

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



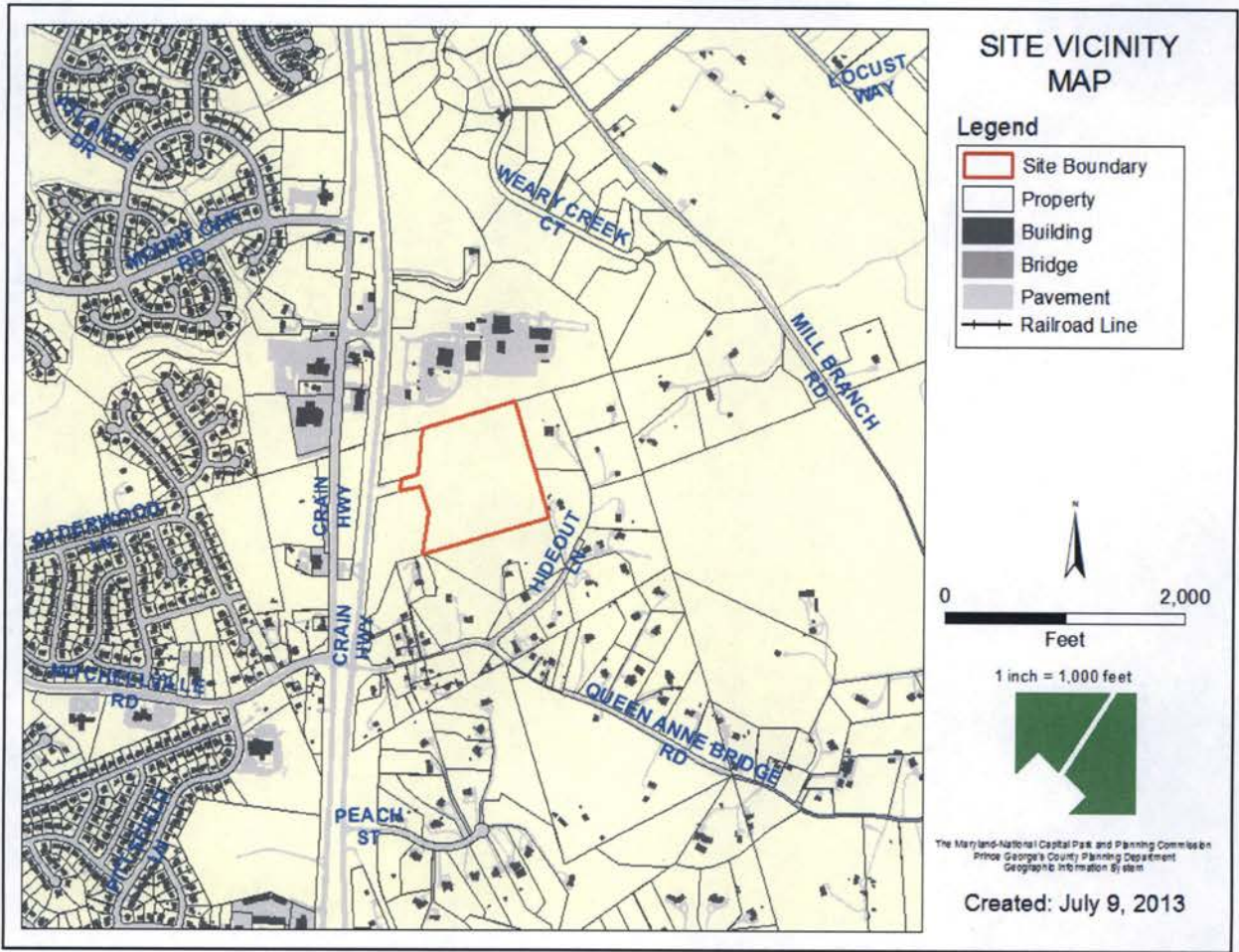
Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Departure from Design Standards DDS-621

Application	General Data	
Project Name: Temple of Praise International Church Location: On the east side of Robert Crain Highway (US 301), approximately 1,435 feet north of Queen Anne Bridge Road. Applicant/Address: Temple of Praise International Church 11301 Rhode Island Avenue Beltsville, MD 20705 Property Owner: Temple of Praise International Church 2233 Crain Highway Bowie, MD 20716	Planning Board Hearing Date:	11/07/13
	Staff Report Date:	10/22/13
	Date Accepted:	09/13/13
	Planning Board Action Limit:	N/A
	Plan Acreage:	22.14
	Zone:	R-A
	Gross Floor Area:	34,000 sq. ft.
	Lots:	N/A
	Parcels:	1
	Planning Area:	74B
	Tier:	Rural
	Council District:	04
	Election District:	07
	Municipality:	N/A
200-Scale Base Map:	203NE15	

Purpose of Application	Notice Dates	
A departure to allow the vehicular access to the loading space to be located within 50 feet of residentially-zoned property and a driveway street connection of 24 feet in width.	Informational Mailing	07/29/13
	Acceptance Mailing:	09/20/13
	Sign Posting Deadline:	10/07/13

Staff Recommendation		Staff Reviewer: Ivy R. Thompson Phone Number: 301-952-4326 E-mail: Ivy.Thompson@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

TECHNICAL STAFF REPORT

TO: The Prince George's County Planning Board

VIA: Jimi Jones, Zoning Supervisor, Development Review Division

FROM: Ivy R. Thompson, Senior Planner, Zoning Section, Development Review Division

SUBJECT: **Departure from Design Standards Application No. DDS-621**

REQUEST: **A departure to allow the vehicular access to the loading space to be located within 50 feet of residentially-zoned property and a driveway street connection of 24 feet in width.**

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

NOTE:

The Planning Board has scheduled this application for a public hearing on the agenda date of November 7, 2013. The Planning Board also encourages all interested persons to request to become a person of record for this application.

Requests to become a person of record should be made in writing and addressed to The Maryland-National Capital Park and Planning Commission, Development Review Division, 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772. Please call 301-952-3530 for additional information.

FINDINGS

A. **Location and Field Inspection:** The subject property is located on the east side of Robert Crain Highway (US 301), approximately 1,435 feet north of its intersection with Queen Anne Bridge Road. The subject property is located on Tax Map 63, Grid E3, and is known as Parcel 1. The property consists of 22.14 acres in the Residential-Agricultural (R-A) Zone, along with neighboring properties on the east side of the highway. It is currently undeveloped. There is an approved preliminary plan of subdivision which proposes to construct a 650-seat, 34,000-square-foot church and parish hall.

B. **Development Data Summary**

	EXISTING	PROPOSED
Zone	R-A	R-A
Use(s)	Vacant	Church and parish hall
Acres	22.14	22.14
Parcels	1	1
Square Footage/GFA	35,599	35,599

C. **History:** The site is the subject of approved Preliminary Plan of Subdivision 4-09036. PGCPB Resolution No. 10-06 contained 22 conditions and was adopted on February 4, 2010. Parcel 1 was recorded in Plat Book MMB 236-77 on September 19, 2012.

