (a)(1)(A), **the building shall be “Designed (or modified) and adequately connected and anchored to prevent flotation, collapse, or lateral movement of the structure due to structural loads and stresses, including hydrodynamic and hydrostatic loads and the effects of buoyancy, from flooding equal to the flood protection elevation or the elevation required by these regulations or the building code, whichever is higher and constructed to safely support flood loads. The construction shall provide a complete load path capable of transferring all loads from their point of origin through the load-resisting elements to the foundation;**

Mr. Mark Ferguson, R.A.
August 17, 2021
Page 5

- Per County code 32-207(a)(1)(C), the building shall be “Constructed with materials and utility equipment resistant to flood damage”.
- Per County code 32-207(a)(8)(A), “All new or substantially improved structures which are permitted in the floodplain based upon a waiver shall have electrical systems, equipment and components and mechanical heating, ventilating, air conditioning and plumbing appliances, plumbing fixtures, duct systems, and other service equipment located at or above the flood protection elevation or V zones and Coastal A zones.”
For this site, these electrical systems and components shall be raised to elevation 10’ NAVD88.

Per County code 32-207(a)(8)(B), “No electrical distribution panels shall be permitted at an elevation less than three feet above the elevation of 1-percent annual chance (100) year flood”.

If you have any questions or need additional information, feel free to contact Mr. Dawit A. Abraham, Deputy Director Office of the Director at 301-636-2060.

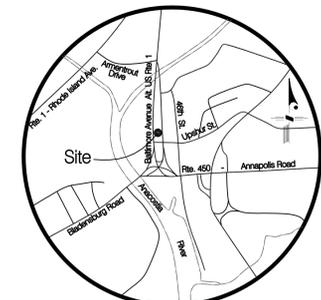
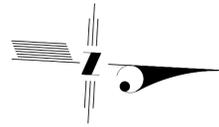
Sincerely,

Dawit Abraham

Melinda Bolling
Director

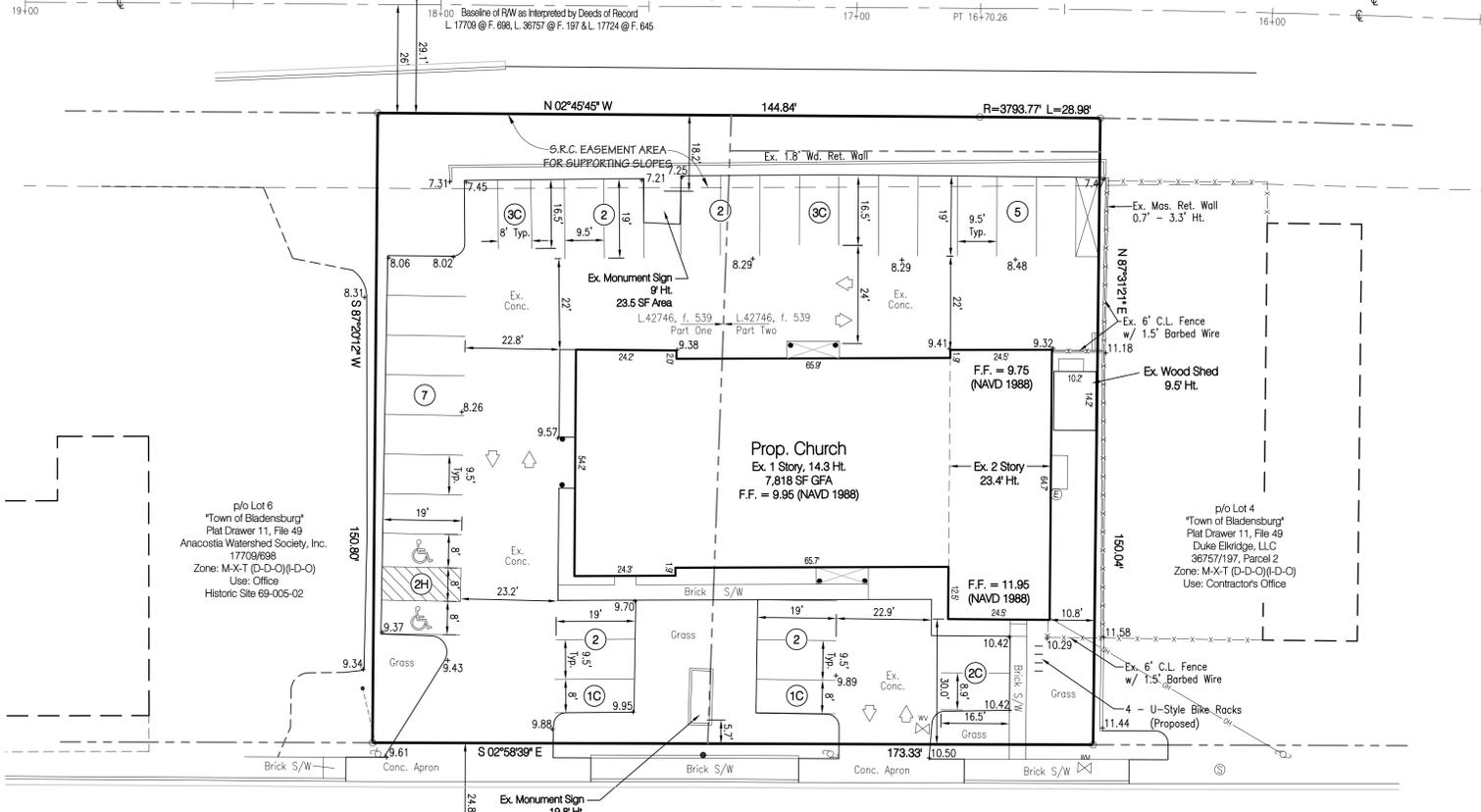
MB:SB:ag

cc: Dawit Abraham, P.E., Deputy Director, DPIE
Mary C. Giles, P.E., Associate Director, S/RPRD, DPIE
Bellur Ravishankar, Associate Director, BPRD, DPIE
Dawn Hawkins, P.E. Associate Director, DoE
Rey de Guzman, P.E., Chief, S/RPRD, DPIE
Steve Snyder, P.E., District Engineer, S/RPRD, DPIE
Steve Darcey, District Manager, Soil Conservation District
Salman Babar, Engineer, S/RPRD, DPIE

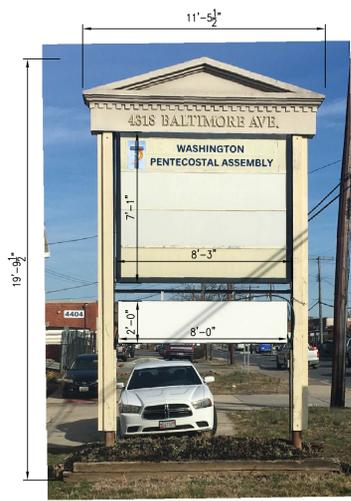


VICINITY MAP
Scale: 1" = 200'
ADC Street Map No. 5409, Grid K10
W.S.C. Grid 205NE04
Tax Map 50, Grid C3

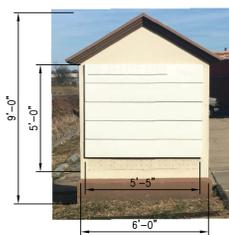
BALTIMORE AVENUE
Alt. US Rte. 1 ~ Southbound
S.R.C. Right-of-Way Plat No. 15524
(Ex. & Ult. 52' RW)



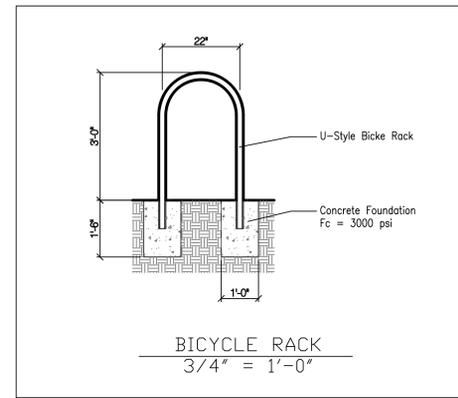
BALTIMORE AVENUE
Alt. US Rte. 1 ~ Northbound
S.R.C. Right-of-Way Plat No. 15524
(Ex. & Ult. 49.5' RW)



EAST SIGN DETAIL (Existing)
1/4" = 1'-0"



WEST SIGN DETAIL (Existing)
1/4" = 1'-0"



BICYCLE RACK
3/4" = 1'-0"

