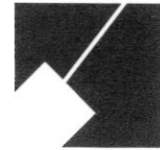


The Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Development Review Division
 301-952-3530



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

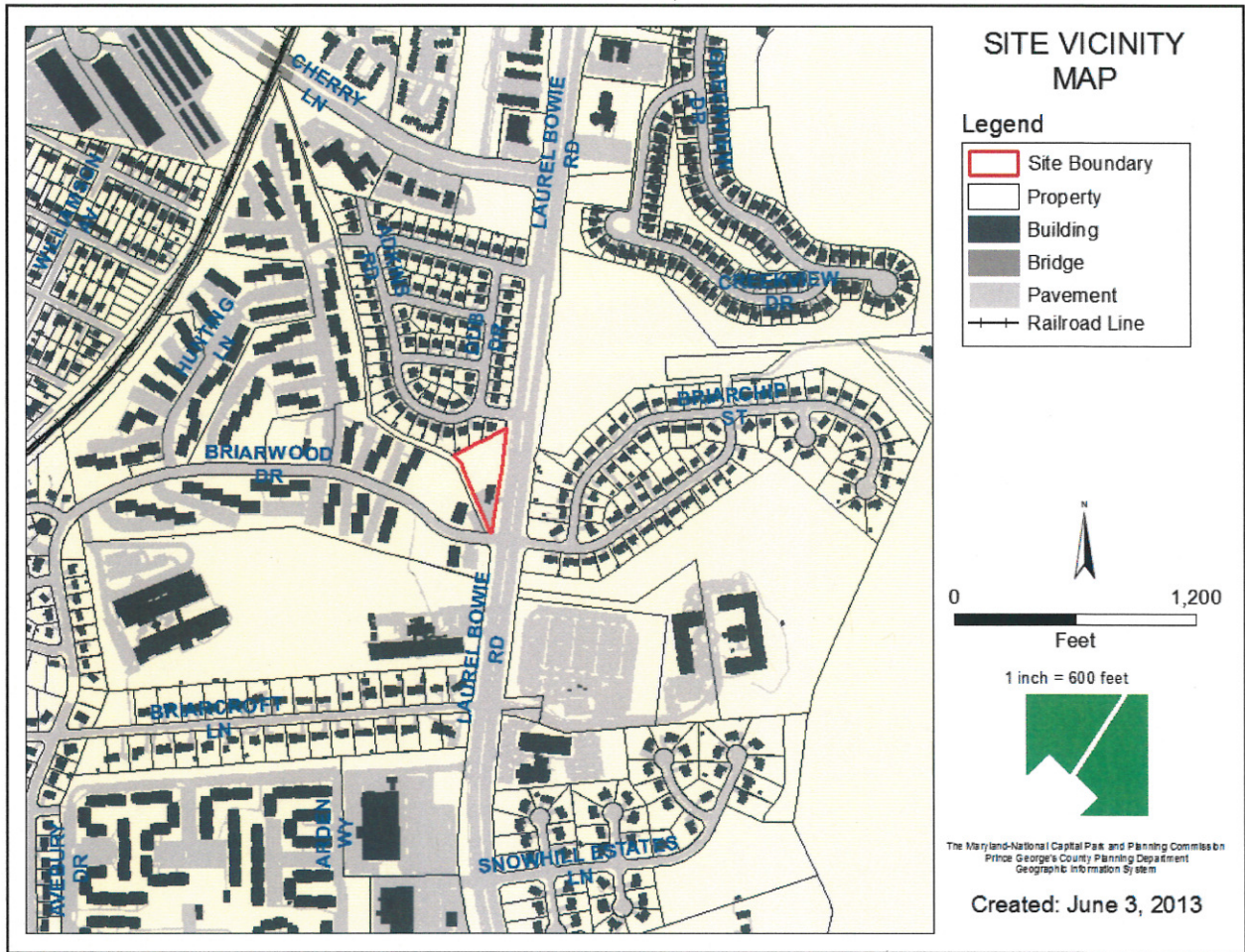
Detailed Site Plan Alternative Compliance

DSP-03063-01
AC-13009

Application	General Data	
Project Name: Worship World Church, Parcel A Location: Northwest quadrant of the intersection of Laurel-Bowie Road (MD 197) and Briarwood Drive. Applicant/Address: Worship World Church 13910 Laurel-Bowie Road Laurel, MD 20708	Planning Board Hearing Date:	06/25/15
	Staff Report Date:	06/03/15
	Date Accepted:	05/22/13
	Planning Board Action Limit:	07/31/13
	Plan Acreage:	1.40
	Zone:	R-55
	Dwelling Units:	N/A
	Gross Floor Area:	3,067 sq. ft.
	Planning Area:	62
	Council District:	01
	Election District	10
	Municipality:	N/A
	200-Scale Base Map:	218NE08

Purpose of Application	Notice Dates	
Conversion of a single-family house to a 36-seat church.	Informational Mailing:	08/17/12
	Acceptance Mailing:	05/20/13
	Sign Posting Deadline:	05/26/15

Staff Recommendation		Staff Reviewer: Cynthia Fenton Phone Number: 301-952-3412 E-mail: Cynthia.Fenton@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-03063-01
Alternative Compliance AC-13009
Worship World Church, Parcel A

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

EVALUATION

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

- a. The requirements of the Prince George's County Zoning Ordinance for the One-Family Detached Residential (R-55) Zone and additional requirements for churches;
- b. The requirements of the 2010 *Prince George's County Landscape Manual*;
- c. The requirements of the 1992 Prince George's County Woodland Conservation and Tree Preservation Ordinance;
- d. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- e. Referrals.

FINDINGS

Based upon the evaluation and analysis of the subject application, the Urban Design staff recommends the following findings:

1. **Request:** The subject proposal is to convert a single-family home within the One-Family Detached Residential (R-55) Zone to a 36-seat church with associated parking.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	R-55	R-55
Use(s)	Single-Family Residential	Church
Acreage	1.40	1.40
Net Tract Area (acres)	0.52	0.52
Parcels	1	1
Total Gross Floor Area	3,067 sq. ft.	3,067 sq. ft.
Lot coverage	Permitted (Percent) 50.0	Proposed (Percent) 42.74
Parking required (1space per 4 seats/36 seats)	9 spaces	
Parking provided	9 spaces (including one handicap space)	

3. **Location:** The address of the subject site is 13910 Laurel-Bowie Road in Laurel, Maryland. The 1.40-acre parcel is located in the northwest quadrant of the Laurel-Bowie Road/Briarwood Drive intersection.

4. **Surrounding Uses:** The subject property is bounded to the north by single-family detached dwellings in the R-55 Zone; to the south by Briarwood Drive; to the east by Laurel-Bowie Road (MD 197); and to the west by Mistletoe Springs Road, an unimproved street of unknown ownership. Across Mistletoe Springs Road are multifamily apartments in the Multifamily Medium Density Residential (R-18) Zone.

5. **Previous Approvals:** There are no previous Planning Board approvals of relevance to the subject review. A previous application for a church (Detailed Site Plan DSP-03063) was withdrawn in 2004. The subject property is known as Parcel A, recorded on Plat Book WWW32-19 in 1958 in the Prince George’s County Land Records. The property is located on Tax Map 101 in Grid D-1, and is improved with a 3,067-square-foot- single-family dwelling. The single-family dwelling was constructed in 2006. The existing structure is currently being used as a church.

6. **Design Features:** The subject property is a rectangular-shaped lot with frontage on Laurel-Bowie Road (MD 197). The property is currently improved with a split-level dwelling and attached garage. A large sign that says “Worship World Church” is located above the double garage door advertising Sunday services. The sign is 36 square feet according to a detail provided on the plan, which appears to be within the approximately 40 square feet permitted by the Prince George’s County Zoning Ordinance, based on the length of the building which is approximately 80 linear feet. The applicant should clarify the linear length of the church to ensure the sign does not exceed the allowable square footage; otherwise, the sign will either need to be reduced or a departure must be obtained. A paved driveway connects to a gravel area used for parking, and a vinyl split-rail fence runs parallel to MD 197.

With the subject DSP, the applicant proposes to validate the existing church operating within a former single-family residence.

COMPLIANCE WITH EVALUATION CRITERIA

- 7. **Prince George’s County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the R-55 Zone and the site design guidelines of the Zoning Ordinance as follows:
 - a. The subject application is in conformance with the requirements of Section 27-441(b), which governs permitted uses in residential zones. The proposed church, which is located on a lot between one and two acres in size, is a permitted use subject to Footnote 52, which governs the development of churches on the above-referenced lots, with DSP approval.
 - b. The DSP is in general compliance with the requirements of Section 27-442, Regulations, for development in the R-55 Zone.