D. **Master Plan Recommendation:** The application conforms to the rural residential land use recommendations of the 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, 74B* (Bowie Master Plan and SMA).

2002 Prince George's County Approved General Plan: This application is consistent with the 2002 *Prince George's County Approved General Plan* Development Pattern policies for the Rural Tier. The subject property is located in the Rural Tier. The vision for the Rural Tier is the protection of large amounts of land for woodland, wildlife habitat, recreation and agriculture pursuits, and preservation of the rural character and vistas that now exist.

E. **Request:** Section 27-579(b) of the Zoning Ordinance does not allow any portion of an exterior loading space and no vehicular entrances to any loading space within 50 feet of any residential zone. Section 27-581 of the Zoning Ordinance requires that all loading spaces are connected to a street by means of a driveway that is at least 22 feet wide, exclusive of curb returns and gutters. The applicant is requesting two departures: 1) a departure from Section 27-579(b) to allow access to the loading space to be located within 50 feet of residentially-zoned property and 2) a departure from Section 27-581 for the width of a driveway street connection.

F. **Surrounding Uses:** The property to the north is developed with a wholesale nursery. Properties to the south and east are developed with single-family dwellings. The two abutting properties to the west of the subject property, surrounding the driveway stem, are undeveloped. Property immediately across from the driveway, in the median for Crain Highway (US 301), is zoned R-A and is undeveloped. Property further west, across US 301, is zoned Miscellaneous Commercial (C-M) and is also undeveloped, but approved for two automobile dealerships.

G. **Design Requirements:**

1. **Departure from Design Standards from Sections 27-579(b) and 27-581:** Sections 27-579(b) and 27-581 of the Zoning Ordinance set forth the following requirements:

Section 27-579. Location.

- (b) **No portion of an exterior loading space, and no vehicular entrances to any loading space (including driveways and doorways), shall be located within fifty (50) feet of any Residential Zone (or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan).**

Section 27-581. Connection to street.

Every loading space shall be connected to a street by means of a driveway. The driveway shall be at least twenty-two (22) feet wide, exclusive of curb returns and gutters. In the case of a corner lot, no such driveway shall be located less than twenty (20) feet from the existing or proposed ultimate point of curvature of the curb or the edge of the pavement of an uncurbed section of the street, whichever forms the greater distance to the point of curvature of the fillet of the driveway apron.

The subject departure includes a request to allow a setback of 38 feet in place of the required 50-foot setback for vehicular entrances to loading spaces within 50 feet on residentially-zoned land and a 24-foot-wide driveway access. The property is zoned R-A, therefore, the property cannot be developed without the requested departure. Sole access to the church property is via the drive lane, which also provides access to adjoining parcels 149 and 147 from Crain Highway (US 301). Given the location of the property along US 301 and the fact that it is surrounded by residential uses, there is no feasible alternative.

2. **Sections 27-568 and 27-582, Parking and Loading Space Requirements**

The applicant meets the Zoning Ordinance requirements of both Sections 27-568 and 27-582 for parking and loading spaces. The site plan notes that a total of 179 parking spaces and one loading space are provided per the requirement. The site plan notes indicate that the proposed church will have a gross floor area of 39,599.16 square feet. Based on this information, the church use requires a minimum of 177 parking spaces (one space for every four seats in the auditorium and other rooms) per Section 27-568. Section 27-582 requires one loading space for the first 100,000 square feet. The applicant's parking schedule provides a total of 179 parking spaces, including 169 standard spaces, 6 handicapped spaces, and 4 van-accessible handicapped spaces. One loading space is required and one is provided.

H. **Referral Comments:**

Community Planning—There are no General Plan or master plan issues raised by this application. The 2006 Bowie Master Plan and SMA supports the Rural Tier land use policies set forth in the General Plan. The master plan recommends strategies for implementing the General

Plan policies to retain the rural character for the Rural Tier. The following strategy (pp. 6 and 7) is applicable and should be considered in the review of this application:

Policy 1: Strategy 4: Implement rural design standards to ensure that new private and public development is consistent with the prevailing character of the rural area. The following guidelines should be incorporated into the standards:

- c. **Preservation of existing vegetation or the installation of landscaping should be provided to soften and buffer views of houses and other structures. Landscape plants should be native and re-create rural buffers.**

Subdivision—The site is the subject of approved Preliminary Plan of Subdivision 4-09036 and the resolution was adopted on February 4, 2010. The resolution, PGCPB No. 10-06 contained 22 conditions, which were addressed in the record plat notes. In terms of the environmental and transportation conditions of the approved preliminary plan, they should be reviewed further by the Transportation and Environmental Planning Sections. Departure from Design Standards DDS-621 is in substantial conformance with Preliminary Plan 4-09036 and the record plat if the above comments have been addressed. Failure of the site plan and record plat to match will result in grading and building permits being placed on hold until the plans are corrected. There are no other subdivision issues at this time.

Urban Design: The Urban Design Section has no specific comments on the merits of the departure request in regards to the required findings for approval stated in Section 27-239.01(b)(7) of the Zoning Ordinance. The application is subject to the 2010 *Prince George's Landscape Manual* (Landscape Manual) and will be reviewed for conformance to its requirements through the building permit approval process. Therefore, the applicant should ensure that the submitted plans conform to its requirements and that the relevant schedules are included on the plans demonstrating that conformance.

The application is also subject to the requirements of the Prince George's County Tree Canopy Coverage Ordinance as it will result in an excess of 5,000 square feet of disturbance to the site, and will be reviewed for conformance to its requirements through the building permit approval process. Therefore, the applicant should ensure that the submitted plans conform to its requirements and that the relevant schedule is included on the plans demonstrating conformance.

I. **Required Findings:**

Section 27-587—This section authorizes the Planning Board to grant departures from design standards, under procedures and requirements in Part 3, Division 5, of the Zoning Ordinance.

Section 27-239.01(b)(7)(A) of the Zoning Ordinance provides that, in order for the Planning Board to grant a departure from design standards, it shall make the following findings:

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

Comment: Staff finds that these purposes are equally well served by the application. The applicant is developing a church on an undeveloped residentially-zoned parcel in a conservation area. The applicant's proposal maintains the residential nature of the area. The access from Crain Highway (US 301) continues in such that it provides the minimum disturbance to the adjacent properties. Parking is provided in excess of the minimum amount required by the Zoning

Ordinance to ensure that parking is plentiful and convenient for patrons of the proposed church, while not impacting future and existing residents. A single loading space is required by the Zoning Ordinance and one is provided. The loading space will be discreetly located in the rear of the site. The location of the loading space and access driveway behind the church will not detract from the residential character of the neighborhood as they will be screened in accordance with the Landscape Manual. Landscaping along US 301 and along the property lines will ensure the site will maintain compatibility with adjacent residential land uses.

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

Comment: The departure is the minimum necessary. The request allows for the parking lot to be used to its maximum potential, which will serve the church congregation and have little impact on the surrounding residential uses.