GENERAL NOTES

- Subdivision Name: Part of Lots 4 & 5, "Town of Bladensburg"
- Record References: L. 42746, f. 539
- Site Area: 26,118 SF or 0.5996 Acres
- Existing Zoning: IE (I-D-O)
- Former Zoning: M-X-T (D-D-O) (I-D-O)
- Port Towns Development District
- Port Towns Waterfront Character Area
- Hair & Nail Salon
- Church
- Number of Lots, Parcels, Outlots & Outparcels: Two Deed Parcels
- Existing and Proposed Gross Floor Area: 7,818 SF (No new GFA Proposed)
- WSSC 200 Sheet: 205 NE 04
- Tax Map and Grid: Tax Map 50, Grid C3
- This site is not within an Aviation Policy Area or the MIOZ.
- The site is located in Water and Sewer Planning Categories W-3 and S-3 and is proposed to remain so.
- Site Development Concept Plan: 37768-2020, approved 1/26/2022
- No public utility easements exist on the subject lots, nor are any proposed.
- This site is exempt from mandatory dedication of parkland; no subdivision is proposed.
- There are no known cemeteries on or contiguous to this site.
- The following Historic Sites are located within 1,000' of this site:
 - George Washington House: 4302 Baltimore Avenue
 - Peace Cross: 69-005-16 Baltimore Avenue & Annapolis Road
 - St. Paul's Baptist Church: 69-005-06 4107 47th Street
- There are no regulated streams or nontidal wetlands within the limits of this site.
- This site is entirely within the 100-year floodplain
- This site is located within the Chesapeake Bay Critical Area.
- The topographic and/or planimetric data shown on this plan is based on field-run surveys conducted by this company in November, 2019
- Owner/Applicant: Washington Pentecostal Assembly, Inc.
P.O. Box 522
Hanover, Maryland 21076
- The proposed use is exempt from Sections 4.2, 4.3, 4.6, 4.7, and 4.9 of the Landscape Manual pursuant to Exemption 1.1(d).
- The proposed use is exempt from the Tree Canopy Coverage provisions of Subtitle 25 pursuant to Exemptions §25-127(a)(1) and §25-127(b)(1)(E).
- The existing building on the site was constructed in 1980.
- No new signage, exterior trash storage or exterior lighting is proposed.
- There shall be no outdoor storage of materials or trash.
- No subsurface drainage systems exist on site. Existing drainage patterns will be maintained.
- No offsite drainage enters the subject site.
- M-X-T Zone Standards:

PARKING SCHEDULE

Existing F.A.R.

A single use is proposed pursuant to §27-547(e), since the subject property was placed in the M-X-T Zone by the approval of the Port Towns Sector Plan and Sectional Map Amendment on October 6, 2009.0.30

Category	Requirement	Provided
Parking Required:	Church	40 Spaces
	160 Seats @ 1 Space/4 Seats	40 Spaces
	(No M-X-T parking reduction per §27-583 is proposed because only a single use is proposed per §27-547(e))	32 Spaces
	Minimum parking required per DDOZ Parking Standards: 80% of 27-568 requirement or:	32 Spaces
	Maximum parking permitted per DDOZ Parking Standards: 100% of 27-568 requirement or:	40 Spaces
Parking Provided:	Standard Spaces (9.5' x 19')	20 Spaces
	Handicapped Spaces Provided:	
	Handicapped Spaces Required (26-50 Spaces):	2 Spaces
	Van-Accessible Handicapped Spaces Required (1 per 4 HC Spaces):	1 Space
	Van-Accessible Handicapped Spaces Provided (8' Wide w/ 8' Access Aisle):	2 Spaces
Compact Spaces Provided:	Compact Spaces Permitted:	10 Spaces + Any Excess over 32
	Compact Spaces Provided (8' x 16.5'):	10 Spaces
	Total Parking Provided:	32 Spaces

LOADING SCHEDULE

Category	Requirement	Provided
Loading Required:	Church	None
	7,818 SF @ 0 Spaces for 0 SF - 10,000 SF:	None
Total Loading Spaces Provided (12' x 35'):	None	

BICYCLE PARKING SCHEDULE

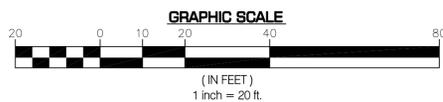
U-racks required per DDOZ Standards:	4 Racks
U-racks provided per DDOZ Standards:	4 Racks

Table B - 1. General Information Table

Layer Category	Layer Name	Value
Zone	Zoning (Zone)	IE (I-D-O)
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid (TMG)	50-C3
Administrative	WSSC Grid (Sheet 20)	205NE04
Administrative	Planning Area (Plan Area)	69
Administrative	Election District (ED)	2
Administrative	Councilmanic District (CD)	5
Administrative	General Plan 2002 Tier (Tier)	Developed
Administrative	General Plan Growth Policy (2035)	Established Communities
Administrative	Police District	1

If the site is within an APA, enter the name of the airport. If the site is not within an APA, enter "N/A".

"MISS UTILITY"
FOR LOCATION OF UTILITIES CALL
1-800-257-7177 48 HOURS IN ADVANCE
OF ANY WORK IN THIS VICINITY.



PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 13722 Exp. Date: 11-23-2022
 Frank C. Blachy
 MD Registration No. 13722

REVISIONS

NO.	DATE	DESCRIPTION

JOB NO.	W-814
SCALE	1" = 20'
DRAWN BY	J.B.B.
CHECKED BY	E.P.R.
DATE	December, 2019

Washington Pentecostal Assembly
4318 Baltimore Avenue ~ L. 42746, f. 539, Parcel 1 (Parts One & Two)
BLADENSBURG (2nd) ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND

DSP - 20005

APPROVAL SHEET

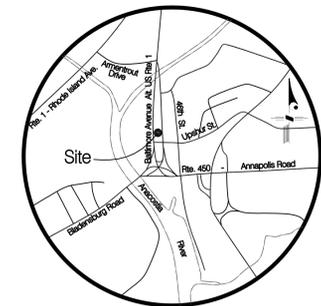
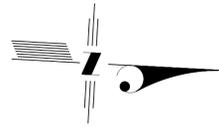
Washington Pentecostal Assembly
4318 Baltimore Avenue ~ L. 42746, f. 539, Parcel 1 (Parts One & Two)
BLADENSBURG (2nd) ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND

JOB NO. **W-814**
SCALE: **N/A**
DRAWN BY:
CHECKED BY:
DATE: **JULY, 2020**

REVISIONS

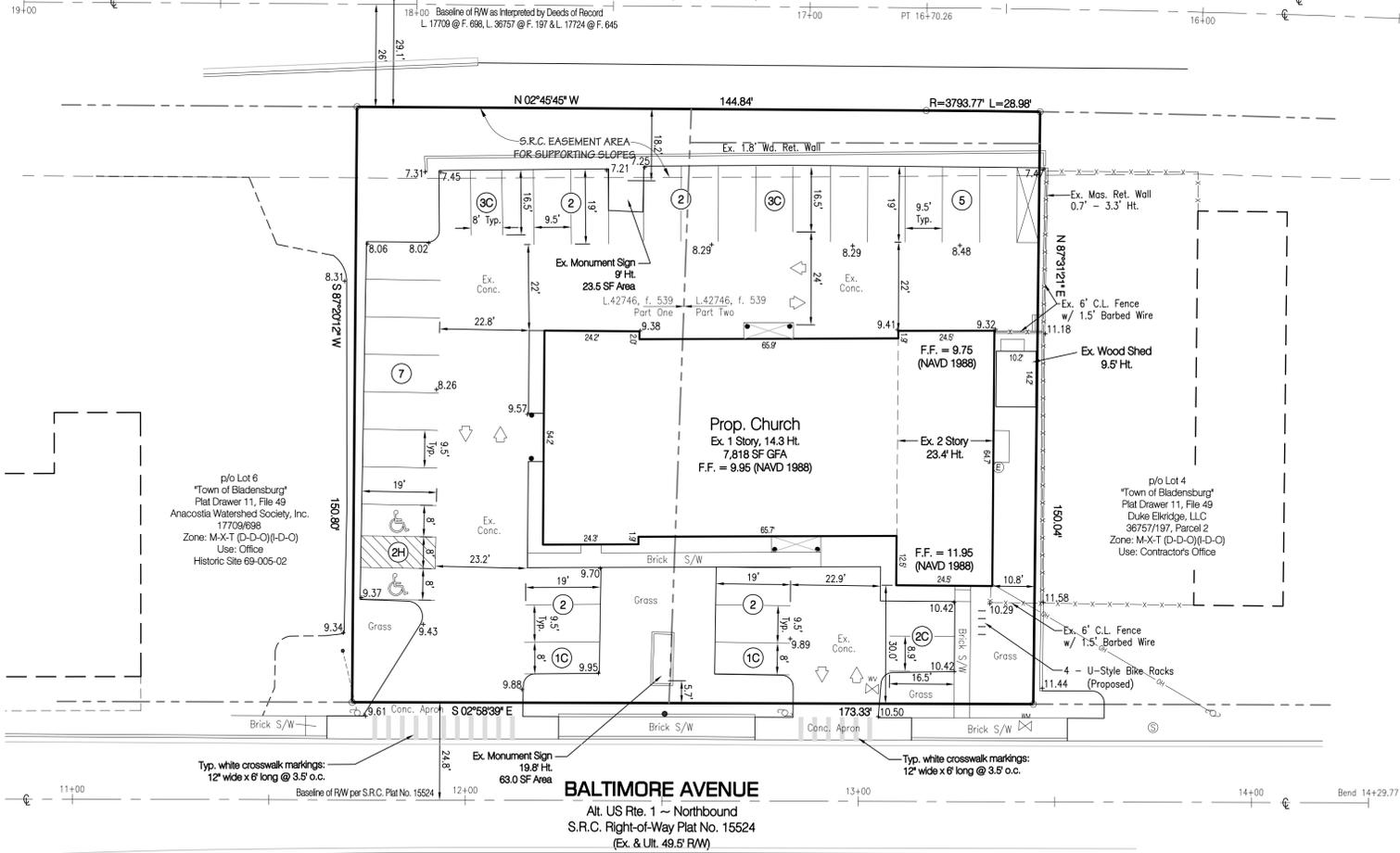
SiteDesign
9500 MEDICAL CENTER DRIVE, SUITE 480 - LARGO, MD 20774
Phone: 301-627-3100 or 301-952-8200