- 8. **2010 Prince George’s County Landscape Manual:** The site, as a conversion to a church use, is subject to the requirements of the 2010 *Prince George’s County Landscape Manual* (Landscape Manual). The following standards apply:
 - a. **Section 4.2, Landscape Strips Along Streets**—The site is subject to Section 4.2, which requires that for all nonresidential uses, a landscape strip shall be provided on the property abutting all private and public streets. A landscape schedule has been provided for the bufferyard required along Mistletoe Springs Road that indicates compliance with the Landscape Manual requirements. The applicant has requested Alternative Compliance from the requirements of the Landscape Manual for the required bufferyard adjacent to Laurel-Bowie Road (MD 197). On May 7, 2015, the Planning Director recommended approval of the following application.

REQUIRED: 4.2 Landscape Strips along Streets, along Laurel-Bowie Road, south of the existing driveway entrance (Option 1)

Length of Landscaped Strip	164 feet
Width of Landscaped Strip	10 feet
Shade Trees (1 per 35 linear feet)	5
Shrubs (10 per 35 linear feet)	47

PROVIDED: 4.2 Landscape Strips along Streets, along Laurel-Bowie Road, south of the existing driveway entrance (Option 1)

Length of Landscaped Strip	164 feet
Width of Landscaped Strip	4–10 feet
Shade Trees	5
Shrubs	30

Justification of Recommendation

The applicant has filed this request for Alternative Compliance (AC) from Section 4.2, Requirements for Landscape Strips along Streets of the 2010 *Prince George’s County Landscape Manual*, for a reduction in the required width of a portion of the landscape strip along MD 197 to four feet. The existing paving for the small surface lot encroaches

into the required ten-foot-wide landscape strip by six feet for 64 of the 164 feet of frontage.

The site's frontage is currently improved with a white, three-rail fence that extends along the MD 197 right-of-way. While the fence is not fully opaque, when supplemented with additional shrubs and trees, the provided treatment will provide mitigated views of the parking area from the street. The same fence type continues south along a portion of MD 197 and west along a portion of Briarwood Drive, and creates a sense of visual continuity within the largely residential area. When combined with the required plant material, the Alternative Compliance Committee believes that an attractive landscape treatment will be provided along the street that is consistent with requirements of the Landscape Manual, the character of MD 197, and the adjacent residential areas. While a portion of the required landscape strip will be four feet in width on the subject site, adequate soil volume will be provided, as this planting strip is connected to a wider green area located within the right-of-way of MD 197. Alternative Compliance Committee finds the applicant's proposal to be equally effective as normal compliance with Section 4.2 of the Landscape Manual.

Recommendation

The Planning Director recommends APPROVAL of Alternative Compliance for Section 4.2 of the 2010 *Prince George's County Landscape Manual*, for Worship World Church, Parcel A, subject to the following conditions:

- (1) Delineate the location of the existing white, three-rail fence along the property frontage.
- (2) Remove the details and notations for a proposed three-foot-tall masonry wall.
- (3) Revise plan and the Section 4.2 schedule to indicate the use of Option 1 only for the area south of the driveway entrance.
- (4) Provide a note under the provided Section 4.2 schedule that references the Alternative Compliance approval from this section.
- (5) Provide 17 additional shrubs in the area of the four-foot-wide landscape strip to meet the total number of shrubs required.

Comment: The conditions have been included in the Recommendation section of this report.

- b. **Section 4.3 Parking Lot Requirements**—The site is subject to Section 4.3, which requires that for proposed parking lots greater than 7,000 square feet, interior planting islands be located throughout the parking area to provide shade and visual relief. Because the parking lot is less than 7,000 square feet, the site is exempt from this requirement. The site plan should be revised to indicate the square footage of the parking area.
- c. **Section 4.4 Screening Requirements**—Section 4.4 requires that all dumpsters, loading spaces, and mechanical areas be screened from adjoining residential uses, land in any residential zone, and constructed public streets. The site plan does not show any dumpsters, loading spaces, or mechanical equipment that would trigger compliance with this requirement.

- d. **Section 4.7, Buffering Incompatible Uses**—The applicant has provided the required schedule indicating conformance with the Landscape Manual requirements.
 - e. **Section 4.9, Sustainable Landscaping Requirements**—The site is subject to Section 4.9, which requires that a percentage of the proposed plant materials be native plants. The schedule provided shows that the native plant requirements are being met.
9. **1992 Prince George’s County Woodland Conservation and Tree Preservation Ordinance:** This site is subject to the provisions of the 1992 Prince George’s County Woodland Conservation and Tree Preservation Ordinance because a Type II Tree Conservation Plan (TCPII-146-00-01) was previously approved, which allowed for the issuance of a grading permit on the subject site.

- a. The woodland conservation threshold (WCT) for this 1.40-acre property in the R-55 Zone is 20 percent of the net tract area (0.52 acre), or 0.10 acre. The woodland conservation requirement for the proposed development activity, based on the clearing of 0.38 acre, has been calculated as 0.20 acre. The requirement is proposed to be satisfied with 0.12 acre of on-site preservation and fee-in-lieu for 0.08 acre (\$836.35).

The plan requires technical changes to be in conformance with the Woodland Conservation Ordinance. The required revisions have been included in the Recommendation section of this report.

All tree conservation plans submitted for review are required to be signed by the qualified professional who prepared it. The owner’s certification has been shown on the plan and will be required to be signed by the property owner prior to certification of the TCPII.

10. **Prince George’s County Tree Canopy Coverage Ordinance:** The project is not subject to the requirements of Subtitle 25, Division 3: Tree Canopy Coverage Ordinance, because the disturbance on the site is less than 5,000 square feet.

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

- a. **Community Planning Division**—In a memorandum dated June 19, 2013, the Community Planning Division provided comments with regard to the alternative compliance application, encouraging consideration of the rural character of the area in the review of landscaping and fencing. The alternative compliance plan was revised and conditions are recommended to address the concerns.

In addition, the Community Planning Division suggested that the applicant reconsider the design, the placement and size of the existing sign above the garage door to enhance the character of the surrounding neighborhood, and more effectively complement the architecture and materials of the existing structure. Other issues raised by the Community Planning Division have been addressed in plan revisions.

- b. **Subdivision Review Section**—In a memorandum dated August 1, 2013, the Subdivision Review Section provided comment on the subject application.

The property is known as Parcel A, located on Tax Map 101 in Grid D-1, in the R-55 Zone, and is 1.40 acres. Parcel A was recorded in Plat Book WWW 32-19 in 1958.

The site plan shows the boundary, bearings, and distances of Parcel A as reflected on the record plat. The property is improved with a 3,067-square-foot single-family dwelling. The applicant has submitted a DSP to operate a church (36 seats) within the existing dwelling. The application is not proposing any additional buildings or gross floor area (GFA).

Pursuant to Section 24-111(c)(2) of the Subdivision Regulations, the site is exempt from the requirement of filing a preliminary plan of subdivision because the final plat was approved prior to October 27, 1970, and the total GFA of development does not exceed 5,000 square feet. The site plan should note the date the original building was constructed on-site and the cumulative total of GFA of development after 1991. If the total GFA of development on-site is more than 5,000 square feet after 1991, then a preliminary plan will be required at that time.

Comment: The recommended conditions by the Subdivision Section have either been addressed in plan revisions or have been included in the Recommendation section of this report.

- c. **Historic Preservation Section**—On May 24, 2013, the Historic Preservation Section indicated that the application would have no effect on identified historic sites, resources, or districts.
- d. **Environmental Planning Section**—In a memorandum dated May 28, 2015, the Environmental Planning Section had the following summarized comments:
 - (1) The application is not subject to the Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance, Subtitle 25, Division 2, of the Prince George’s County Code, which became effective September 1, 2010 and February 1, 2012, because there is a previously approved Type II Tree Conservation Plan (TCPII/146/00-01) which allowed for the issuance of a grading permit on the subject site. The site is therefore subject to the Woodland Conservation Ordinance, which is discussed in Finding 9 of this report. The current application is also not subject to the environmental regulations of Subtitles 24 and 27, which came into effect on September 1, 2010 and February 1, 2012, because no new development is proposed.
 - (2) An approved natural resources inventory (NRI) equivalency letter was submitted with the review package, NRI-077-13, which was approved on May 6, 2013. No additional information is needed with respect to the approved NRI equivalency letter.
 - (3) The subject project has an approved Stormwater Management Concept Plan (37112-2014-00) which was issued on January 20, 2015. No stormwater management facilities are shown on the approved concept plan, but a fee of \$1,275.00 is required in lieu of providing on-site attenuation/quality control measures, which was paid on January 23, 2015. No additional information is required with regard to stormwater management.
- e. **Transportation Planning Section**—In a memorandum dated June 3, 2013, the Transportation Planning Section provided the following summarized comments:

The site is subject to the general requirements of site plan review, which include attention to parking, loading, and on-site circulation. No traffic-related findings are required.