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

Comment: Staff finds that the departure is necessary in order to alleviate circumstances that are unique to the site because the property is zoned Residential-Agriculture (R-A) and R-A-zoned land surrounds the property to its north and south. The property is unique in that it resembles a flag lot, with its approximately 100-foot-wide narrow portion extending out toward US 301. Within this 100-foot-wide access portion, a 38-foot setback along both Parcels 147 and 149 was created along with a 24-foot-wide driveway access. This departure is necessary to provide the required loading space which is special to the proposed use and location.

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

Comment: The departure will not impair the visual, functional or environmental quality, or integrity of the site or of the surrounding neighborhood. The applicant is exceeding all of the required setbacks with the exception of the access drive required for the loading space. The existing adjacent residential areas and the undeveloped and vacant residential lots will not be infringed upon.

CONCLUSION

The applicant has satisfied all of the requirements pertinent to obtaining the requested departure from the requirement that access drives to a loading space shall be a minimum of 50 feet from adjoining residentially-zoned land.

RECOMMENDATION

The Zoning staff finds that, with conditions, the request conforms to the purposes of the required parking design standards contained in Sections 27-579(b) and 27-581 of the Zoning Ordinance. Accordingly, staff recommends APPROVAL of Departure from Design Standards Application No. DDS-621, subject to the following conditions:

1. Prior to issuance of permits, the plans for the project shall be revised, if necessary, to demonstrate conformance to the relevant requirements of the 2010 *Prince George's County Landscape Manual* and include the relevant schedules from the Landscape Manual demonstrating conformance to its requirements.
2. Prior to issuance of permits, the plans for the project shall be revised, if necessary, to demonstrate conformance to the relevant requirements of the Prince George's County Tree Canopy Coverage Ordinance and include the required schedule demonstrating conformance to its requirements.

ITEM:

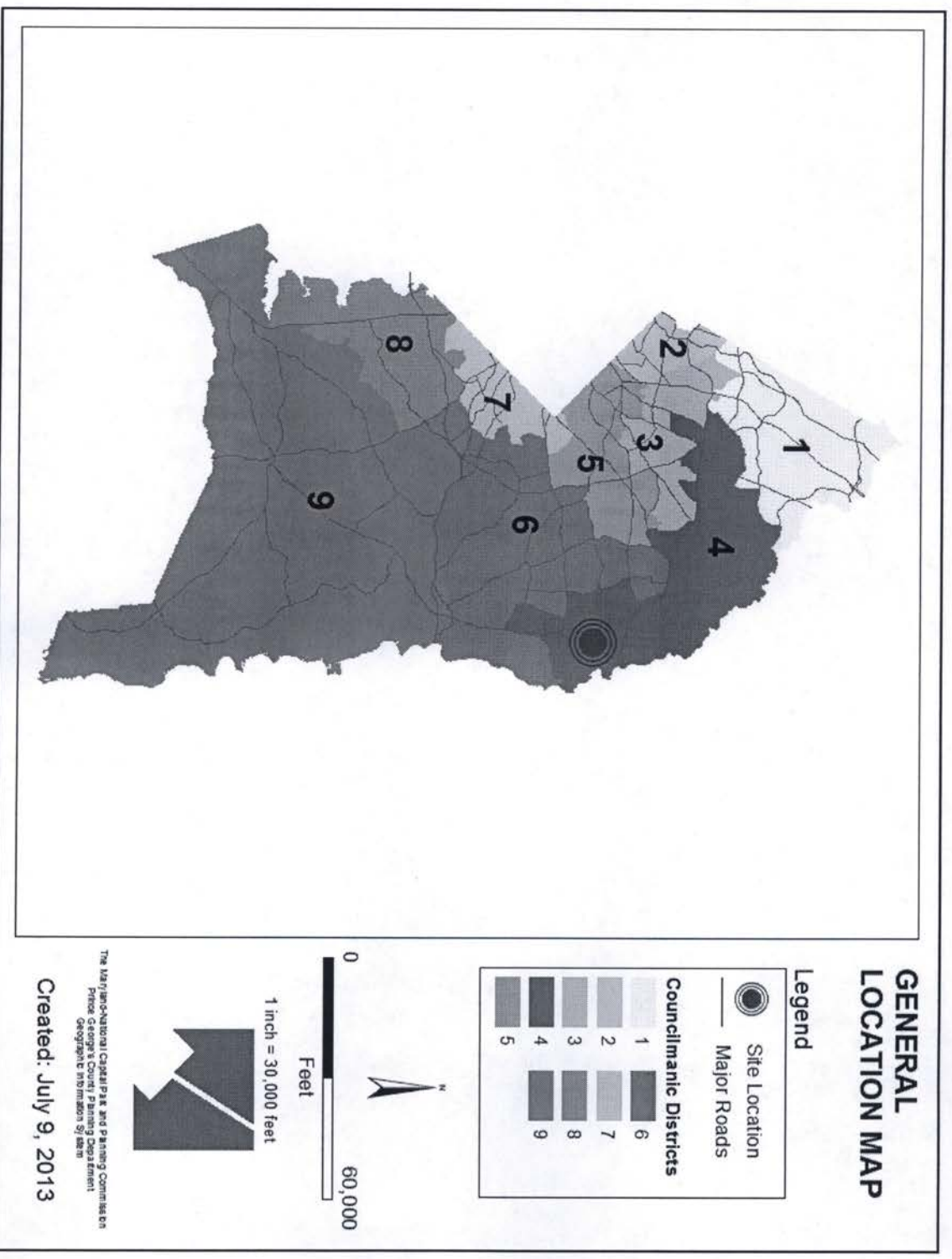
CASE: DDS-621

TEMPLE OF PRAISE INTERNATIONAL CHURCH

THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT

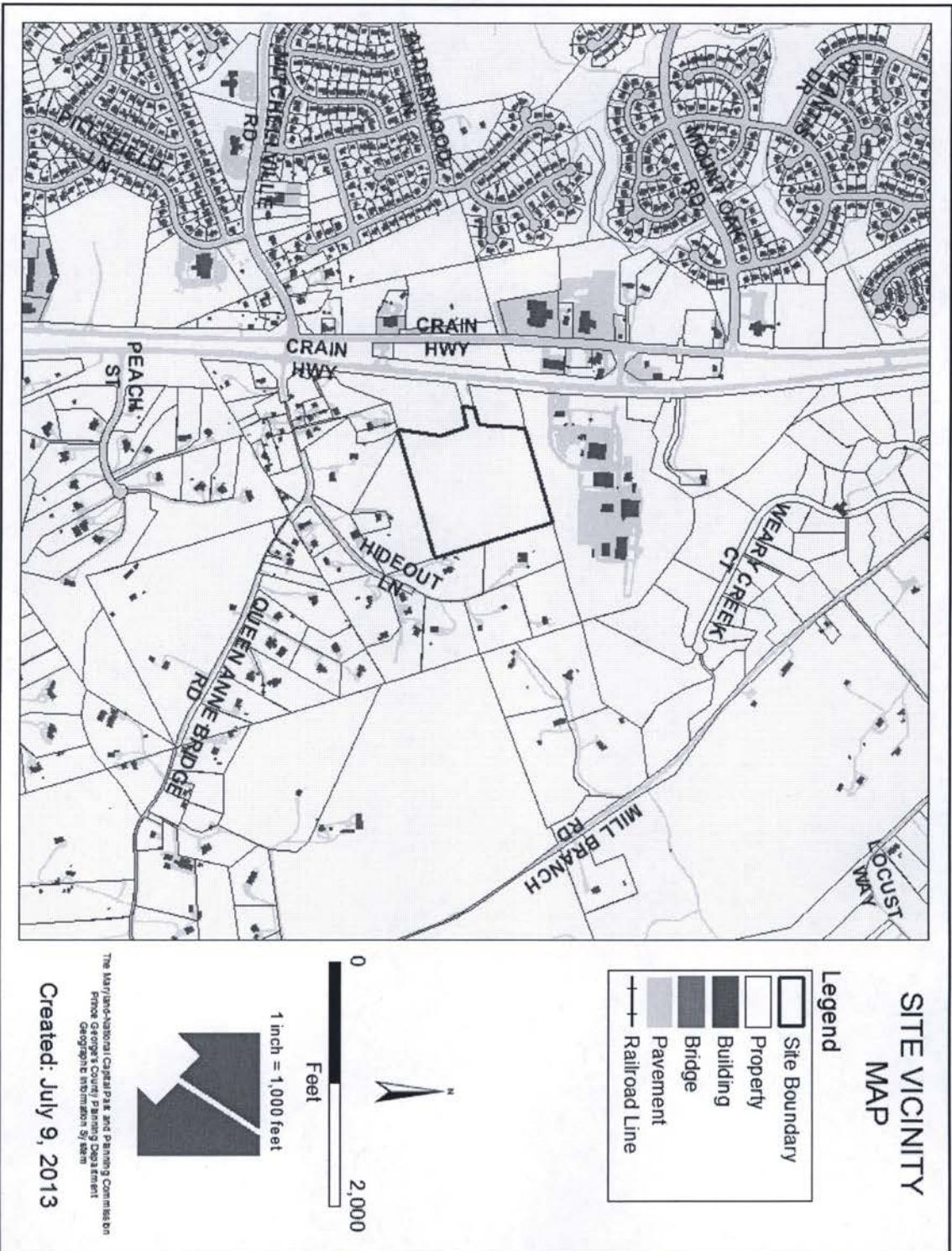


GENERAL LOCATION MAP



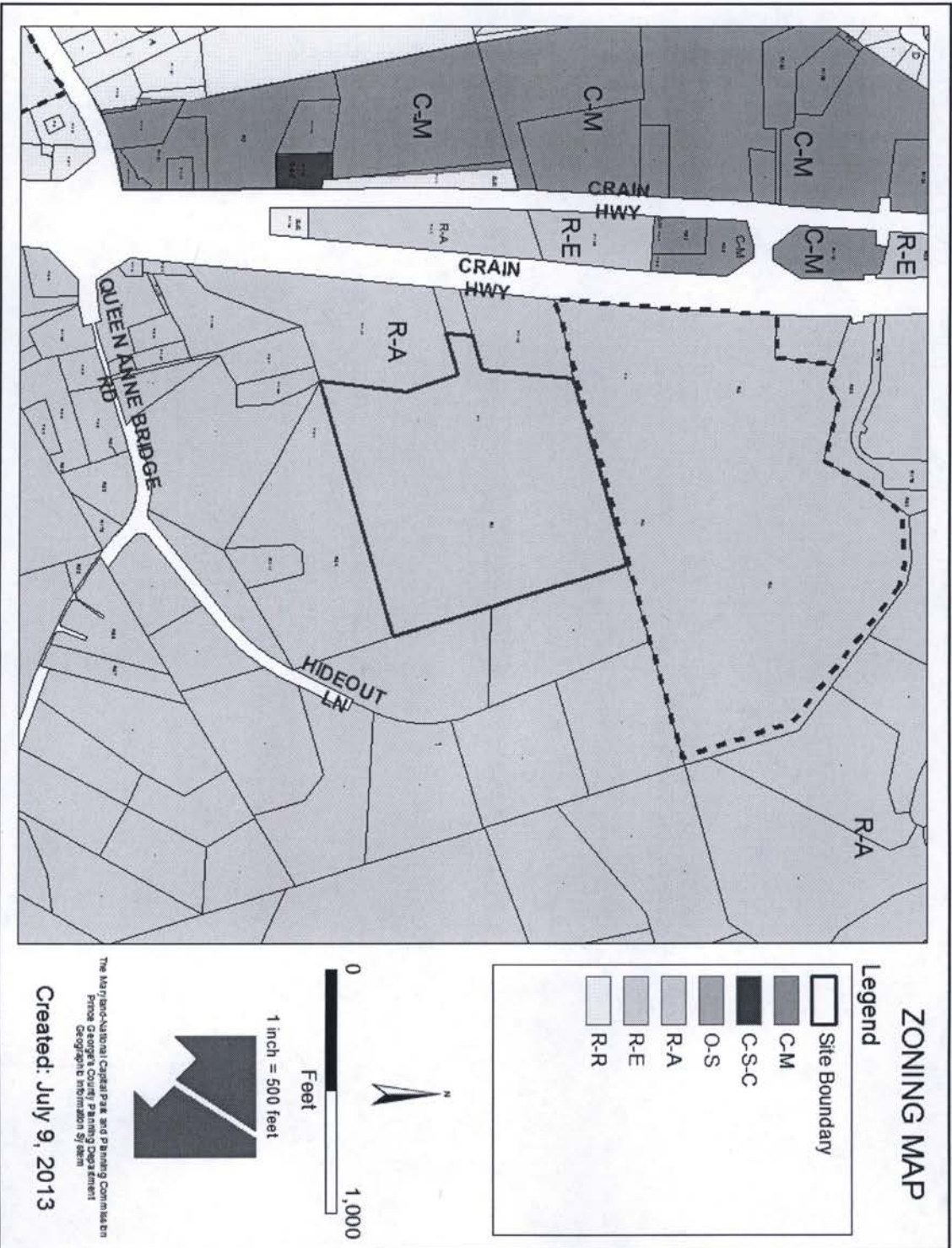
SITE VICINITY

Case # DDS-621



ZONING MAP

Case # DDS-621



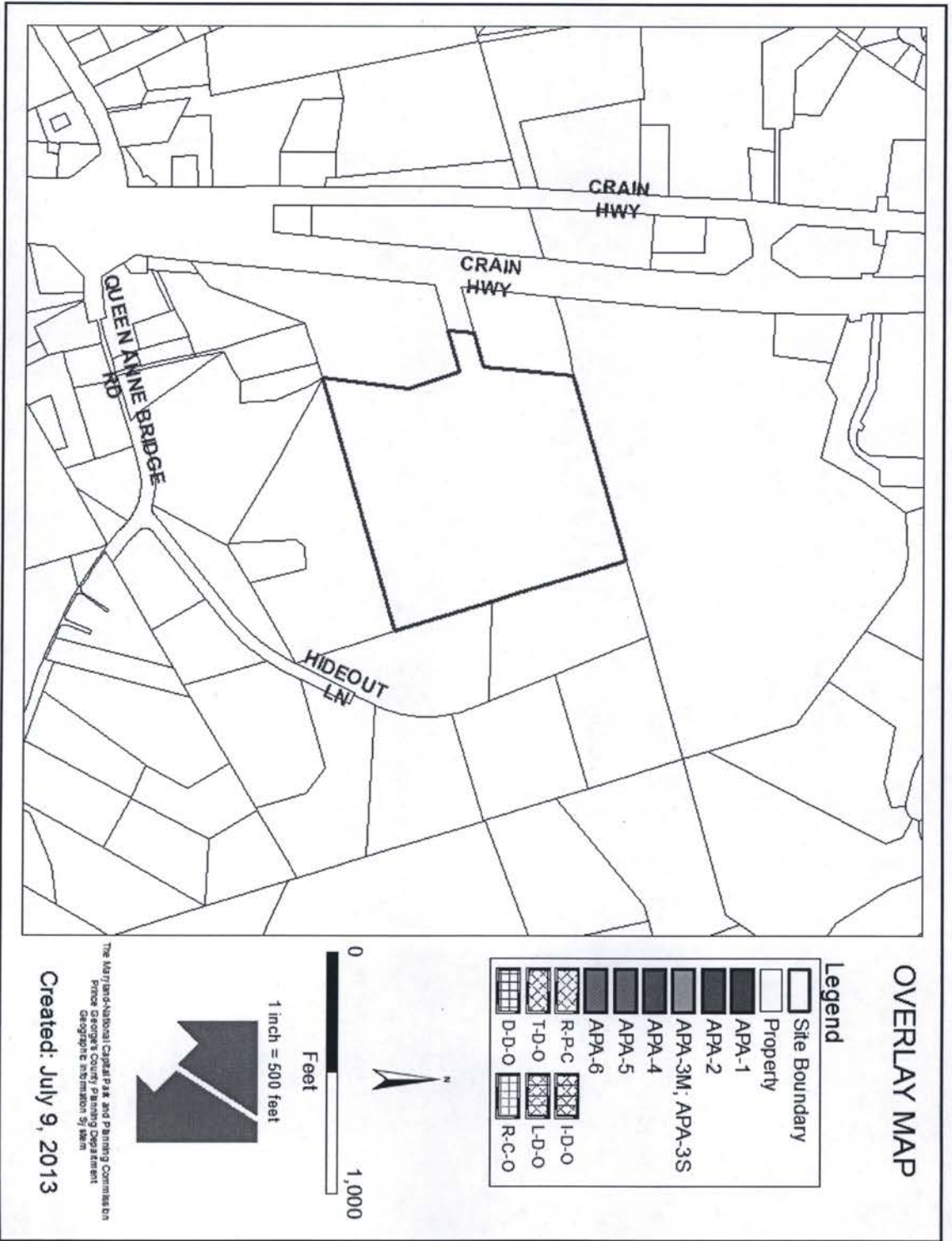
Slide 4 of 10

11-07/2013



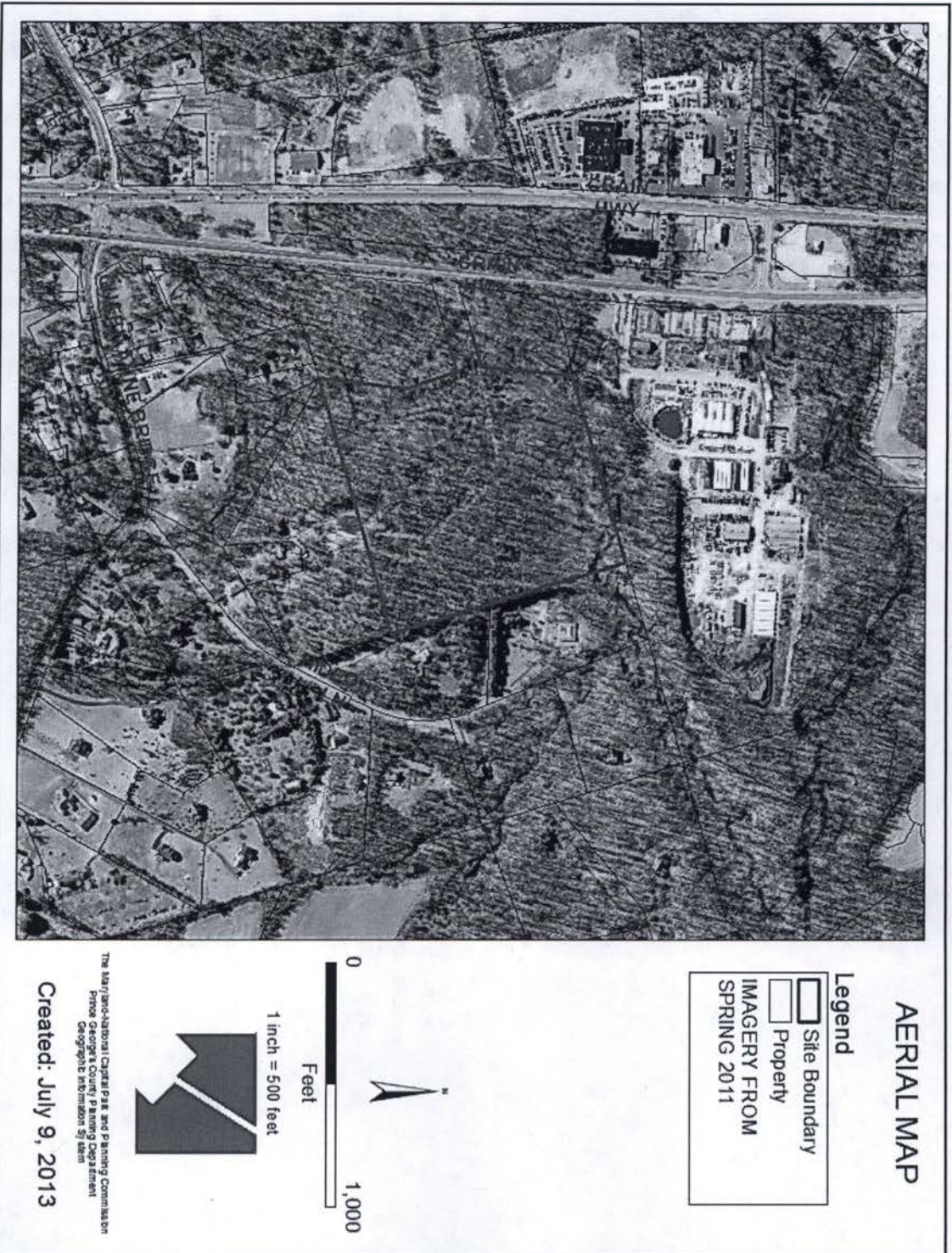
OVERLAY MAP

Case # DDS-621



AERIAL MAP

Case # DDS-621

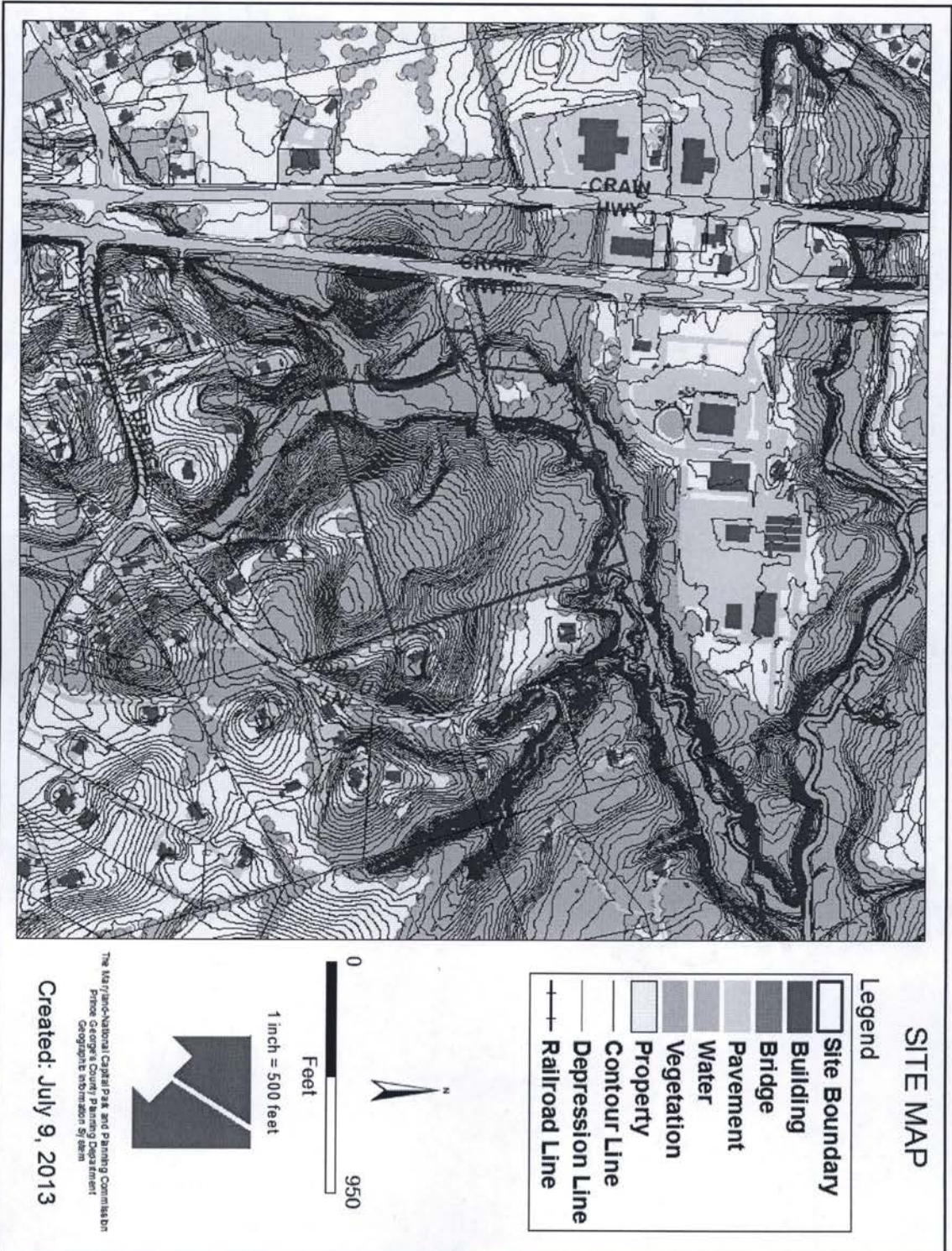


Slide 6 of 10

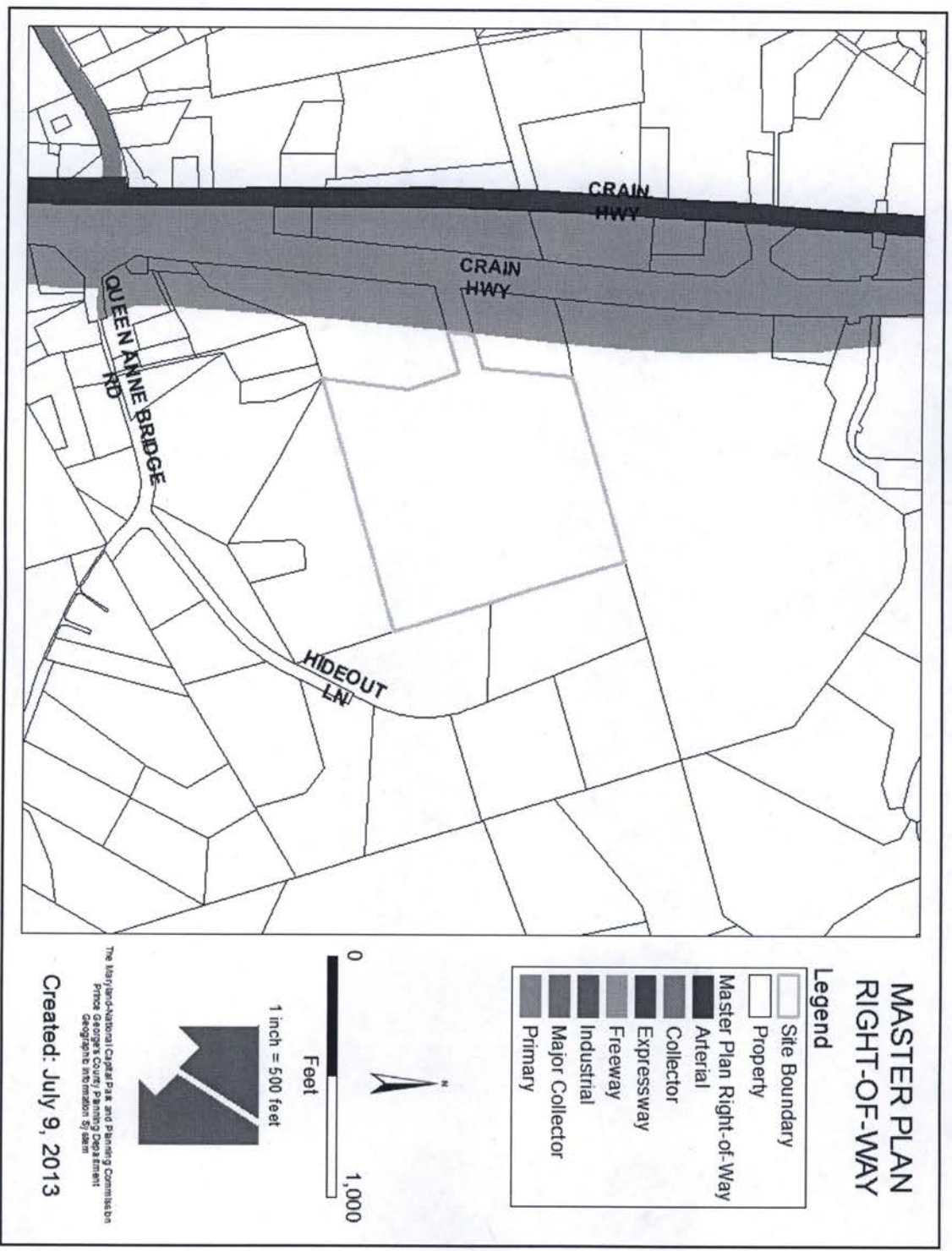
11-07/2013

SITE MAP

Case # DDS-621

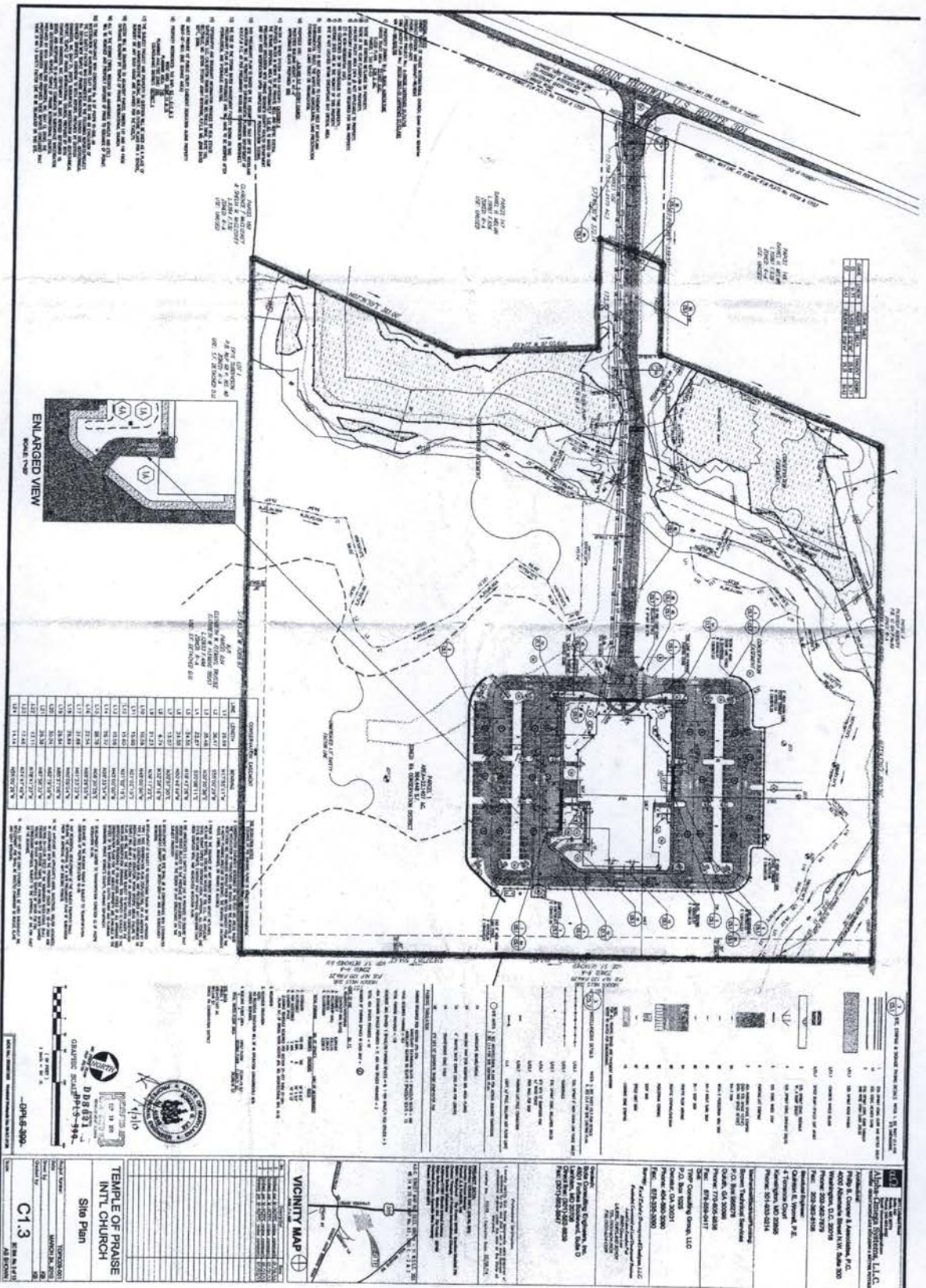


MASTER PLAN RIGHT-OF-WAY MAP



SITE PLAN

Case # DDS-621

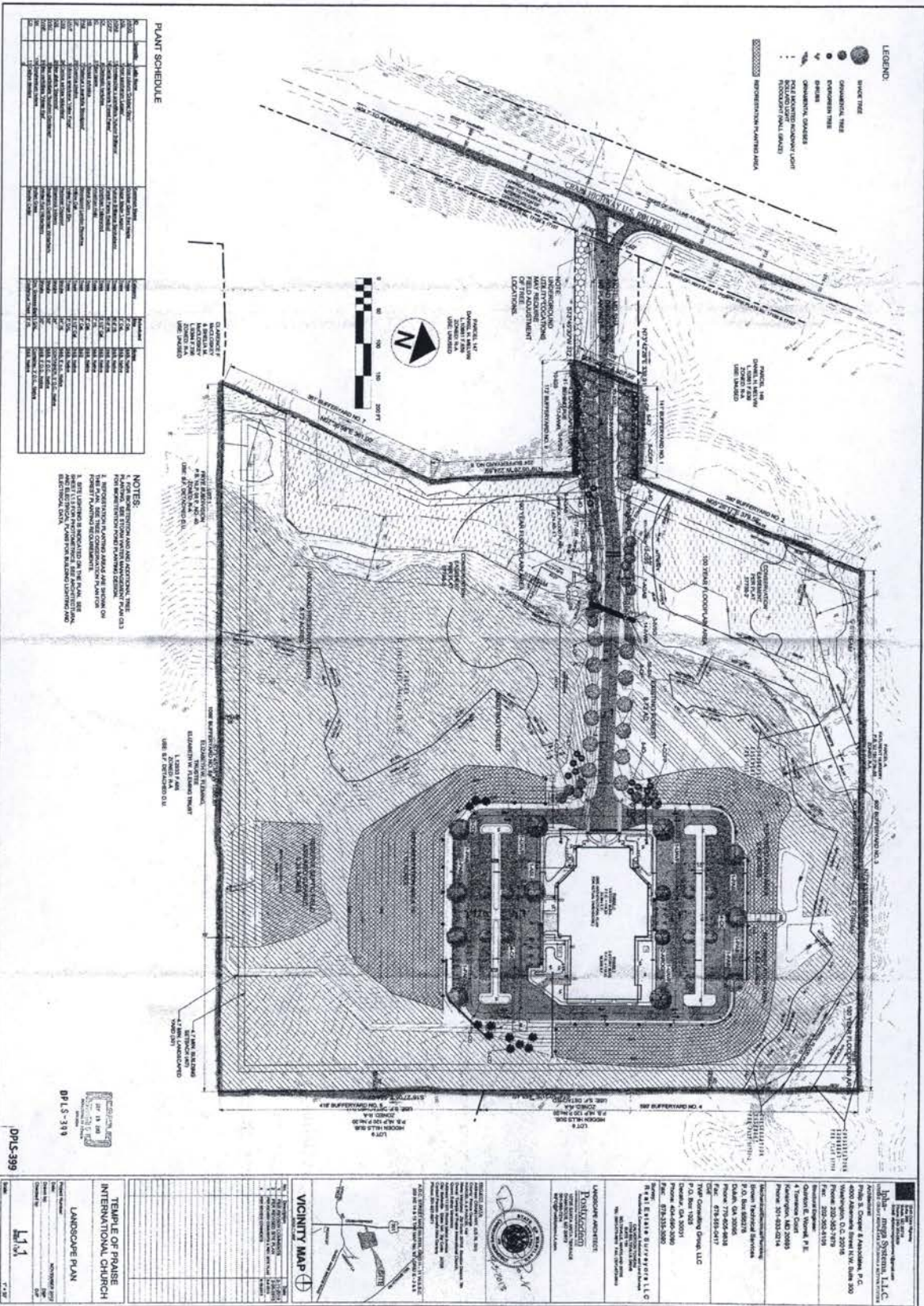


Slide 9 of 10

11-07/2013

LANDSCAPE PLAN

Case # DDS-621

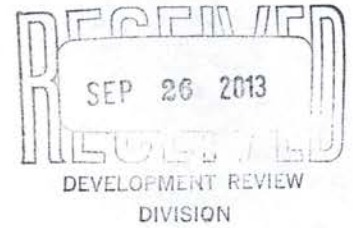


Slide 10 of 10

11-07/2013

NOV. 7th PB

**AMENDED
DDS 621
STATEMENT OF JUSTIFICATION**



TEMPLE OF PRAISE INTERNATIONAL CHURCH

2233 CRAIN HIGHWAY

BOWIE, MARYLAND 20716

DDS-621

This statement is provided to justify a request for Departure from Design Standards application DDS-621, approval for Temple of Praise International Church, (Sections 27-577 thru 27-581 of the Zoning Ordinance) in the R-A Zone. Churches between 10,000 -100,000 s.f. of gross floor are required