SHEET 2 of 3

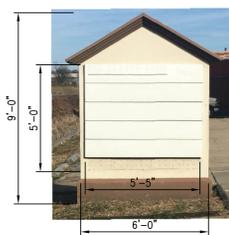


VICINITY MAP
Scale: 1" = 200'
ADC Street Map No. 5409, Grid K10
W.S.S.C. Grid 205NE04
Tax Map 50, Grid C3

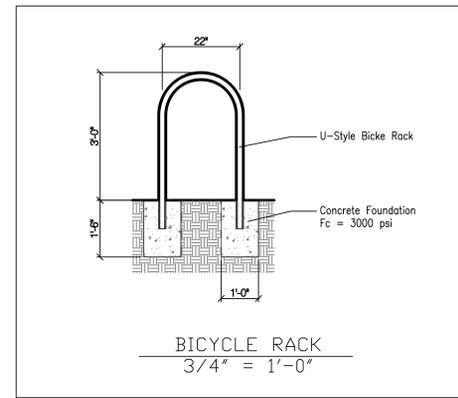
BALTIMORE AVENUE
Alt. US Rte. 1 ~ Southbound
S.R.C. Right-of-Way Plat No. 15524
(Ex. & Ult. 52' RW)



EAST SIGN DETAIL (Existing)
1/4" = 1'-0"



WEST SIGN DETAIL (Existing)
1/4" = 1'-0"



BICYCLE RACK
3/4" = 1'-0"

GENERAL NOTES

- Subdivision Name Part of Lots 4 & 5, "Town of Bladensburg"
- Record References L. 42746, f. 539
- Site Area 26,118 SF or 0.5996 Acres
- Existing Zoning IE (I-D-O)
- Former Zoning M-X-T (D-D-O) (I-D-O)
- Port Towns Development District
- Port Towns Waterfront Character Area
- Hair & Nail Salon
- Church
- Two Deed Parcels
- 7,818 SF (No new GFA Proposed)
- 205 NE 04
- Tax Map 50, Grid C3
- This site is not within an Aviation Policy Area or the MIOZ.
- The site is located in Water and Sewer Planning Categories W-3 and S-3 and is proposed to remain so.
- Site Development Concept Plan: 37768-2020, approved 1/26/2022
- No public utility easements exist on the subject lots, nor are any proposed.
- This site is exempt from mandatory dedication of parkland; no subdivision is proposed.
- There are no known cemeteries on or contiguous to this site.
- The following Historic Sites are located within 1,000' of this site:
George Washington House 4302 Baltimore Avenue
Peace Cross 69-005-16 Baltimore Avenue & Annapolis Road
St. Paul's Baptist Church 69-005-06 4107 47th Street
- There are no regulated streams or nontidal wetlands within the limits of this site.
- This site is entirely within the 100-year floodplain
- This site is located within the Chesapeake Bay Critical Area.
- The topographic and/or planimetric data shown on this plan is based on field-run surveys conducted by this company in November, 2019
- Owner/Applicant: Washington Pentecostal Assembly, Inc.
P.O. Box 522
Hanover, Maryland 21076
- The proposed use is exempt from Sections 4.2, 4.3, 4.6, 4.7, and 4.9 of the Landscape Manual pursuant to Exemption 1.1(d).
- The proposed use is exempt from the Tree Canopy Coverage provisions of Subtitle 25 pursuant to Exemptions §25-127(a)(1) and §25-127(b)(1)(E).
- The existing building on the site was constructed in 1980.
- No new signage, exterior trash storage or exterior lighting is proposed.
- There shall be no outdoor storage of materials or trash.
- No subsurface drainage systems exist on site. Existing drainage patterns will be maintained.
- No offsite drainage enters the subject site.
- M-X-T Zone Standards:

PARKING SCHEDULE

Existing F.A.R.

A single use is proposed pursuant to §27-547(e), since the subject property was placed in the M-X-T Zone by the approval of the Port Towns Sector Plan and Sectional Map Amendment on October 6, 2009.0.30

Parking Required:	
Church	40 Spaces
160 Seats @ 1 Space/4 Seats	40 Spaces
(No M-X-T parking reduction per §27-583 is proposed because only a single use is proposed per §27-547(e))	
Minimum parking required per DDOZ Parking Standards: 80% of 27-568 requirement or:	32 Spaces
Maximum parking permitted per DDOZ Parking Standards: 100% of 27-568 requirement or:	40 Spaces
Parking Provided:	
Standard Spaces (9.5' x 19')	20 Spaces
Handicapped Spaces Provided:	
Handicapped Spaces Required (26-50 Spaces):	2 Spaces
Van-Accessible Handicapped Spaces Required (1 per 4 HC Spaces):	1 Space
Van-Accessible Handicapped Spaces Provided (8' Wide w/ 8' Access Aisle):	2 Spaces
Compact Spaces Provided:	
Compact Spaces Permitted:	10 Spaces + Any Excess over 32
Compact Spaces Provided (8' x 16.5'):	10 Spaces
Total Parking Provided:	32 Spaces

LOADING SCHEDULE

Loading Required:	
Church	None
7,818 SF @ 0 Spaces for 0 SF - 10,000 SF:	None
Total Loading Spaces Provided (12' x 35'):	None

BICYCLE PARKING SCHEDULE

U-racks required per DDOZ Standards:	4 Racks
U-racks provided per DDOZ Standards:	4 Racks

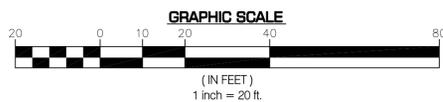
BALTIMORE AVENUE
Alt. US Rte. 1 ~ Northbound
S.R.C. Right-of-Way Plat No. 15524
(Ex. & Ult. 49.5' RW)

Table B - 1. General Information Table

Layer Category	Layer Name	Value
Zone	Zoning (Zone)	IE (I-D-O)
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid (TMG)	50-C3
Administrative	WSSC Grid (Sheet 20)	205NE04
Administrative	Planning Area (Plan Area)	69
Administrative	Election District (ED)	2
Administrative	Councilmanic District (CD)	5
Administrative	General Plan 2002 Tier (Tier)	Developed
Administrative	General Plan Growth Policy (2035)	Established Communities
Administrative	Police District	1

If the site is within an APA, enter the name of the airport. If the site is not within an APA, enter "N/A".

"MISS UTILITY"
FOR LOCATION OF UTILITIES CALL
1-800-257-7177 48 HOURS IN ADVANCE
OF ANY WORK IN THIS VICINITY.



PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

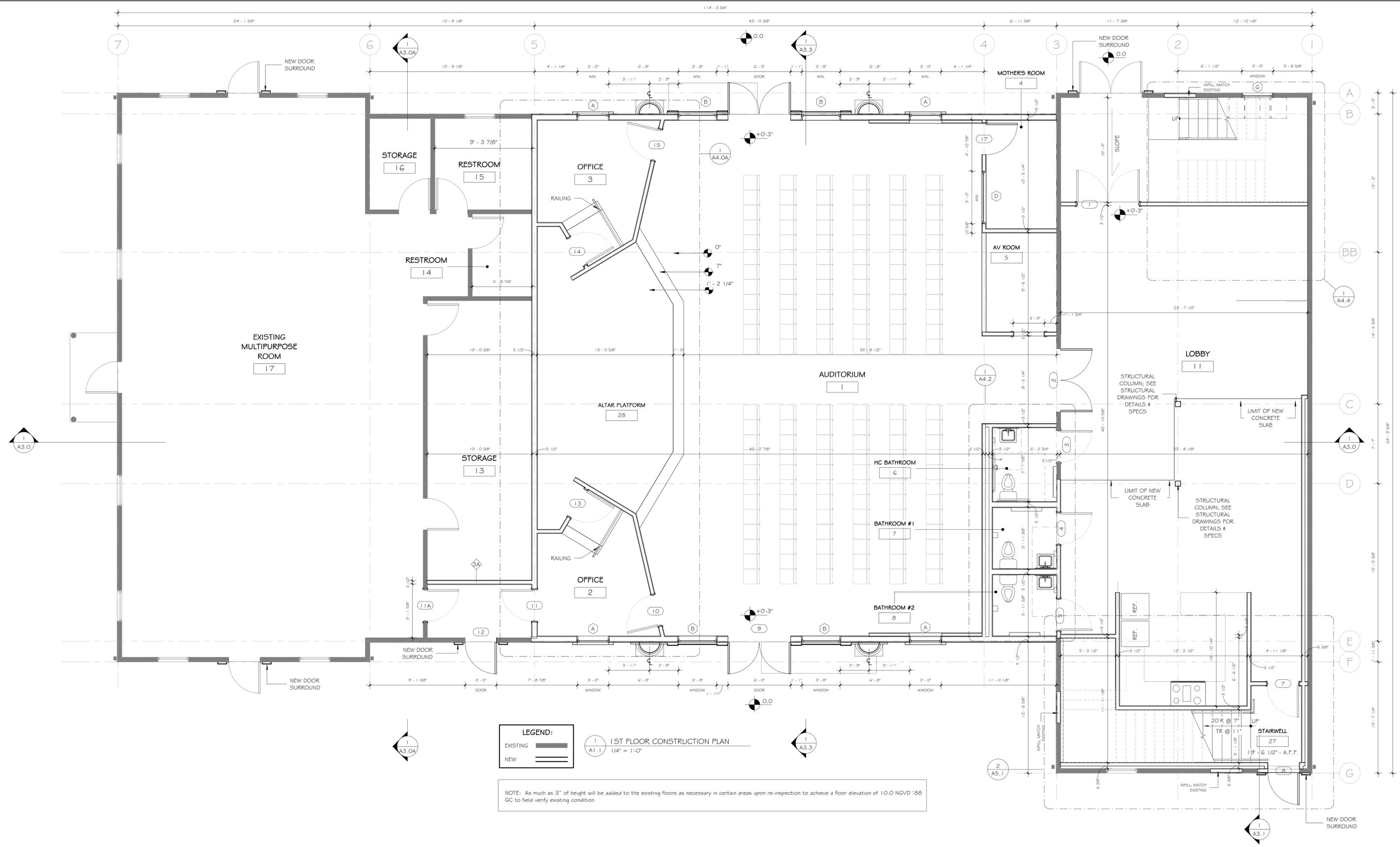
License No. 13722 Exp. Date: 11-23-2022
2/16/2023
Frank C. Blachy Date
MD Registration No. 13722