The site plan shows a 30-foot driveway with direct access to Laurel-Bowie Road (MD197), an arterial roadway listed in the 2010 *Approved Subregion 1 Master Plan and Sectional Map Amendment* (Subregion 1 Master Plan and SMA) with a 120-foot-wide right-of-way and six travel lanes. No additional dedication is required. The applicant is proposing the required on-site parking spaces where there is an existing gravel parking area. On-site circulation is adequate.

In summary, the Transportation Planning Section determines that the site plan is acceptable.

- f. **Trails**—In a memorandum dated June 20, 2013, the Transportation Planning Section provided the following summarized comments:

The subject property abuts Laurel-Bowie Road (MD 197), which is a State of Maryland road. The 2009 *Approved Countywide Master Plan of Transportation* (MPOT) recommends that MD 197 contain a sidepath in the vicinity of the subject application. The Subregion 1 Master Plan and SMA also contains recommendations for a sidepath on MD 197 (page 61). To date, the location of the sidepath has not been determined, and there are no county or state funded capital improvement projects for a sidepath that would affect the subject application. There are no recommendations for sidewalks along MD 197.

- g. **Permit Review Section**—The Permit Review Section noted that a church located on a lot between one and two acres is permitted, subject to DSP approval.

- h. **Prince George's County Department of Public Works and Transportation (DPW&T)**—In a letter dated June 27, 2013, DPW&T (Office of Engineering) indicated that, prior to approval of the DSP, an approved stormwater management concept is required.

Comment: A Stormwater Management Concept Approval Letter (37112-2014-00) has been issued by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) stating that a fee-in-lieu is to be paid prior to DSP approval. The fee-in-lieu was paid on January 23, 2015.

- i. **Prince George's County Health Department**—No response was received by the Health Department.

- j. **Prince George's County Fire/EMS Department**—No response was received by the Fire/EMS Department.

- k. **Prince George's County Police Department**—In a memorandum dated May 30, 2013, the Police Department stated that, after visiting the site, there are no crime prevention through environmental design (CPTED) issues.

- l. **Maryland State Highway Administration (SHA)**—In a letter dated May 31, 2013, SHA indicated they had no objection to the approval of the DSP.

- m. **Verizon**—No response was received from Verizon.

- n. **City of Laurel**—No response was received from the City of Laurel.

12. Based on the analysis of the proposed application contained in this report, the DSP 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.
13. Section 27-285(b)(4) of the Zoning Ordinance requires that a DSP demonstrate that regulated environmental features have been preserved and/or restored to the fullest extent possible. The regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible since the limits of disturbance shown on the Type II tree conservation plan have no impact upon them.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-13063-01 and Alternative Compliance AC-13009 for Worship World Church, Parcel A, subject to the following conditions:

1. Prior to certification of the detailed site plan (DSP), the following revisions shall be made or information provided:
 - a. Provide a note on the plan to indicate that the gravel parking material is “Dust-Free.”
 - b. Label and clearly dimension the existing 80-foot-wide public use easement as granted on the record plat as “Public Use Easement for Construction, Reconstruction, Operation and Maintenance of Storm and Sanitary Sewers.”
 - c. The acreage for Parcel A should be corrected on the DSP to match that on the record plat (60,206 square feet), or the discrepancy clarified.
 - d. Clearly show the building setback from Laurel-Bowie Road (MD 197).
 - e. Clarify the linear length of the church structure along Laurel-Bowie Road (MD 197), and provide a signage calculation in accordance with Section 27-615 of the Prince George’s County Zoning Ordinance.
 - f. Delineate the location of the existing white three-rail fence along the property frontage.
 - g. Remove the details and notations for a proposed three-foot-tall masonry wall.
 - h. Revise the plan and the Section 4.2 schedule to indicate the use of Option 1, only for the area south of the driveway entrance.
 - i. Provide a note under the provided Section 4.2 schedule that references the Alternative Compliance approval from this section.
 - j. Provide 17 additional shrubs in the area of the four-foot-wide landscape strip to meet the total number of shrubs required.

2. Prior to certification of the detailed site plan, the Type II tree conservation plan (TCPII) shall be revised as follows:
 - a. Show all existing utility connections.
 - b. Revise the TCP notes to be larger and legible on the plan.
 - c. Revise TCP Note 8 to read as “The property is adjacent to Laurel-Bowie Road which is classified as an arterial road.”
 - d. Update the revision box with a summary of the revisions.
 - e. Have the qualified professional who prepared the plan sign and date it.

ITEM:

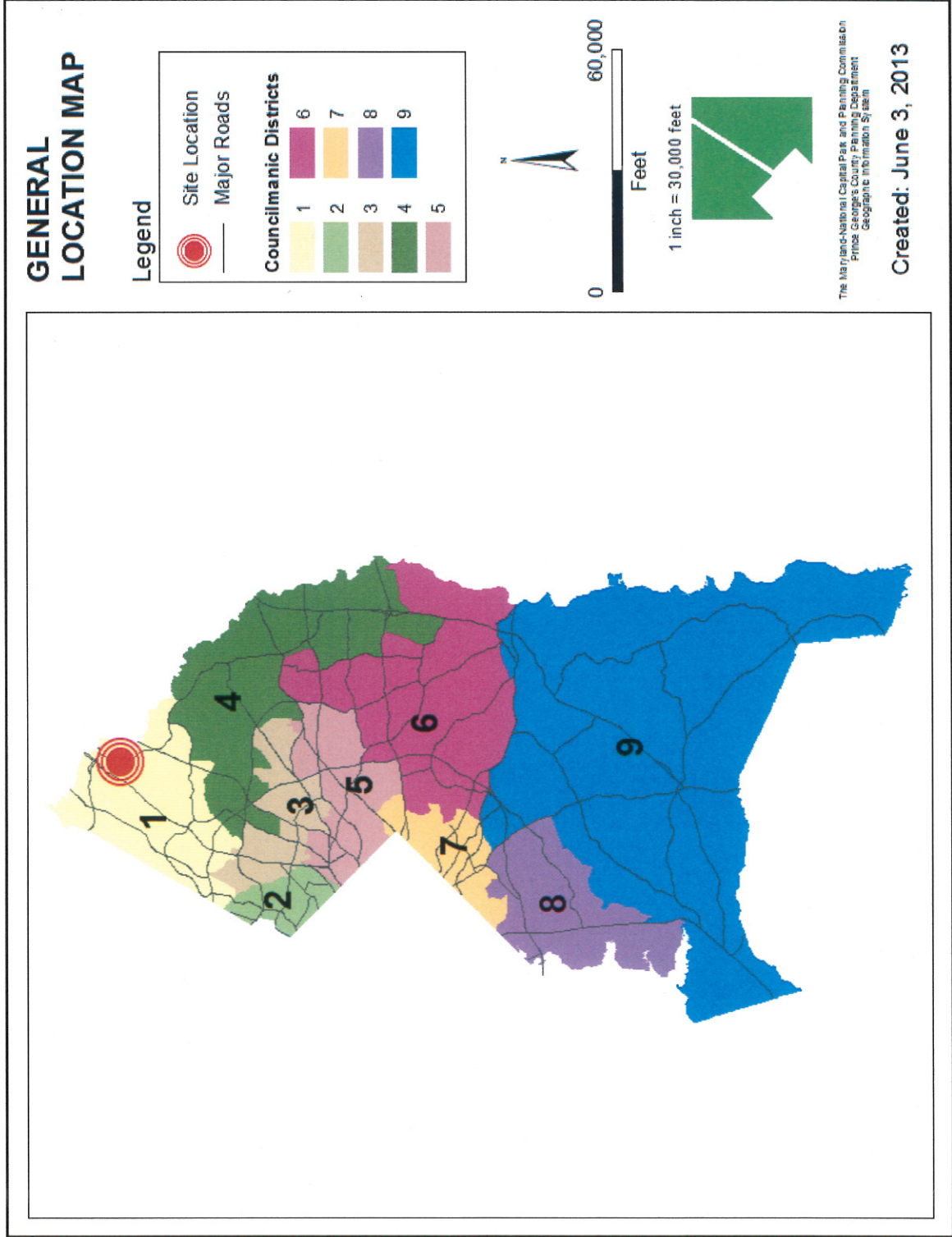
CASE: DSP-03063-01

WORSHIP WORLD CHURCH

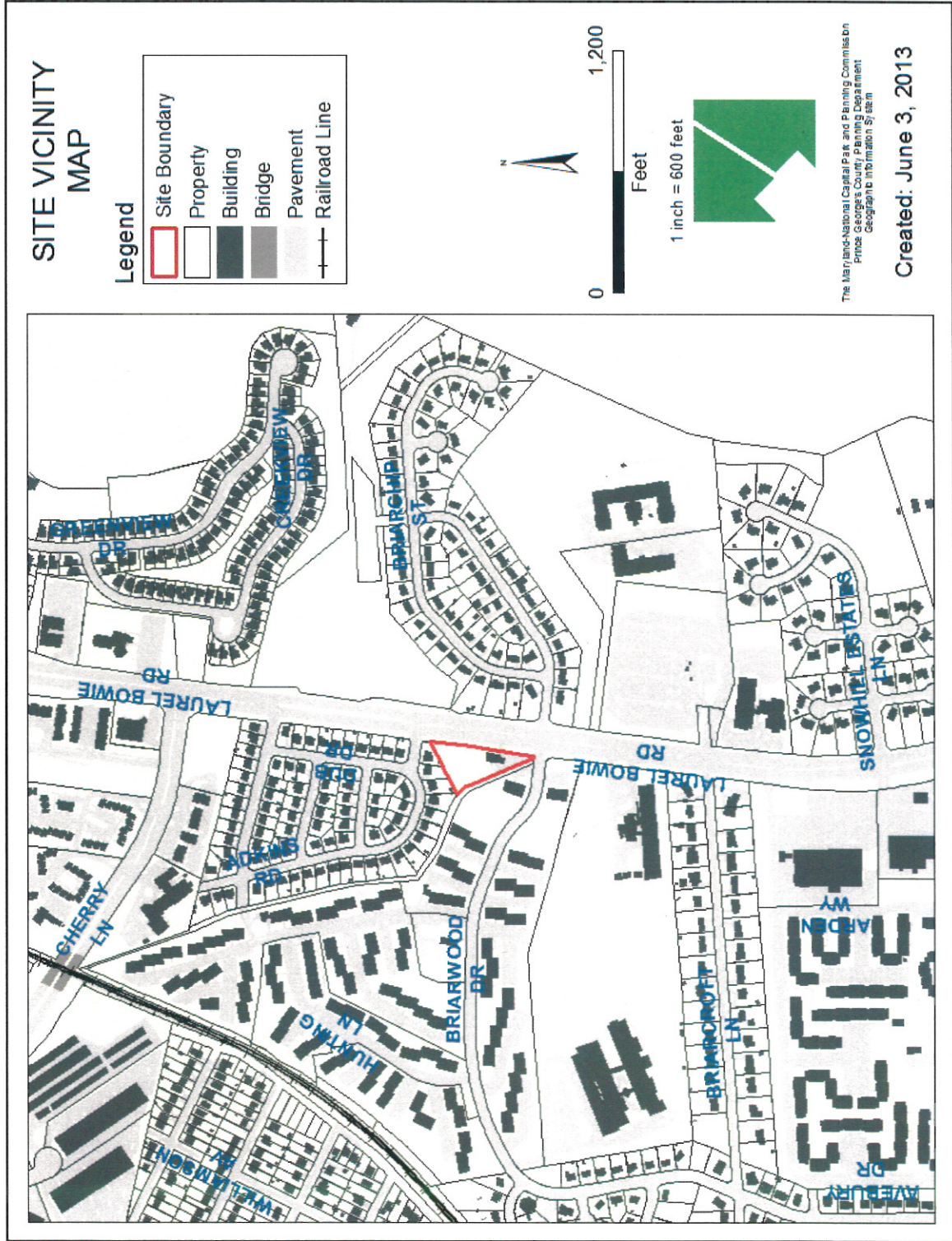
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