to provide one loading space. A departure will be required if the loading space or its access is within 50 feet of any Residential Zone. The access to the loading space must have a 50' setback from all properties that are adjacent to residentially zoned property. The access from Crain Hwy. will not have the required minimum of 122' width which include the 50' setback on each side of the driveway and the required 22' width driveway access. The application has to request a Departure from Design Standards (DDS) to allow for the area a linear distance of 141' along the south boundary line of Parcel 149 and a linear distance of 173' along the north boundary line of Parcel 147 beyond the Maryland State Highway Administration 301 right of way. The property width in this area is 100' and not the 122' as required. The applicant requests a 38' in place of the required 50' setback along Parcels 147 and 149 and a 24' wide driveway access drive.

THE PROPERTY

- Location- North of US 301, APPROX. 1,435 feet from Queen Anne's Bridge Road
- Address- 2233 Crain Highway
- Current Zoning- R-A
- Acreage- 22.1407 acres
- Subdivision- None
- Frontage- Crain Highway/US 301N 107.56'
- Right-of-Way- Crain Highway/US 301N (varies)
- Zoning Map- 203NE14/15
- Tax Map- 063E2 & E3 Parcel 1
- Historic Sites- None

Municipality- No Features Found

DDS621

Council District- 4

Master plan & SMA- The applicable master plan for the property is Approved Master Plan for Bowie and vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A and 74B, approved February 7, 2006.

The Sectional Map Amendment classifies the property as R-A Zone in the Conservation District.

The October 2002 General Plan places the property in the Rural Tier.

NEIGHBORHOOD DEFINITION

The neighborhood of the site has the following boundaries:

- | | |
|--------|--|
| North- | Undeveloped rural parcel 149 and Patuxent Nursery |
| East- | Eastern boundaries of Hidden Hills Subdivision of medium density residential development rural-single family dwellings served by: Queen Anne's Bridge Road and Hideout Lane. |
| South- | Medium density residential development rural-single family dwellings. served by: Queen Anne's Bridge Road and Hideout Lane. |
| West- | The median of Crain Highway/US 301 North and undeveloped rural parcel 147 and 149 |

SITE OBSERVATION

The property is located north on US 301 approximately 1,435 feet from Queen Anne's Bridge Road intersection. The primary and most feasible access to the site is from the US 301 frontages. This is a wooded site and currently vacant with a gravel bed road for access onto the site. A small stream runs from south to north through an existing culvert on the property with steep slopes leading to the stream. The site is in the Conservation District thus requiring a septic system and well water system.