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		

3/7/24 - SDRG Comments

JOB NO.	W-214
SCALE	1" = 20'
DRAWN BY	J.B.B.
CHECKED BY	E.P.R.
DATE	December, 2019



SAA ARCHITECTURE LLC.
 Architecture / Planning
 Striking, Functional.
 Innovative Architecture
 www.DesignedToLast.com

WASHINGTON OFFICE
 4101 SANDY SPRING RD.
 SUITE 105
 LAUREL, MD, 20707
 PHONE 301.513.0600
 FAX 301.513.0155

© SAA ARCHITECTURE LLC. 2020
 THIS DRAWING MAY BE UTILIZED ONLY FOR THE PURPOSE OF CONSTRUCTION OR INSTALLATION OF THE WORK SHOWN THEREON AT THE SITE OF THE WORK SPECIFIED. ANY OTHER USE OF THIS DRAWING, INCLUDING WITHOUT LIMITATION ANY REPRODUCTION OR ALTERATION OF THIS DRAWING, WITHOUT THE PRIOR WRITTEN APPROVAL OF SAA ARCHITECTURE LLC IS PROHIBITED.

WASHINGTON PENTACOSTAL CHURCH

4318 BALTIMORE AVE.
 BLADENSBURG, MD 20710

IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO PRODUCE A COMPLETE PROJECT. IN ALL CASES THE DRAWINGS AND SPECIFICATIONS MUST BE REVIEWED, PRICED, ESTIMATED, AND CONSTRUCTED IN THEIR ENTIRETY. THE DRAWINGS ARE COMPLEMENTARY TO ONE ANOTHER AND THE SPECIFICATIONS. ANYTHING SHOWN OR IMPLIED ON ANY ONE DRAWING MUST BE PROVIDED, INSTALLED AND CONNECTED AS THOUGH IT WAS SHOWN ON ALL DRAWINGS AND INCLUDED IN THE ORIGINAL PRICING. NO REQUEST FOR ADDITIONAL COSTS OR CHANGE ORDERS WILL BE ACCEPTED BY THE OWNER FROM ANY CONTRACTOR, SUBCONTRACTOR, SUPPLIER OR INSTALLER THAT RESULT FROM A FAILURE TO THOROUGHLY REVIEW ALL THE DRAWINGS, COORDINATION WITH OTHER TRADES, OR THOROUGHLY INSPECT THE SITE TO DETERMINE ALL EXISTING CONDITIONS.

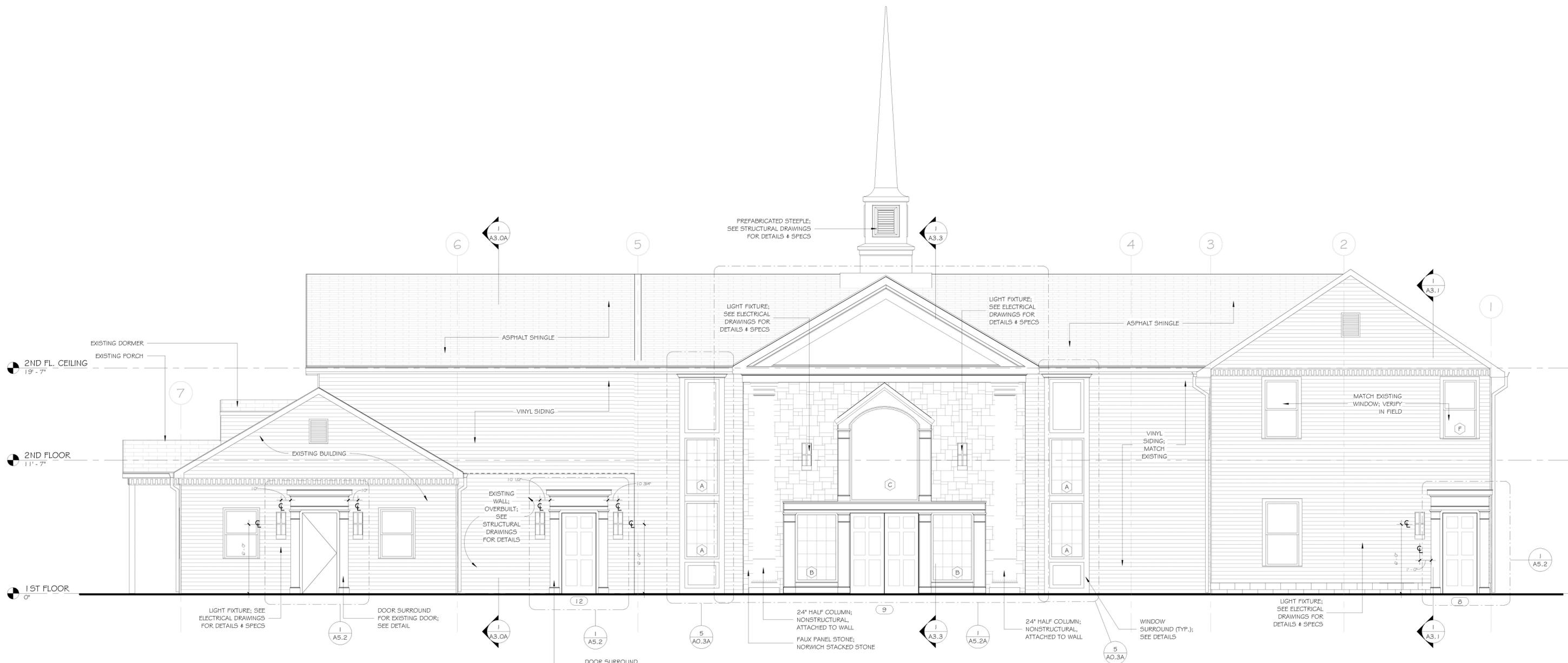
PROFESSIONAL CERTIFICATION
 I, B. GLEN BERBER, CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND
 LICENSE # 3889 EXP. DATE: 8/14/2028

SHEET STATUS

MARK	DATE	MR	RELEASE
A	05.11.2020		PROGRESS SET

FIRST FLOOR PLAN

DRAWN BY: IGD
 CHKD BY: AB
 JOB NO.: 2019065
 SHEET NO.: A1.1



East Elevation
 1/4" = 1'-0"

SAA
ARCHITECTURE LLC.
 Architecture / Planning
 Striking, Functional.
 Innovative Architecture
 www.DesignedToLast.com

WASHINGTON OFFICE
 2101 SANDY SPRING
 RD.
 SUITE 105
 LAUREL, MD 20707
 PHONE 301.513.0600
 FAX 301.513.0155

© SAA ARCHITECTURE LLC. 2020
 THIS DRAWING MAY BE UTILIZED ONLY FOR THE PURPOSE OF
 CONSTRUCTING OR INSTALLING THE WORK SHOWN THEREON.
 AT THE SITE OF THE WORK SPECIFIED, ANY OTHER USE OF THIS
 DRAWING, INCLUDING WITHOUT LIMITATION ANY
 REPRODUCTION OR ALTERATION OF THIS DRAWING, WITHOUT
 THE PRIOR WRITTEN APPROVAL OF SAA ARCHITECTURE LLC IS
 PROHIBITED.

WASHINGTON PENTACOSTAL CHURCH
 4318 BALTIMORE AVE.
 BLADENSBURG, MD 20710

IT IS THE INTENT OF THESE DRAWINGS AND
 SPECIFICATIONS TO PRODUCE A COMPLETE PROJECT.
 IN ALL CASES THE DRAWINGS AND SPECIFICATIONS
 MUST BE REVIEWED, PRICED, ESTIMATED, AND
 CONSTRUCTED IN THEIR ENTIRETY. THE DRAWINGS ARE
 COMPLEMENTARY TO ONE ANOTHER AND THE
 SPECIFICATIONS. ANYTHING SHOWN OR IMPLIED ON
 ANY ONE DRAWING MUST BE PROVIDED, INSTALLED
 AND CONNECTED AS SHOWN ON ALL
 DRAWINGS AND INCLUDED IN THE ORIGINAL PRICING.
 NO REQUEST FOR ADDITIONAL COST, OR CHANGE
 ORDERS WILL BE ACCEPTED BY THE OWNER FROM ANY
 CONTRACTOR, SUBCONTRACTOR, SUPPLIER OR
 INSTALLER THAT RESULT FROM A FAILURE TO
 THOROUGHLY REVIEW ALL THE DRAWINGS,
 COORDINATION WITH OTHER TRADES, OR THOROUGHLY
 INSPECT THE SITE TO DETERMINE ALL EXISTING
 CONDITIONS.