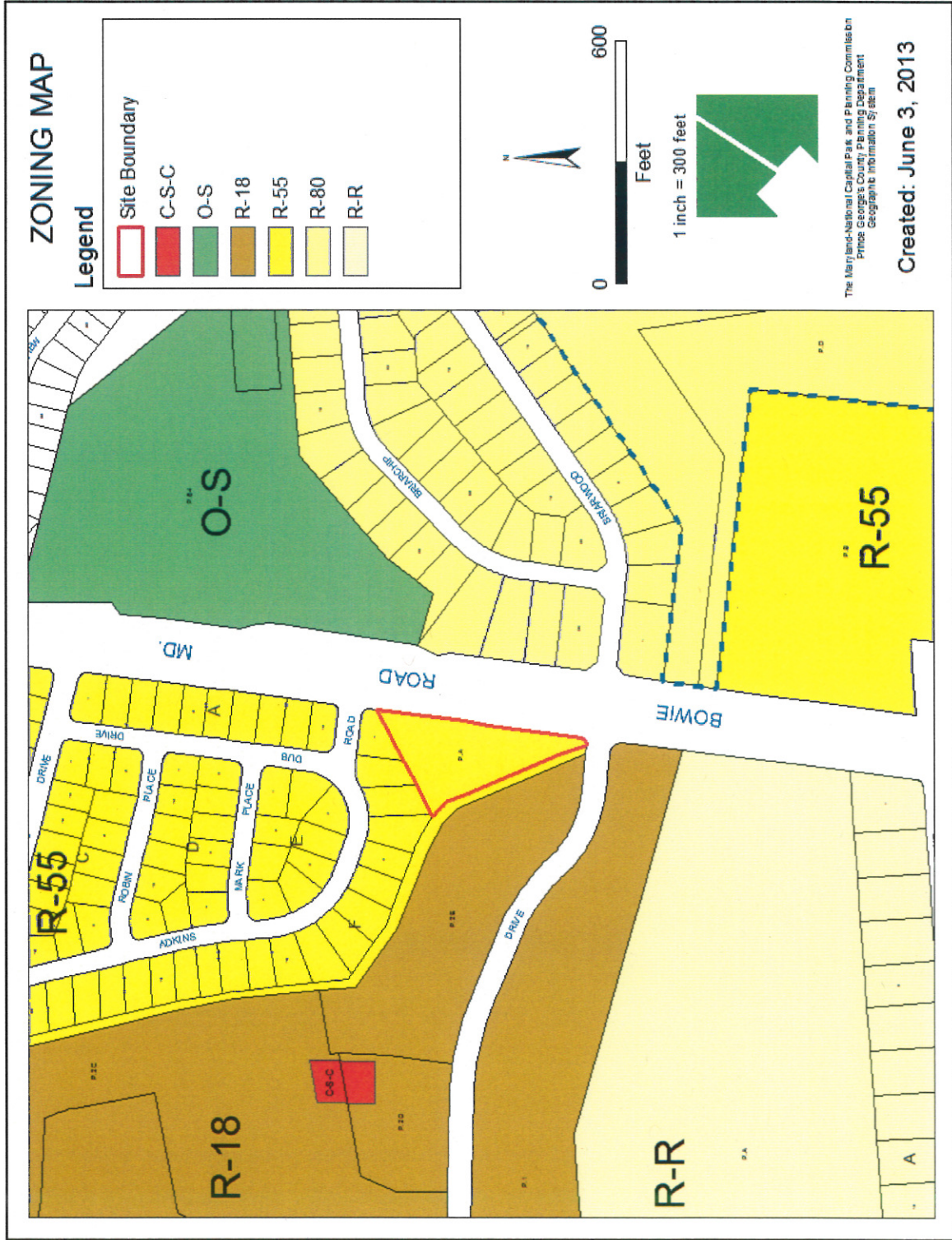
GENERAL LOCATION MAP



SITE VICINITY



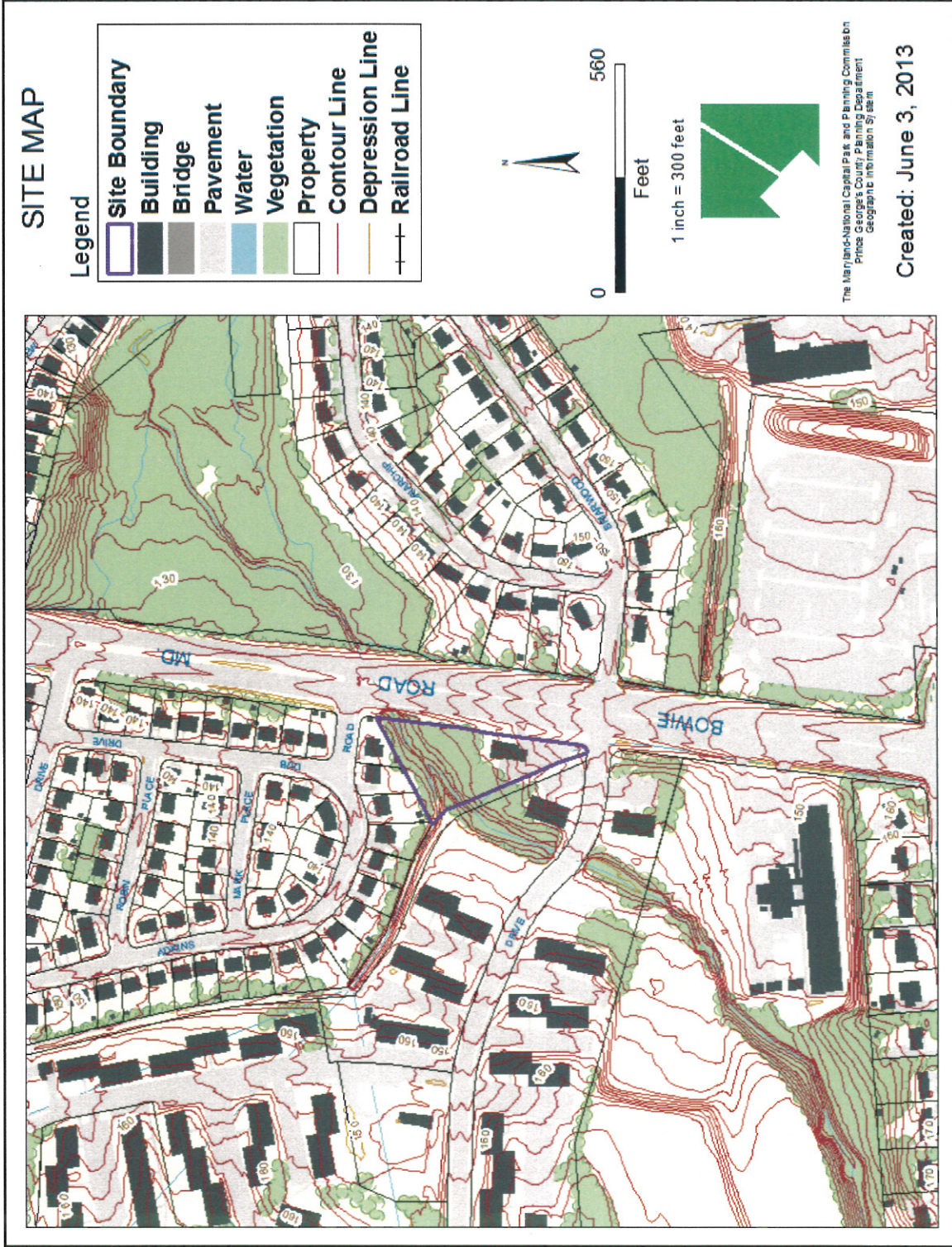
ZONING MAP



AERIAL MAP



SITE MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



EXISTING STRUCTURE



Countywide Planning Division
Environmental Planning Section
301-952-3650

May 28, 2015

MEMORANDUM

TO: Cynthia Fenton, Planner Coordinator, Urban Design Section
VIA: Katina Shoulars, Supervisor, Environmental Planning Section
FROM: Chuck Schneider, Senior Planner, Environmental Planning Section
SUBJECT: **Worship World Church**
Detailed Site Plan, DSP-03063-01 and TCPII-146-00-02

Handwritten initials and signature: DS, KTS, ACS

The Environmental Planning Section (EPS) has reviewed the detailed site plan and TCPII for Worship World, stamped as received by the Environmental Planning Section on April 24, 2015. This memorandum supersedes the previous EPS memorandum dated October 21, 2013. The Environmental Planning Section recommends approval of DSP-13063-01 subject to the conditions listed at the end of this memorandum.

Background

The subject property was previously reviewed by the Environmental Planning Section as an NRI equivalency letter (NRI-077-13) which was approved on May 6, 2013. A Type Two Tree Conservation Plan was originally approved in 1991 and a revision to the plan was approved in 2005. DSP-03063 was previously reviewed and withdrawn in 2005.

The current application is for the conversion of a single-family dwelling to a 48-seat church.

Grandfathering

The application is not subject to the Woodland and Wildlife Habitat Conservation Ordinance, Subtitle 25, Division 2, which became effective September 1, 2010 and February 1, 2012, because there is a previously approved Type II tree conservation plan (TCPII/146/00-01) which allowed for the issuance of a grading permit on the subject site.

This current application is not subject to the environmental regulations of Subtitle 24 and 27 which came into effect on September 1, 2010 and February 1, 2012 because no new development is proposed.

Site Description

The detailed site plan is for a 1.40-acre site in the R-55 zone that is located on the northwest quadrant of Briarwood Drive and Laurel Bowie Road. According to mapping research, streams and wetlands are not found to occur on the property; however, a concrete channel exists on-site which has an associated floodplain. The site is located within the Upper Patuxent drainage basin. The predominant soils found to occur on-site, according to the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), include the Codorus and Hatboro soils, Issue-Urban land complex, and Russett-Christiana-Urban land complex. According to available information, Marlboro clay is not found to occur on this property. According to the Sensitive Species Project Review Area (SSSPRA) map prepared by the Maryland Department of Natural Resources Natural Heritage Program, there are no rare, threatened, or endangered (RTE) species found to occur on or in the vicinity of this property. The site has frontage on Laurel Bowie Road (MD 197), a master planned arterial roadway that is a traffic noise generator; however, due to the proposed institutional use, traffic generated noise impacts are not evaluated with the current application. The site does not front on any scenic or historic roads. The site is located within the Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map as designated by Plan Prince George's 2035 Approved General Plan. According to the approved Countywide Green Infrastructure Plan, the site contains Regulated and Network Gap areas.

Environmental Review

Note: As revisions are made to the plans submitted, the revision boxes on each plan sheet shall be used to describe what revisions were made, when, and by whom.

1. An approved Natural Resource Inventory equivalency letter was submitted with the review package, NRI-077-13, which was approved on May 6, 2013.

Comment: No additional information is needed with respect to the approved NRI equivalency letter.

2. This site is subject to the provisions of the Woodland Conservation Ordinance because a Type II Tree Conservation Plan (TCPII-146-00-01) was previously approved, which allowed for the issuance of a grading permit on the subject site.

The Woodland Conservation Threshold (WCT) for this 1.40-acre property in the R-55 zone is 20 percent of the net tract area or 0.10 acres. The woodland conservation requirement for the proposed development activity, based on the clearing of 0.38 acres, has been calculated as 0.20 acres. The requirement is proposed to be satisfied with 0.12 acres of on-site preservation and fee-in-lieu for 0.08 acres (\$836.35).

The plan requires technical changes to be in conformance with the Woodland Conservation Ordinance. The plan must be revised to show all existing and proposed utility connections and easements. All existing and proposed stormwater management features must be shown on the plan. The TCP notes must be revised to be larger and legible on the plan. Note 8 must be revised to read as "The property is adjacent to Laurel Bowie Road which is classified as an arterial road."

All tree conservation plans submitted for review are required to be signed by the qualified

professional who prepared it. The owner's certification has been shown on the plan and will be required to be signed by the property owner prior to certification of the TCPII.

Recommended Condition: Prior to certification of the detailed site plan, the Type II Tree Conservation Plan shall be revised as follows:

- a. Show all existing utility connections
 - b. Revise the TCP notes to be larger and legible on the plan
 - c. Revise TCP note 8 to read as "The property is adjacent to Laurel Bowie Road which is classified as an arterial road."
 - d. Update the revision box with a summary of the revisions
 - e. Have the qualified professional who prepared the plan sign and date it.
3. The conceptual and technical stormwater management design is reviewed and approved by the Department of Permitting, Inspections and Enforcement (DPIE) to address surface water runoff issues in accordance with Subtitle 32 Water Quality Resources and Grading Code, which requires that Environmental Site Design be implemented to the maximum extent practicable.

The subject project has an approved Stormwater Management Concept letter and Plan (37112-2014-00 issued on January 20, 2015. No stormwater management facilities are shown on the approved concept plan, but a fee of \$1,275.00 is required in lieu of providing on-site attenuation /quality control measures.

Comment: No additional information is required with regard to stormwater management.

Summary of Recommended Conditions

The Environmental Planning Section recommends approval of DSP-14026 and TCP2-027-14 subject to the following condition;

1. Prior to certification of the detailed site plan, the Type II Tree Conservation Plan shall be revised as follows:
 - a. Show all existing utility connections
 - b. Revise the TCP notes to be larger and legible on the plan
 - c. Revise TCP note 8 to read as "The property is adjacent to Laurel Bowie Road which is classified as an arterial road."
 - d. Update the revision box with a summary of the revisions
 - e. Have the qualified professional who prepared the plan sign and date it.