PROFESSIONAL CERTIFICATION
 I, B. GLEN STEPHEN, HEREBY CERTIFY THAT THESE DOCUMENTS
 WERE PREPARED OR APPROVED BY ME, AND THAT I AM A duly
 LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE
 STATE OF MARYLAND
 LICENSE # 3639 EXP. DATE: 9/14/2022

SHEET STATUS			
MARK	DATE	USER	RELEASE
A	05.11.2020		PROGRESS SET

ELEVATIONS	
DRAWN BY:	IGD
CHKD BY:	AB
JOB NO.:	2019065
SHEET NO.:	A2.2

7/14/2023 11:43:25 AM



March 11, 2024

MEMORANDUM

TO: Joshua Mitchum, Development Review Division

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

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

SUBJECT: **DSP-20005, Washington Pentecostal**

Proposal

The subject Detailed Site Plan (DSP) application proposes to convert the existing building structure on site to a church. The subject site is located within the Mixed-Use Transportation zone (M-X-T) and the Development District Overlay zone (DDOZ). The DSP application is subject to and was reviewed using the standards of Section 27 of the prior Zoning Ordinance.

Prior Conditions of Approval

The subject site does not have any prior approvals for review with this application.

Master Plan Compliance

Master Plan Right of Way

The site is subject to the 2009 *Countywide Master Plan of Transportation (MPOT)* and 2009 *Port Towns Sector Plan*. The property fronts Baltimore Avenue along its southbound and northbound split. Baltimore Avenue is identified as a collector roadway with a variable right-of-way width. No right-of-way dedication is being proposed with this application.

Master Plan Pedestrian and Bike Facilities

The MPOT recommends a planned bicycle lane along the northbound frontage of Baltimore Avenue. The Complete Streets element of the MPOT reinforces the need for multimodal transportation and includes the following policies regarding the accommodation of pedestrians and bicyclists (MPOT, p. 9-10):

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*.

Policy 5: Evaluate new development proposals in the Developed and Developing Tiers for conformance with the complete streets principles.

The 2009 *Port Towns Sector Plan* includes the following policies and goals that can be applied to the subject site (pg.65):

- **Policy 1: Utilize the complete street and context-sensitive concepts as recommended by the Preliminary Countywide Master Plan of Transportation to promote walking, biking, and transit along with automobile use.**
- **Policy 1: Incorporate appropriate pedestrian-oriented features in all new developments.**

Comment: Given the limited linear footage of the site frontage along Baltimore Avenue, staff does not recommend the installation of the bicycle lane at this time. The site plan includes five-foot-wide ADA accessible sidewalks? Along the frontage and crosswalks crossing the access points. Designated space for bicycle parking is also provided at a convenient location. Staff find the proposed facilities and amenities to be acceptable.

Transportation Planning Review
Zoning Ordinance Compliance

Section 27-274 of the Prince George's County Zoning Ordinance (Ordinance) provides guidance for detailed site plans. The section references the following design guidelines described in Section 27-274(2):

Parking, loading, and circulation.

- A. Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site. As a means of achieving these objectives, the following guidelines should be observed:**
- B. Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians. To fulfill this goal, the following guidelines should be observed:**
- 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.**

Comment: The subject application does not propose any modifications to the parking, loading or circulation for the site. Staff find the onsite circulation, facilities and amenities are acceptable.

Mixed- Use Transportation Zone

Section 27-542 and 27-546(d) provides the guidance for the purpose and findings required for the M-X-T zone regarding transportation.

(7) The pedestrian system is convenient and is comprehensively designed to encourage pedestrian activity within the development;

(10) On the Detailed Site Plan, if more than six (6) years have elapsed since a finding of adequacy was made at the time of rezoning through a Zoning Map Amendment, Conceptual Site Plan approval, or preliminary plat approval, whichever occurred last, the development will be adequately served within a reasonable period of time with existing or programmed public facilities shown in the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, or to be provided by the applicant (either wholly or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, through participation in a road club).

Comment: The site plan includes sidewalk and marked crosswalks along the frontage and crossing the access points. In addition, a direct path from the frontage to the building is provided for a convenient and continuous connection. The subject application does not propose any additional development of square footage, so additional applications are not needed for approval. The proposed use is for a church that conducts services outside of the standard peak hours and is not projected to have an adverse impact on the surrounding transportation network. Staff find that the application meets the intent of the MXT findings.

Section 27-548.25 provides guidance for the site plan approval for development within the DDOZ zone:

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

The 2009 *Port Towns Sector Plan* includes the site design standards that are intended for new development. However, the plan includes the following requirements that are applicable to the subject application:

Required Parking Spaces

The minimum surface parking spaces shall be 80 percent of the minimum required parking and loading as stated by Section 27-568(a) of Part 11 of the Zoning Ordinance.

The maximum number of surface parking spaces shall be equal to the minimum required by required parking and loading as stated by Section 27-568(a) of Part 11 of the Zoning Ordinance.

Comment: Per the DDOZ, the minimum required parking is 32 spaces while the maximum is 40 spaces. The applicant proposes the use of 32 parking spaces, which include 20 standard, 2 ADA accessible, and 10 compact parking spaces. Staff find the parking acceptable and for the application.

Conclusion

Based on the findings presented above, staff concludes that the vehicular, pedestrian, and bicycle access and circulation for this plan is acceptable, consistent with the site design guidelines pursuant to Section 27 and meets the findings for pedestrian and bicycle transportation purposes.

March 18, 2024

MEMORANDUM

TO: Joshua Mitchum, Zoning Review

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

SUBJECT: Referral Comments for DSP-20005 – Washington Pentecostal

1. ZONING REGULATIONS:

In general, and per Sec. 27-548(c), zoning regulations in the M-X-T zone shall be determined by the Planning Board, however, applicant must meet the FAR requirements of Sec. 27-548(a), if applicable to the development.

2. PARKING:

Per Sec. 27-574(a), the number of parking spaces required in the M-X-T Zone shall be determined by the Planning Board. Parking calculations, along with the methodology, assumptions, and data used in performing the calculations should be provided for their consideration and review.

3. SIGNS:

Per Sec. 27-613(f)(1) and Sec. 27-614, the design standards for all signs in the M-X-T Zone shall be determined by the Planning Board.



March 7, 2024

MEMORANDUM

TO: Joshua Mitchum, Planner III, Zoning Review Section, Development Review Division

VIA: David A. Green, MBA, Planner IV, Long-Range Planning, Community Planning Division *DG*

VIA: Kierre McCune, Planning Supervisor, Master Plan and Studies Section, Community Planning Division *KM*

FROM: Josephine Selvakumar, Planner III, Master Plan and Studies Section, Community Planning Division *JS*

SUBJECT: DSP-20005, Washington Pentecostal

FINDINGS

Pursuant to 27-281 (b) (1) (A) General purposes of the Detailed Site Plans is 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. This detailed site plan application to convert the existing building use to a church is consistent with Plan 2035's Established Communities.

The applicable sector plan for the subject property is the 2009 *Approved Port Towns Sector Plan and Sectional Map Amendment*. The Sector Plan places the property within the Port Towns Waterfront Character Area. The church use is permitted in Port Towns Waterfront Character Area subject to approval of a DSP (Page 210). The proposed project is consistent with the applicable architectural design standards relevant to the character area.

Pursuant to Section 27-548.25 (C), the applicant is proposing modifications to District Overlay Zone (D-D-O) Zone. The proposed development improves an existing structure allowing an adaptive reuse of the building. If an aspect of the physical development of a project is not included in the development district standards, the character area goals and the intent statement of these standards most closely relating to that aspect shall apply (Page 152). The requested modifications to the DDOZ, and the proposed adaptive reuse of the building do not impair the vision and goals of the 2009 *Approved Port Towns Sector Plan and Sectional Map Amendment*.

BACKGROUND

Application Type: Detailed Site Plan (DSP)

Planning Area: 69

Community: Bladensburg-New Carrollton & Vicinity

Location: 4318 Baltimore Avenue, Bladensburg MD 20710

Size: .599 acres

Existing Uses: Church

Future Land Use: Mixed Use

Proposal: To permit a church to occupy the existing building and to make façade revisions to the church. No increase in gross floor area is proposed. Further, no grading and no modifications to the parking lot are proposed. The existing building will be modified by increasing the roof height of the one-story portion of the building for the sanctuary, adding a steeple.

Existing Zoning: IE (Industrial, Employment)

Prior Zoning: MXT (Mixed- Use- Transportation Oriented)/DDO (Development District Overlay)

GENERAL PLAN, MASTER PLAN AND SMA

General Plan:

The 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) locates the subject property in the Established Communities Growth Policy Area. Established Communities are most appropriate for context-sensitive infill and low- to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met (p. 20).

The application is consistent with Plan 2035's vision for Established Communities because the proposed use is compatible with the scale and scope of existing uses in the surrounding community which include industrial uses to the east of 46th Avenue, George Washington House to the Southwest and commercial uses along the Baltimore Avenue.

Sector Plan:

The 2009 *Approved Port Towns Sector Plan and Sectional Map Amendment* (Sector Plan) recommends Mixed-Use land use on the subject property. The proposed church conforms with the recommended Mixed-Use land use. (Map 5, Page 20).

DDOZ Rezoning:

The plan identifies that the proposed rezoning for all properties that are rezoned M-X-T will implement the vision for the Port Towns to achieve green, healthy, and pedestrian-friendly communities and destinations that celebrate and build upon the area's cultural diversity, strategic location, industrial base, and historic, recreational, and environmental assets through targeted vertical mixed-use development in accordance with form-based development standards (Page 135).

The proposed church complies with the vision for the Port Towns area to celebrate and build upon cultural diversity.

Development District Standards:

Port Towns Waterfront Character Area

Goal: To enhance the walkability of the Port Towns Waterfront by creating a framework for high-quality, mixed-use, pedestrian-oriented development incorporating human-scale buildings, and an attractive streetscape that emphasizes the Anacostia River. (page149)

The applicant is requesting modification standards to general building envelope standards and storefront building envelope standards for fenestration, minimum height requirement and architectural standards.

The proposed use conforms to the above district standard by aiming to transform the area which is predominantly occupied by commercial and industrial activities into a more attractive community space. It aligns with the objectives outlined in the Sector Plan.

Aviation/MIOZ:

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

SMA/Zoning:

On November 29, 2021, the District Council approved CR-136-2021, the Countywide Sectional Map Amendment ("CMA") which reclassified the subject property from M-X-T (Mixed Use Transportation Oriented) to IE (Industrial, Employment) effective April 1, 2022.

MASTER PLAN CONFORMANCE ISSUES:

None

SECTOR PLAN CONFORMANCE ANALYSIS:

The proposed use aligns with the vision, goals, and policies for the sector plan area by contributing to the Sector Plan recommended Mixed-Use land use.

OVERLAY ZONE CONFORMANCE ANALYSIS:

The proposed use and the modification of standard requests fulfills the vision of the Port Towns Sector Plan and SMA by aiming to transform the area which is predominantly occupied by commercial and industrial activities into a more attractive community space. It aligns with the objectives outlined in the Sector Plan.

cc: Long Range Book



March 11, 2024

MEMORANDUM

TO: Joshua Mitchum, Planner III, Urban Design Section

VIA: Sherri Conner, Planning Supervisor, Subdivision Section *SC*

FROM: Mridula Gupta, Planner IV, Subdivision Section *MG*

SUBJECT: DSP-20005; Washington Pentecostal

The subject property on which Detailed Site Plan (DSP-20005) is proposed, is 0.60-acre in area. The property consists of two deed parcels, known as parts of Lots 4 and 5, recorded in the Prince George's County Land Records in Plat Drawer 11 File No. 49 on the Plat of Bladensburg; and now described in the deed dated October 3, 2019 and recorded in Book 42746 Page 539. The property is located within the Industrial, Employment (IE) Zone. However, this DSP was filed pursuant to the property's prior Mixed Use Transportation Oriented (M-X-T) zoning and pursuant to the prior Zoning Ordinance and Subdivision Regulations. The property is also within the prior Development District Overlay (D-D-O) Zone of the Port Towns Sector Plan and the Intense Development Overlay (I-D-O) Zone of the Chesapeake Bay Critical Area. This DSP application was accepted for review on February 5, 2024. Comments were previously provided at the February 16, 2024, SDRC Meeting. The comments in this referral memorandum are based on revised plans received on March 7, 2024.

The subject site consists of two legal deed parcels, subdivided by deed prior to 1971. The subject property is currently improved with a 7,818-square-foot commercial building, which was first established on the subject property in 1980 after razing of two single-family dwellings. There is no prior preliminary plan of subdivision (PPS) applicable to the subject property.

This DSP proposes to use the existing building for a place of worship and no addition to the existing gross floor area (GFA) is proposed. This development is exempt from filing a new PPS and a final plat in accordance with Section 24-107(c)(7)(C) of the prior Subdivision Regulations since the subject property was subdivided by deed prior to January 1, 1982, the development proposed is in addition to a development in existence prior to January 1, 1990, and does not exceed 5,000 square feet of GFA. The two deed parcels form one building site for the proposed development.

Additional Comments:

1. In accordance with Section 24-4503(a)(1) of the Subdivision Regulations, this property does not have an automatic certificate of adequacy (ADQ). This property is not required to

have an approved ADQ in accordance with Section 24-4503 of the Subdivision Regulations because the proposed development is exempt from filing a PPS and final plat. A PPS and associated ADQ may be required at such time when any new development or gross floor area is proposed on the subject property.

Recommended Conditions:

1. None.

This referral is provided for the purpose 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 DSP and must be consistent with the legal description of the property or permits will be placed on hold. There are no other subdivision issues at this time.

From: [Snyder, Steven G.](#)
To: [Gullickson, Amanda M](#)
Cc: [Abdullah, Mariwan](#); [Parran, Ramona A.](#)
Subject: FW: ACCEPTANCE: DSP-20005, Washington Pentecostal
Date: Thursday, February 15, 2024 5:13:34 PM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[DSP-20005.pdf](#)
[DSP-20005, Washington Pentecostal Assembly.doc](#)
Importance: High

Amanda

Please format

Thanks

Steven G. Snyder, P.E. | District Engineer – Site Road Plan Review Division
Prince Georges County Department of Permitting Inspections and Enforcement

9400 Peppercorn Place | Suite 230 | Largo, Maryland 20774

Office phone 301 883 5740 | Cell phone 240 695 8706 | Email sgsnyder@co.pg.md.us

From: Townsend, Donald <Donald.Townsend@ppd.mncppc.org>
Sent: Monday, February 5, 2024 1:18 PM
To: Rotondo, Chris <Chris.Rotondo@ppd.mncppc.org>; Smith, Tyler <Tyler.Smith@ppd.mncppc.org>; Burke, Thomas <Thomas.Burke@ppd.mncppc.org>; Stabler, Jennifer <Jennifer.Stabler@ppd.mncppc.org>; Chisholm, Amelia <Amelia.Chisholm@ppd.mncppc.org>; PPD-CPDreferrals <cpdreferrals@ppd.mncppc.org>; Henderson, Tamika <Tamika.Henderson@ppd.mncppc.org>; Albrecht, Jill <Jill.Albrecht@ppd.mncppc.org>; Franklin, Judith <Judith.Franklin@ppd.mncppc.org>; Green, David A <davida.green@ppd.mncppc.org>; Hancock, Crystal <crystal.hancock@ppd.mncppc.org>; Ryan, Benjamin <Benjamin.Ryan@ppd.mncppc.org>; Gupta, Mridula <Mridula.Gupta@ppd.mncppc.org>; Conner, Sherri <sherri.conner@ppd.mncppc.org>; Brooke E. Larman <brooke.larman@ppd.mncppc.org>; Hughes, Michelle <Michelle.Hughes@ppd.mncppc.org>; PPD-EnvDRDreferrals <ppd-envdrdreferrals@ppd.mncppc.org>; Nichols, Page <Page.Nichols@ppd.mncppc.org>; Fields, Ernest <Ernest.Fields@ppd.mncppc.org>; Giles, Mary C. <mcgiles@co.pg.md.us>; Lord-Attivor, Rene <rlattivor@co.pg.md.us>; Snyder, Steven G. <SGSnyder@co.pg.md.us>; Abdullah, Mariwan <MAbdullah@co.pg.md.us>; Formukong, Nanji W. <nwformukong@co.pg.md.us>; Tayyem, Mahmoud <mtayyem@co.pg.md.us>; Beckert, Erv T. <ETBeckert@co.pg.md.us>; Mazzara, Kate <KMazzara@co.pg.md.us>; Russel, Jahid <jrussel@co.pg.md.us>; Elkabbani, Sherif H. <SHElkabbani@co.pg.md.us>; Weissberg, Victor <VWeissberg@co.pg.md.us>; Hii, Caleb <CHii@co.pg.md.us>; Donoghue, Noah



PRINCE GEORGE'S COUNTY HISTORIC PRESERVATION COMMISSION

1616 McCormick Drive, Largo, Maryland 20774 • pgplanning.org/HPC.htm • 301-952-3680 • historicpreservation@ppd.mnccppc.org

March 27, 2024

MEMORANDUM

TO: Joshua Mitchum, Urban Design Section, Development Review Division

VIA: Thomas Gross, Planning Supervisor, Historic Preservation Section, Countywide Planning Division **TWG**
Kacy Rohn, Planner III/HPC Liaison, Historic Preservation Section, Countywide Planning Division **KRR**
Tyler Smith, Historic Preservation Section, Countywide Planning Division **TAS**

FROM: Historic Preservation Commission

SUBJECT: **DSP-20005 Washington Pentecostal Assembly (adjacent to George Washington House, Historic Site 69-005-02)**

The Historic Preservation Commission (HPC) reviewed the subject application at its March 19, 2024, meeting. The HPC voted 6-0 to recommend to the Planning Board approval of the subject application with no conditions and forwards the following findings, conclusions, and recommendations for review by the Prince George's County Planning Board.

Background

The subject property comprises 0.58 acres and is located at 4318 Baltimore Avenue, directly north of the George Washington House Historic Site (69-005-02) and north of the intersection of US 1 (Baltimore Avenue) and Upshur Street. The subject property is zoned Mixed Use – Transportation Oriented (M-X-T), per the prior Zoning Ordinance, and located in the 2009 *Approved Port Towns Sector Plan* area. The subject application proposes the conversion of an existing building to a church with architectural modifications.