If you have any questions concerning these comments, please contact me at 301-952-3650 or by e-mail at alwin.schneider@ppd.mncppc.org.

ACS: acs

August 1, 2013

MEMORANDUM

TO: Meika Fields, Urban Design Section

VIA: Whitney Chellis, Subdivision Section *WCH*

FROM: Quynn Nguyen, Subdivision Section *Quynn for QN.*

SUBJECT: Referral for Worship World Church, DSP-03063-01

The property is known as Parcel A, located on Tax Map 101 in Grid D-1, in the R-55 Zone, and is 1.4 acres. Parcel A was recorded in Plat Book WW 32-19 in 1958. The site plan shows the boundary, and bearings and distances of Parcel A as reflected on the record plat. The property is improved with a 3,067-square-foot single family dwelling. The applicant has submitted a detailed site plan to operate a church (48 seats) within the existing dwelling. The application is not proposing any additional buildings or gross floor area.

Pursuant to Section 24-111(c)(2) of the Subdivision Regulations, the site is exempt from the requirement of filing a preliminary plan of subdivision because the final plat was approved prior to October 27, 1970 and the total gross floor area of development does not exceed 5,000 square feet. The site plan should note the date the original building was constructed on site and then the cumulative total of gross floor area of development after 1991. If the total gross floor area of development on site is more than 5,000 square feet after 1991 then a preliminary plan of subdivision will be required at that time.

Prior to approval of the DSP, the following site plan comments should be address:

1. Label and clearly dimension the existing 80-foot wide public use easement as granted on the record plat as: "Public Use Easement for Construction, Reconstruction, Operation and Maintenance of Storm and Sanitary Sewers."
2. The total acreage of the site does not match that for Parcel A as recorded on the record plat. The acreage should be corrected on the DSP (60,206 square feet) or the discrepancy demonstrated clearly.
3. Vehicular access to Briarwood as reflected on the TCP2 is not authorized via an easement approved pursuant to Subtitle 24. Based on available information, Mistletoe Spring Road is not a street or other right-of-way defined by 27-107.01(225) pursuant to Subtitle 24 and that the designation should be removed from the site plan.

4. The building layout on the DSP and the TCP2 do not match.
5. The proposed development appears to exceed the maximum allowable lot coverage which is based on the net lot area; a variance was not provided with this referral.
6. The DSP should label all existing structures and the disposition.

Failure of the site plan and record plat to match will result in the building and grading permits being placed on hold until the plans are corrected. There are no other subdivision issues at this time.



Rushern L. Baker, III
County Executive

PRINCE GEORGE'S COUNTY GOVERNMENT

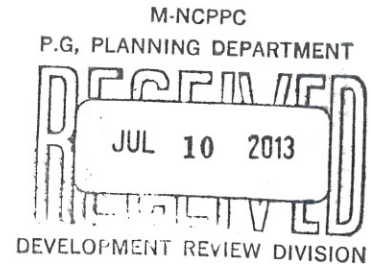


Department of Public Works and Transportation
Office of Engineering



MEMORANDUM

June 27, 2013



TO: Meika Fields, Urban Design Section
Development Review Division, M-NCPPC

FROM: *for* Dawit Abraham, P.E., Associate Director
Office of Engineering, DPW&T

RE: Worship World Church
Detailed Site Plan No. DSP-03063-01

CR: Laurel Bowie Road (MD-197)
CR: Briarwood Drive, 1-4648

In response to the Detailed Site Plan No. DSP-03063-01 referral, the Department of Public Works and Transportation (DPW&T) offers the following:

- The property is located on the northwest quadrant of Briar Hill Road and Laurel Bowie Road (MD-197). MD-197 is a State-maintained roadway; therefore, coordination with the Maryland State Highway Administration is required.
- Prior to the approval of the Detailed Site Plan, approved stormwater management concept is required.

If you have any questions or need additional information, please contact Ms. Elizabeth McKinney, District Engineer for the area, at (301) 883-5710.

DA:MA:dar

cc: Elizabeth M. McKinney, District Engineer, EISD, OE, DPW&T
Mariwan Abdullah, Engineer, EISD, OE, DPW&T
Worship world church, 13910 Laurel Bowie Rd, Laurel, MD 20708
Building Ideas Inc., P.O. Box 3121, Crofton, MD 21114




THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Countywide Planning Division, Transportation Planning Section

(301) 952-3680
www.mncppc.org

MEMORANDUM

June 20, 2013

TO: Meika Fields, Urban Design Section, Development Review Division
FROM:  Dan Janousek, Transportation Planning Section, Countywide Planning Division
SUBJECT: DSP-03063-01 Worship World Church

Type of Master Plan Bikeway or Trail

Municipal R.O.W.*	<input type="checkbox"/>	Public Use Trail Easement	<input type="checkbox"/>
PG Co. R.O.W.*	<input type="checkbox"/>	Nature Trails	<input type="checkbox"/>
SHA R.O.W.*	<input checked="" type="checkbox"/>	M-NCPPC Parks	<input type="checkbox"/>
HOA/Other	<input type="checkbox"/>	Bicycle Parking	<input type="checkbox"/>
Sidewalks	<input type="checkbox"/>	Trail Access	<input type="checkbox"/>

*If a Master Plan Trail is within a city, county, or state right-of-way, an additional two to four feet of dedication may be required to accommodate construction of the trail.

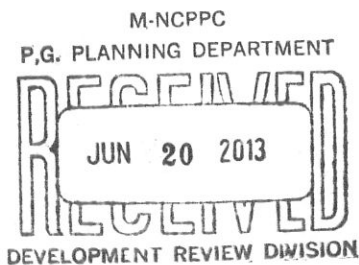
Review Comments

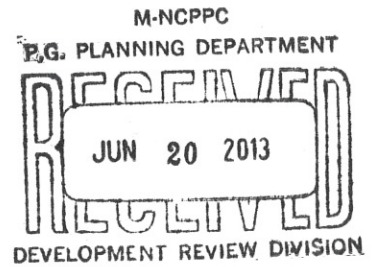
The subject property abuts Laurel Bowie Road MD 197, which is a State of Maryland road.

The *Approved Countywide Master Plan of Transportation* (functional master plan) contains the County's transportation recommendations. The plan recommends that MD 197 contain a sidepath in the vicinity of the subject application. The *Approved Subregion I Master Plan and Sectional Map Amendment* (area master plan) also contains recommendations for a sidepath on MD 197 (page 61).

There are no recommendations for sidewalks on MD 197.

The location of the sidepath has not been determined, and there are no county or state funded capital improvement projects for a sidepath that would affect the subject application





Prince George's County Planning Department
Community Planning Division

301-952-4225
www.mncppc.org

June 19, 2013

MEMORANDUM

TO: Meika Fields, Urban Design, Development Review Division
VIA: Cynthia Fenton, Acting Planning Supervisor, Community Planning Division *af*
FROM: Tamara Jovovic, Senior Planner, Community Planning Division *TJ*
SUBJECT: DSP-03063-01 (Worship World Church)

DETERMINATIONS

General Plan: This application is consistent with the 2002 Approved General Plan Development Pattern policies for the Developing Tier.

Master Plan: While the application does not generally conform with the low-density residential land use recommendation of the 2010 *Subregion 1 Approved Master Plan and Sectional Map Amendment*, the proposed use is permitted in the R-55 Zone.

BACKGROUND

Location: The subject property is located at the corner of Laurel Bowie Road and Briarwood Drive.
Size: 1.4 acres
Existing Use: Single-family detached house
Proposal: Convert an existing single-family detached house to a 48-seat church. Community Planning notes that according to aerial and other photos the subject property appears to already be operating as a church.

GENERAL PLAN, MASTER PLAN AND SMA

2002 General Plan: This application is located in the Developing Tier. The vision for the Developing Tier is to maintain a pattern of low- to moderate-density suburban residential communities, distinct commercial Centers, and employment areas that are increasingly transit serviceable. The application is a General Plan-designated corridor.