Findings

The subject property is opposite the Old Port of Bladensburg Community Park, M-NCPPC property to the west and surrounded by industrial uses to the north and east. Adjacent to the property to the south is the George Washington House (Historic Site 69-005-02). Built circa 1760 by Jacob Wirt as a store, the structure was part of a commercial complex that also included a billiard hall, tavern, and blacksmith shop. The George Washington House is a two-and-one-half story, side gabled brick structure, with a two-story porch, and a rear wing of frame construction. The building earned its name through an assumption that "George Washington slept here;" however, the extant structure was never a tavern during Washington's lifetime (Washington's diary does, however, record a visit to the nearby Hilleary-Magruder House [Historic Site 69-005-07]). The building received its present name before 1878 when it was being used as a hotel. Listed in the National Register of Historic Places in 1974, it is protected by an easement held by the Maryland Historical Trust. The George Washington House is currently used as offices for the Anacostia Watershed Society. The George Washington House has a gravel parking lot between the historic structure and the subject property.

The subject property is part of Lots 4 and 5, and is situated between the north and southbound lanes of Baltimore Avenue, approximately 775 feet north of the Peace Cross (Historic Site 69-005-16). The sole access is from two driveway access points on the northbound lanes of Baltimore Avenue. There is no access to the Subject Property from the southbound lanes. The subject property is zoned Industrial, Employment/ Intense Overlay (IE/IDO) and was formerly zoned Mixed Use – Transportation Oriented / Development District overlay/ Industrial, Employment Overlay (M-X-T/DDO/IDO), and is within the 2009 *Approved Port Towns Sector Plan* area. The plan includes goals and policies related to historic preservation (pages 89-102). However, these are not specific to the subject site or applicable to the proposed development.

The subject application proposes using the existing Colonial Revival-style building as a church. The southern wing of the building is a one-story structure, oriented north to south, with dormers facing Baltimore Avenue in both directions. There is a covered entrance to the building on both the east and west facades. The northern wing of the building is oriented east to west and the roofline extends above the south wing of the building. A concrete parking lot is located on the east, south, and west sides of the building.

The proposed conversion of the building to a church includes no increase in gross floor area. No grading or modifications to the parking lot are proposed. The modifications will include increasing the roof height of the central one-story portion of the building for the sanctuary, adding a steeple, and creating more prominent entrance vestibules faced with stone, windows, and wood doors on both the east and west facades. The increased roof height on the central part of the building will match the roof height of the northern wing.

Conclusions

The south elevation of the existing building as viewed from the George Washington House will remain substantially unchanged. The addition of a second story to the middle part of the building will result in the gable end being visible above the one-and-one-half story ridge of the south elevation. The existing building is approximately 40 feet from the property line with the Historic Site, and there are existing mature trees that provide some degree of visual buffering from the developing property.

Recommendation

The Historic Preservation Commission recommends to the Planning Board approval of DSP-20005, Washington Pentecostal Assembly, with no conditions.



Countywide Planning Division
Environmental Planning Section

301-952-3650

March 12, 2024

MEMORANDUM

TO: Joshua Mitchum, Planner III, Zoning Section, DRD

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

FROM: Christian Meoli, Planner II, Environmental Planning Section, CWPD *CM*

SUBJECT: Washington Pentecostal; DSP-20005

The Environmental Planning Section (EPS) has reviewed the above referenced detailed site plan (DSP-20005) received on February 5, 2024. The proposal is for the conversion of an existing building to a church with architectural modifications.

The site is entirely within the Chesapeake Bay Critical Area (CBCA) Intense Development Overlay Zone (IDO) and is not subject to the Woodland and Wildlife Habitat Conservation Ordinance. The application proposes no grading or ground disturbance. A CBCA Conservation Plan is not required pursuant to Subtitle 5B Section 116(b)(2).

The site has an approved stormwater concept letter (37768-2020-00) which is valid until July 13, 2024. According to the approval letter, the project is not required to provide water quality controls but shall conform to the conditions of the floodplain waiver (FPS 202106) approved on August 17, 2021. The Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) notes in the floodplain waiver that the site is protected by an existing levee but is affected by interior flooding. The project will be subject to further review at the time of permit and DPIE reserves the right to impose restrictions, if necessary, prior to permit.

No other environmental review issues have been identified with this application. The Environmental Planning Section recommends approval of the application, with no conditions.



March 27, 2024

MEMORANDUM

TO: Joshua Mitchum, Planner III, Zoning Review Section, Development Review Division

VIA: David A. Green, MBA, Planner IV, Long-Range Planning, Community Planning Division *DG*

VIA: Kierre McCune, Planning Supervisor, Master Plan and Studies Section, Community Planning Division *KM*

FROM: Josephine Selvakumar, Planner III, Master Plan and Studies Section, Community Planning Division *js*

SUBJECT: DSP-20005, Washington Pentecostal

FINDINGS

Pursuant to 27-281 (b) (1) (A) General purposes of the Detailed Site Plans is 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. This detailed site plan application to convert the existing building use to a church is consistent with Plan 2035's Established Communities.

The applicable sector plan for the subject property is the 2009 *Approved Port Towns Sector Plan and Sectional Map Amendment*. The Sector Plan places the property within the Port Towns Waterfront Character Area. Church use is permitted in Port Towns Waterfront Character Area subject to approval of a DSP (Page 210). The proposed project is consistent with the applicable architectural design standards relevant to the character area.

Pursuant to Section 27-548.25 (C), the applicant is proposing modifications to District Overlay Zone (D-D-O) Zone. The proposed development improves an existing structure allowing an adaptive reuse of the building. If an aspect of the physical development of a project is not included in the development district standards, the character area goals and the intent statement of these standards most closely relating to that aspect shall apply (Page 152). The requested modifications to the DDOZ, and the proposed adaptive reuse of the building do not impair the vision and goals of the 2009 *Approved Port Towns Sector Plan and Sectional Map Amendment*.

BACKGROUND

Application Type: Detailed Site Plan (DSP)

Planning Area: 69

Community: Bladensburg-New Carrollton & Vicinity

Location: 4318 Baltimore Avenue, Bladensburg MD 20710

Size: .599 acres

Existing Uses: Church

Future Land Use: Mixed Use

Proposal: To permit a church to occupy the existing building and to make façade revisions to the church. No increase in gross floor area is proposed. Further, no grading and no modifications to the parking lot are proposed.

Existing Zoning: IE (Industrial, Employment)

Prior Zoning: MXT (Mixed- Use- Transportation Oriented)/DDO (Development District Overlay)

GENERAL PLAN, MASTER PLAN AND SMA

General Plan:

The 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) locates the subject property in the Established Communities Growth Policy Area. Established Communities are most appropriate for context-sensitive infill and low- to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met (p. 20).

The application is consistent with Plan 2035's vision for Established Communities because the proposed use is compatible with the scale and scope of existing uses in the surrounding community which include industrial uses to the east of 46th Avenue, George Washington House (Historic Site 69-005-02) to the Southwest and commercial uses along the Baltimore Avenue.

Sector Plan:

The 2009 *Approved Port Towns Sector Plan and Sectional Map Amendment* (Sector Plan) recommends Mixed-Use land use on the subject property. The proposed church conforms with the recommended Mixed-Use land use. (Map 5, Page 20).

DDOZ Rezoning:

The plan identifies that the proposed rezoning for all properties that are rezoned M-X-T will implement the vision for the Port Towns to achieve green, healthy, and pedestrian-friendly communities and destinations that celebrate and build upon the area's cultural diversity, strategic

location, industrial base, and historic, recreational, and environmental assets through targeted vertical mixed-use development in accordance with form-based development standards (Page 135).

The proposed church complies with the vision for the Port Towns area because it will become a destination that will celebrate and build upon cultural diversity. The proposed improvement will enhance the appearance of the building, street and community by repurposing an older building.

Development District Standards:

Port Towns Waterfront Character Area

Goal: To enhance the walkability of the Port Towns Waterfront by creating a framework for high-quality, mixed-use, pedestrian-oriented development incorporating human-scale buildings, and an attractive streetscape that emphasizes the Anacostia River. (page149)

The applicant is requesting modification standards to general building envelope standards and storefront building envelope standards for fenestration, minimum height requirement and architectural standards.

General Building Envelope Standards:

The goal of DDOZ standards is the creation of a vital and coherent public realm through the creation of good street-space. The standards specify the placement and form of buildings, which frame the street-space, while allowing greater latitude behind their façades. These standards set the basic parameters governing building construction (height, siting, elements, and use), as well as certain required functional elements (colonnades, stoops, balconies, front porches, and street walls) (Page 159)

Due to spatial constraints created by repurposing the existing building, it would be impractical to strictly conform to the standards. The one to two stories in height with the steeple to an extent possible supports the applicant's justification for height.

General Building Envelope Standards for Height (page 174): The General Building Envelope Standards for Height section of the sector plan, buildings shall be a minimum of four stories, and a maximum of ten stories. The existing building on the subject site is one-to-two stories in height. Being an already fully developed site and being constrained by having roadways on both sides, the Applicant states that it would be very difficult to construct a four-story building on a 25,000 square-foot parcel. Furthermore, the Applicant states that the modification, if granted, would allow for the enhancement of the existing architecture while still maintaining the sector plan's goal of having a mix of uses in the area.

Due to spatial constraints created by repurposing the existing building, it would be impractical to strictly conform to the standards. The one to two stories in height with the steeple effectively mitigates and provides a reasonable alternative to an extent possible to support the applicant's justification for not providing a 4-story structure. Adding additional stories to the building would require adding additional parking spaces to an already constrained site. CPD supports this modification request.

The applicant states that 40-60% facade fenestration requirement is not required for the church. Due to the unique circumstances of repurposing the existing building for church use, *Additional*

fenestration, or complimentary building material and design may be necessary to meet the intent of the DDO and improve the building's façade. The proposed new fenestration and building material will be evaluated by the Urban Design Section and the Community Planning Division prior to certification. In addition to providing the proposed stone vestibule with glass and large doors, it is justifiable to request modification from fenestration. However, the applicant should clearly provide information that shows the proposed percentage of fenestration.