Master Plan:

- Planning Area/
Community: 62/South Laurel-Montpelier
 - Land Use: Low-density residential
 - Environmental: Refer to the Environmental Planning Section referral for conformance with the Environmental chapter of the 2010 Approved Master Plan for Subregion 1 and the 2005 *Approved Countywide Green Infrastructure Plan*.
 - Historic Resources: No historic resources are identified on the subject property.
 - Transportation: Direct vehicular access is provided via Laurel Bowie Road.
 - Public Facilities: While no public facilities are identified on or adjacent to the subject property, Oaklands Elementary School is located within 600 feet along Laurel Bowie Road.
 - Parks & Trails: The M-NCPPC-owned Snow Hill Manor Park is directly across from the subject property along Laurel Bowie Road. The 2009 *Countywide Master Plan of Transportation* recommends a sidepath along Laurel Bowie Road.
 - Aviation: The subject property is not located in an ILUC impact area.
- SMA/Zoning:** The 2010 Approved Master Plan for Subregion 1 retained this property in the R-55 Zone.

PLANNING ISSUES

The subject property is located in the South Laurel Living Area as defined by the 2010 Approved Master Plan for Subregion 1. The master plan describes the living area as having “a remote feeling...bordered by wooded areas and open space that buffer the Patuxent River to the east” (see page 130). The Physical Conditions section (see page 132) also refers to the “rural character” of this living area.

The applicant is revising its landscaping plan through the alternative compliance (AC) process to meet or exceed the standards of the 2010 *Prince George’s County Landscape Manual*. On the current plan, staff notes the omission of plant material required by Section 4.2 of the 2010 Landscape Manual in front of the proposed church along Laurel Bowie Road (MD 197) and the placement of proposed landscaping in SHA’s right-of-way. Community Planning encourages the AC committee to consider the rural character of the impacted segment of MD 197 when reviewing the applicant’s proposed landscaping and screening treatment in front of the building and parking lot—a three-foot tall brick or finished stamped concrete masonry wall and six ornamental trees. The site currently has a white rail-style fence that extends along the property line abutting MD 197. When combined with the required plant material, this type of fence would be consistent with the character of MD 197 and the living area; furthermore, the same fence type continues along MD 197 past Briarwood Drive creating a sense of visual continuity. Community Planning encourages the retention of the rail-style fence.

The following master plan policy and strategy are also relevant to this application:

Page 13

Policy 1: Preserve and enhance the suburban neighborhood character.

Strategy 2: Encourage high-quality design that seeks to improve existing shopping centers and promotes and enhances the character of neighborhoods.

The following 2002 General Plan policy and strategy are relevant to this application:

Page 84

Policy 1: Provide urban design that promotes the Development Pattern and Economic Development goals of this plan.

Strategy III: Ensure that the design of new development is attractive and vital and that the design of contiguous development maintains or enhances the character of the existing communities.

To promote and enhance the character of the South Laurel Living Area and surrounding neighborhood and to ensure it more effectively complements the architecture and materials of the existing structure, Community Planning encourages the applicant to reconsider the design, placement, and size of the existing sign above the garage door.

Community Planning also requests the applicant clarify the status of the existing concrete apron on Briarwood Drive in light of the placement of two future compact parking spaces in the south-east corner of the subject property.

c: Ivy Lewis, Chief, Community Planning Division
Long-range Agenda Notebook



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Countywide Planning Division, Transportation Planning Section

(301) 952-3680
www.mncppc.org

June 3, 2013

MEMORANDUM

TO: Meika Fields, Urban Design Section, Development Review Division
FROM: Eric Jenkins, Transportation Planning Section, Countywide Planning Division
VIA: Tom Masog, Transportation Planning Section, Countywide Planning Division
SUBJECT: DSP-03063/01, Worship World Church

The Transportation Planning Section has reviewed the site plan noted above. The subject site consists of 1.40 acres of land in the R-55 Zone. The site is located in the northwest quadrant of Briar Hill Road and Laurel-Bowie Road (MD 197). The applicant proposes to convert an existing single-family dwelling into a church.

Review Comments

The site is subject to the general requirements of site plan review, which include attention to parking, loading, on-site circulation, etc. No traffic-related findings are required. Staff notes that this site has an approved recorded plat (A10-3210).

The applicant is proposing to convert an existing single-family dwelling into a church with 48 seats. The single-family dwelling was constructed in 2006. Staff notes that the existing structure is currently being used as a church. A large sign that says "Worship World Church" is located above the double garage door advertising Sunday services. The property is zoned R-55 and is adjacent to Laurel-Bowie Road (MD 197). A church in the R-55 Zone with a lot size of less than 2 acres is required to be reviewed through the Detailed Site Plan (DSP) process.

There is an existing right-in/right-out 20-foot driveway providing direct access to Laurel-Bowie Road. Staff recommends that the applicant be required to provide a standard commercial entrance driveway in accordance with State Highway Administration standards. The site plan shows a 30-foot driveway with aprons on MD 197. The applicant is providing the 12 required on-site parking spaces on site where there is an existing gravel parking area. On-site circulation is adequate.

The site is adjacent to Laurel-Bowie Road, an arterial roadway, listed in the *Approved Master Plan and Sectional Map Amendment for Subregion 1* with a 120 foot right-of-way and six travel lanes. No additional dedication is required.

In summary, the Transportation Planning Section determines that the site plan is acceptable.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Countywide Planning Division, Transportation Planning Section

(301) 952-3680
www.mncppc.org

June 3, 2013

MEMORANDUM

TO: Meika Fields, Urban Design Section, Development Review Division

FROM: Eric Jenkins, Transportation Planning Section, Countywide Planning Division

VIA: Tom Masog, Transportation Planning Section, Countywide Planning Division

SUBJECT: DSP-03063/01, Worship World Church

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In summary, the Transportation Planning Section determines that the site plan is acceptable.



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

Darrell B. Mobley, Acting Secretary
Melinda B. Peters, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

May 31, 2013

Ms. Meika Fields,
Urban Design Section
Maryland- National Capital Park And
Planning Commission
17741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

RE: Prince George's County
MD 197 (Laurel-Bowie Drive)
Worship World Church
SHA Tracking No: 13APPG021XX
County Tracking No: DSP-03063-01
Mile Post: 13.54

Dear Ms. Fields:

Thank you for the opportunity to review the detail site plan and supporting documentation, associated with Worship World Church, located in Prince George's County, which was received on May 23, 2013. The State Highway Administration (SHA) completed its review of the submittal and offers the following comments:

Based on available information and existing conditions, we find that adequate vehicular and pedestrian access within the MD 197 right-of-way is provided. Therefore, the SHA has no objection to approval of the DSP-03063-01 for Worship World Church development in Prince George's County.

Please include our comments in your staff report to the Planning Board. If you have any questions, or require additional information, please contact Mr. Michael Bailey at 410-545-5593, by using our toll free number in Maryland only at 1-800-876-4742 x-5593 or via email at (mbailey@sha.state.md.us).

Sincerely,

for Steven D. Foster, Chief/Development Manager
Access Management Division

SDF/JWR/MB

- cc: Rev. W. Andrew Best, pastor, Worship World Church, 13910 Laurel-Bowie Road,
Laurel, Maryland 20708 (worshipworld@yahoo.com)
- Mr. Pranoy Choudhury, SHA-Access Management Division
- Mr. Eric Foster, M-NCPPC Transportation Planning (eric.foster@ppd.mncppc.org)
- Mr. Jeffrey Way, architect, Building Ideas, P.O. Box 3121, Crofton, Maryland 21114
(jwayarchitect@aol.com)
- Mr. Brian Young, SHA-District 4, Metropolitan District Engineer



My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free



**PRINCE GEORGE'S COUNTY
POLICE DEPARTMENT**

MEMORANDUM

DATE: May 30, 2013

TO: Meika Fields, Planner Coordinator
Urban Design Section
Development Review Division

FROM: Corporal Kurt Schnitzenbaumer #2862
Prince George's County Police Department
Community Services Division

SUBJECT: **DSP-03063-01, Worship World Church**

After reviewing the SDRC plans and visiting the site, there are no CPTED recommendations at this time.



**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PERMIT REVIEW SECTION**

14741 Governor Oden Bowie Drive, Upper Marlboro Md. 20772

Permit Reviewer: Mary Hampton 38608-2008-U
Telephone Number: 301-952-5411 December 3, 2008
Fax Number: 301-952-4141
Permit Status: *www.mncppc.org*

The following comments were generated from permit review. Any questions or concerns regarding the following should be directed to the reviewer at the phone number provided above.

1. This permit is for a church in the R-55 Zone on a parcel containing 1.4 acres. The prior use of the property is a single family dwelling constructed pursuant to permit 24036-2005-SGU. A church located on a lot between one and two acres is permitted with detailed site plan approval. The applicant must contact Lloyd Bafford in the Urban Design Section at 301-952-3554 for information and instructions regarding this process. Note: DSP-03063 was applied for for a church at this location, however the case was withdrawn. I called and left a message for Pastor William Best, Jr.

12/4/2008 – Pastor Best called and we discussed the permit comments.