Storefront Building Envelope Standards for Height - Building Height (page 178): Similarly to the modification requested for the General Building Envelope Standards for Height, the applicant is requesting to modify the building height standards. Per the Storefront Building Envelope Standards for Height section of the sector plan, buildings shall be a minimum of four stories, and a maximum of ten stories. The existing building on the subject site is one-to-two stories in height. Being an already fully developed site and being constrained by having roadways on both sides, the Applicant states that it would be very difficult to construct a four-story building on a 25,000 square-foot parcel. Furthermore, the Applicant states that the modification, if granted, would allow for the enhancement of the existing architecture while still maintaining the sector plan's goal of having a mix of uses in the area.

Due to spatial constraints created by repurposing the existing building, it would be impractical to strictly conform to the standards. The one to two stories in height with the steeple effectively mitigates and provides a reasonable alternative to an extent possible to support the applicant's justification for not providing a 4-story structure. Adding additional stories to the building would require adding additional parking spaces to an already constrained site. CPD supports this modification request.

Architectural Standards - Signage - General Design and Materials (page 196): Per the Architectural Standards for Signage - General Design and Materials section of the Sector Plan, sign types such as freestanding and monument are prohibited. There is an existing freestanding sign and an existing monument sign on the subject site. The application is not proposing to add new signage to the site, but rather to reface the existing signs.

The applicant is not proposing to add new signage to the site, but rather to reface the existing signs. Refacing the existing signs will offer a more effective visual wayfinding solution.

The proposed building provides an opportunity to create a vital and coherent public realm through the creation of good street space and will not impair the vision of the Sector Plan. *The proposed use conforms to the above district standard by aiming to transform the area which is predominantly occupied by commercial and industrial activities into a more attractive community space. The proposed amendments generally align with the goals of the DDOZ, will benefit the proposed development, further the purposes and not substantially impair implementation of the Sector Plan. It aligns with the objectives outlined in the Sector Plan.*

Community Planning Division staff finds that all other elements of this application meet the requirements of Section 27-548.26(a)(2)(A) and (C).

Aviation/MIOZ:

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

SMA/Zoning:

On November 29, 2021, the District Council approved CR-136-2021, the Countywide Sectional Map Amendment ("CMA") which reclassified the subject property from M-X-T (Mixed Use Transportation Oriented) to IE (Industrial, Employment) effective April 1, 2022.

MASTER PLAN CONFORMANCE ISSUES:

None

SECTOR PLAN CONFORMANCE ANALYSIS:

The proposed use aligns with the vision, goals, and policies for the sector plan area by contributing to the Sector Plan recommended Mixed-Use land use.

OVERLAY ZONE CONFORMANCE ANALYSIS:

The proposed use and the modification of standard requests fulfills the vision of the Port Towns Sector Plan and SMA by aiming to transform the area which is predominantly occupied by commercial and industrial activities into a more attractive community space. It aligns with the objectives outlined in the Sector Plan.

cc: Long Range Book

Additional Back-up

For

DSP-2005

Washington Pentecostal
Assembly

APPLICANT'S PROPOSED REVISIONS TO CONDITIONS
WASHINGTON PENTECOSTAL ASSEMBLY
DETAILED SITE PLAN DSP-20005

1. APPROVAL of Detailed Site Plan DSP-20005 for Washington Pentecostal Assembly, subject to the following:
 - a. Prior to certification, the applicant shall revise the detailed site plan (DSP), as follows, or provide the specified documentation:
 - (1) Detail sheet for items such as the prefabricated steeple and building materials.
 - (2) Improve fenestration (larger or additional windows and doors allowing light and views) for building elevations and obtain approval from Urban Design staff. Diagrams showing the percentage of openings should be provided as well.
 - (3) **Add a note stating that the improvements to the exterior of the existing structure proposed in this application shall not be required prior to the issuance of a use and occupancy permit or the issuance of interior renovation permits.**

To: Chairman Shapiro, Vice Chair Bailey, and Commissioners Doerner, Geraldo and Washington

Date: April 5, 2024

Re: DSP-20005 Washington Pentecostal Assembly (April 11, 2024 agenda item)

Dear Chairman, Vice Chair, and Commissioners:

I write about some problematic recommendations in the Detailed Site Plan DSP-20005 Washington Pentecostal Assembly and urge the Board to impose additional conditions before approval, or deny the request in its current form. I am a community member and live less than a mile from the subject location. I drive through, and use, the area around the subject location frequently, including the county park located across Baltimore Avenue.

The Detailed Site Plan would permit the applicant to retain two freestanding signs on the property, but the claims made by the Statement of Justification, and Staff’s recommendations, do not support the retention of these signs. The Board should not permit the freestanding signs to remain.

Eastern sign

The eastern sign is an extremely large sign (over 60 square feet, per the Statement of Justification) designed to hold small placards for individual businesses in a strip mall. The applicant wishes to keep this large sign even though the property will now only house one entity. The Statement of Justification claims the church would be “not easily visible as you drive in either direction. From the south, the George Washington House is located close to the roadway, and subsequent vegetation between the properties obscures the view of the building until a driver has passed the entrance.” See the below Google Street view shot taken during July, at the entrance to the George Washington House (left side of road): The front, and one side, of the subject building (clad in yellow) is clearly visible. It is far from “obscure[d],” as claimed by applicant. In fact, the sign *itself* partially obscures the subject building. Motorists can see the building, and any sign attached to the building, long before arriving at the entrance to the subject location – and will see it even better once the sign is removed.



Visual clutter and excessive signage is a problem in the location of the subject area, with a two-sided, extremely large billboard approximately a block away near the intersection of Tanglewood Drive and Baltimore Ave. See below:



In addition, directly across the street from the subject location is a slightly smaller freestanding sign.



The subject location reflects many of the problems intended to be addressed by the Port Towns SMA, which states: "ARCHITECTURAL STANDARDS Signage Applicability Where clearly visible from the street-space.

Intent ... **Signage that is glaring or too large creates distraction, intrudes into or lessens the urban center experience, and creates visual clutter should be prohibited**” (emphasis added).

The current sign is already glaring and too large; it creates distractions for drivers and pedestrians and intrudes into and lessens the urban center experience. It has created visual clutter that the Board should not permit to remain.

A building next to the subject location illustrates why this freestanding sign is not needed. Scanlan Fleet Service – a very busy auto repair shop that is frequented by drivers who are *much* more likely to be unfamiliar with its location than regular congregants to a church – has only one sign (with its name), which is attached to the building; this is clearly visible from the street *and* does not contribute to visual clutter. The building is approximately the same setback from the street as the subject location.



While Staff notes that “The applicant stated that the signs are necessary to maintain because they will assist drivers in locating the place of worship,” this statement is irrelevant. Of course, any sign will assist at least a few drivers in finding a location – but Prince George’s County has already made the policy decision to disallow freestanding signs in locations such as this. *See* Port Towns Sector Plan and SMA. Every applicant could easily state that a freestanding sign will help assist drivers, but that should not bear on the Board’s decision, because any sign anywhere will – at the margins – help assist drivers. There is nothing special about *this* location that demands the presence of an otherwise nonconforming sign, as proven by Scanlan Fleet Service’s sign.

Further, the notion that freestanding signage is necessary in the age of Google Maps, ubiquitous GPS, and web-enabled smartphones is laughable. New congregants will by and large use one of these navigational tools available to them to arrive at the church. Few motorists driving by will find a sign useful, as the applicant admits in its Statement of Justification that the “proposed church will generally operate outside of normal workday hours.” While the freestanding sign exists 24/7, contributing to visual clutter, it offers few benefits to

individuals who actually wish to find the church at the occasional times at which it will be open. It is dubious to claim, as applicant does, that “Placing signage on the building would be more distracting to motorists than the existing signage, given its setback.” A reasonable motorist finds a freestanding sign much more distracting than a sign placed on a building, as one protrudes and creates visual clutter, while the other does not.

The cost to remove the freestanding sign will be minimal, as it does not appear to have any utility hookups, such as electricity. The utility of the proposed development for its intended use will not be affected, as few drivers would find a freestanding sign to be more helpful than a sign attached to the building, as evidenced by the successful use of attached signage at Scanlan Fleet Service.

As such, the DSP, if approved with Staff’s current conditions, **does not** represent a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the prior Prince George’s County Code, without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.

The Board should not approve the DSP with the conditions in its current form.

Western sign

The smaller sign on the western side of the property should also not be approved, for the reasons stated above. While the sign is smaller and thus objectively less intrusive, and creates less visual clutter, there is less need to permit a nonconforming sign in that location, as drivers cannot enter the location’s parking lot on the western side.

Further, the western side has no visual obstructions between the building and Baltimore Avenue, meaning an attached sign would be easily visible to anyone who happens to be looking for the building.



The cost to remove the freestanding sign will be minimal, as it does not appear to have any utility hookups, such as electricity. The utility of the proposed development for its intended use will not be affected, as few drivers would find a freestanding sign to be more helpful than a sign attached to the building.

As such, the DSP, if approved with Staff's current conditions, **does not** represent a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the prior Prince George's County Code, without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.

The Board should not approve the DSP with the conditions in its current form.

Thank you for your consideration.

Sincerely,

/s/

Brendan Hagenbuch, community member