1/13/09 – Pastor Best called and we discussed the comments. I asked that he call Joe Dehuarte at 301-952-3772 for information and instructions regarding the detailed site plan process. I emailed the comments to Pastor Best.

10/5/09 – Pastor Best called and we discussed the comments. I emailed the comments to Pastor Best.




THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 14741 Governor Oden Bowie Drive
 Upper Marlboro, Maryland 20772

DATE: May 7, 2015
 TO: Fern V. Piret, Planning Director
 FROM: Meika Fields, Alternative Compliance Committee
 PROJECT NAME: Worship World Church, Parcel A
 PROJECT NUMBER: Alternative Compliance AC-13009
 COMPANION CASE: Detailed Site Plan DSP-03063-01

ALTERNATIVE COMPLIANCE AND TREE CANOPY COVERAGE COMMITTEE REVIEW

Recommendation: X Approval Denial

Justification: SEE ATTACHED

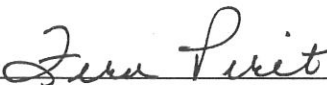
Meika Fields


 Reviewer's Signature

PLANNING DIRECTOR'S REVIEW

 Final Decision Approval Denial
 X Recommendation Approval Denial

 X To Planning Board
 To District Council
 To Zoning Hearing Examiner

Planning Director's Signature 

APPEAL OF PLANNING DIRECTOR'S DECISION

Appeal Filed:
 Planning Board Hearing Date:
 Planning Board Decision: Approval Denial
 Resolution Number:

Alternative Compliance: AC-13009
 Name of Project: Worship World Church, Parcel A
 Underlying Case: Detailed Site Plan DSP-03063-01
 Date: May 7, 2015

Alternative Compliance (AC) is requested from the requirements of the 2010 *Prince George's County Landscape Manual* for Section 4.2, Landscape Strips along Streets, along the site's Laurel-Bowie Road (MD 197) frontage.

Location:

The subject 1.40-acre property is located at the northwest quadrant of the intersection of Laurel-Bowie Road (MD 197) and Briar Hill Road, at 13910 Laurel-Bowie Road in Laurel, Maryland. The One-family Detached Residential (R-55)-zoned property is bounded on the north by single-family residences, south by Briarwood Drive, east by MD 197, and west by a vacant lot (unimproved Marlboro Road or Mistletoe Springs Road). To the west beyond the vacant lot is the Mistletoe Manor Apartments. The property is geographically designated as the Developed Tier and reflected on Attachment H(5) of the *Plan Prince George's 2035 Approved General Plan*, as found in Prince George's County Planning Board Resolution No. 14-10 (see County Council Resolution CR-26-2014, Revision No. 31).

Background:

The companion detailed site plan application requests approval to validate an existing church that is operating within a building that was constructed as a single-family residence. The new use, changing from a single-family dwelling to a commercial/institutional use, subjects the site to Section 4.2, Requirements for Landscape Strips along Streets; Section 4.3, Parking Lot Requirements; Section 4.4 Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). Alternative Compliance was requested from Section 4.2 of the Landscape Manual.

REQUIRED: 4.2 Landscape Strips along Streets, along Laurel-Bowie Road, south of the existing driveway entrance (Option 1)

Length of Landscaped Strip	164 feet
Width of Landscaped Strip	10 feet
Shade Trees (1 per 35 linear feet)	5
Shrubs (10 per 35 linear feet)	47

PROVIDED: 4.2 Landscape Strips along Streets, along Laurel-Bowie Road, south of the existing driveway entrance (Option 1)

Length of Landscaped Strip	164 feet
Width of Landscaped Strip	4-10 feet
Shade Trees	5
Shrubs	30

Justification of Recommendation:

The applicant has filed this request for Alternative Compliance (AC) from Section 4.2, Requirements for Landscape Strips along Streets of the 2010 *Prince George's County Landscape Manual*, for a reduction in the required width of a portion of the landscape strip along MD 197 to four feet. The existing paving for the small surface lot encroaches into the required ten-foot-wide landscape strip by six feet for 64 of the 164 feet of frontage.

The site's frontage is currently improved with a white, three-rail fence that extends along the MD 197 right-of-way. While the fence is not fully opaque, when supplemented with additional shrubs and trees, the provided treatment will provide mitigated views of the parking area from the street. The same fence type continues south along a portion of MD 197 and west along a portion of Briarwood Drive, and creates a sense of visual continuity within the largely residential area. When combined with the required plant material, the Alternative Compliance Committee believes that an attractive landscape treatment will be provided along the street that is consistent with requirements of the Landscape Manual, the character of MD 197, and the adjacent residential areas. While a portion of the required landscape strip will be four feet in width on the subject site, adequate soil volume will be provided, as this planting strip is connected to a wider green area located within the right-of-way of MD 197. Alternative Compliance Committee finds the applicant's proposal to be equally effective as normal compliance with Section 4.2 of the Landscape Manual.

Recommendation:

The Alternative Compliance Committee recommends APPROVAL of Alternative Compliance for Sections 4.2 of the 2010 *Prince George's County Landscape Manual*, for Worship World Church, Parcel A, subject to the following conditions:

1. Delineate the location of the existing white, three-rail fence along the property frontage.
2. Remove the details and notations for a proposed three-foot-tall masonry wall.
3. Revise plan and the Section 4.2 schedule to indicate the use of Option 1 only for the area south of the driveway entrance.
4. Provide a note under the provided Section 4.2 schedule that references the Alternative Compliance approval from this section.
5. Provide 17 additional shrubs in the area of the four-foot-wide landscape strip to meet the total number of shrubs required.

BUILDING IDEAS *BI*

18433 Queen Anne Road, Upper Marlboro, Maryland 20774
Telephone: 301-520-8690 Email: jwayarchitect@aol.com

May 20, 2013

M-NCPPC,
Mr. Don Townsend, Ms. Meika Fields, et. al.
14741 Governor Oden Bowie Drive, 4th Floor
Upper Marlboro, Maryland 20772

Re: Alternative Compliance Application for the Worship World Church, Detailed Site Plan –
DSP # 03063/01, 13910 Laurel-Bowie Road, Laurel, Maryland

APPLICATION JUSTIFICATION STATEMENT / COVER LETTER

Dear Mr. Townsend, Ms. Fields, et. al:

This comes to you and to all concerned parties in conjunction with the above referenced building permit / project.

In brief, the reason for this submission is due to the Church's land being approximately 1.4 acres in an R-55 zone, whereas the zoning regulations stipulate that a church in the R-55 zone with a lot size of less than 2 acres is required to be reviewed and approved by way of the agency's Detailed Site Plan (DSP) process. This statement and the applications and exhibits, etc. are submitted pursuant to the same.

The existing building was constructed around 2006 as a single family house structure, situated on a somewhat triangle-shaped approximately 1.4 acre lot. The lot is bounded by Laurel-Bowie Road on the north, and un-improved Mistletoe Springs Road on the South, and the westerly boundary backs-up to an completely developed single family residential neighborhood.

There is an existing approved TCP on file with MNCPPC for the site. Existing woodland and floodplain area at the westerly area more than suffices for the required buffer yard and setback from the existing single family homes; and the un-improved Mistletoe Springs Road is itself completely wooded, and land-locked and therefore not at all likely to be improved and made into a functioning road; and the existing property frontage along Laurel-Bowie Road is complete improved with streetscape, sidewalk, curb and gutters, and overhead utility lines.

In the Landscape plan which has been prepared in conjunction with this applicant's proposed Use and Occupancy of the exiting building as a Church, a 3-foot height masonry wall, and six (6) ornamental trees to screen the parking at the portion of Laurel-Bowie Road where believed to be required, per the MNCPPC Landscaping Manual.

The subject site is located on a road having a largely commercial-like presence, and the

character and proposed use of the property as a church is visually compatible with the building type, the scale, and density of development in the immediate and nearby surroundings. It is the applicant's belief that the proposed use of 13910 Laurel-Bowe- Road is not inconsistent with the character and scale and density of nearby schools, shopping centers, daycare center, apartment dwellings, single family dwellings, and other nearby low-to-midrise commercial, or institutional uses make this site appropriate for use as a Church. The church will be a positive resource in this community and in the region.

The applicant hopes to proceed toward review and approval in as timely a manner as is possible. You may reach me and/or the applicant, Pastor W. Andrew Best, regarding these matters. Thank you for your time and attention, and for your expertise and your facilitation of the efficient completion of these processes.

Best Regards,

A handwritten signature in cursive script that reads "Jeffrey J. Way".

Jeffrey Way, R.A.,
BUILDING IDEAS (Agent for the Applicant: Worship World Church)
301-520-8690

With Enclosures / Attachments