THE SURROUNDING USES

- Directly across the northbound lanes of Crain Highway/US 301 to the west, the median between the northbound and southbound lanes is vacant and wooded R-A Zone.
- Adjoining properties to the north is one vacant parcel and Patuxent Nursery in the R-A Zone.
- Adjoining properties to the east are rural-single family dwellings in the Hidden Hills Subdivision R-A Zone.
- Adjoining properties to the south are rural-single family lots in the R-A Zone and one vacant parcel.

Further north along the eastside of Crain Highway/US 301 are large undeveloped land in the R-A Zone.

Further north median of Crain Highway/US 301 are vacated used car dealership and barber shop, and Bowie Auto Mall containing Jiffy Lube, Goodyear tire store, auto repair, etc. in the C-M Zone, a vacant parking lot in the R-R Zone and undeveloped land in the R-E Zone and R-A Zones.

Further south along the eastside of Crain Highway/US 301 at Queen Anne’s Bridge Road are large undeveloped land and are rural-single family lots.

DESCRIPTION OF PROPOSED USE

The proposed use is for the Temple of Praise International Church (Parcel 1) 35,599 square feet with a drive through lane, 179 parking spaces and 1 loading space. The use would share access from Crain Highway/US 301 through the church’s property to the proposed building, while also providing access to adjoining properties Parcel 149 and Parcel 147.

COMPLIANCE WITH SECTION 27-341.02

Church or similar place of worship

(a) A church or similar place of worship may be permitted, subject to the following:

(1) The minimum setback for all buildings shall be twenty-five (25) feet from each lot line; (the building is set back at least twenty-five feet from each lot line).

(2) When possible, ingress and egress should be located so as to direct traffic away from streets that are internal to a residential subdivision; (access is provided away from streets that are internal to a residential subdivision).

(3) The applicant shall satisfactorily demonstrate that parking and traffic will not adversely affect adjacent residential neighborhoods; (parking traffic will not adversely affect adjacent residential

neighborhoods because the parking spaces are set back well beyond the minimum requirement from the lot lines and adequately screened by existing forest, proposed landscaping plants and fencing).

(4) When possible, there should be no parking spaces or loading areas located in the front yard; and (no parking is in the front yard).

(5) The maximum allowable lot coverage for the zone in which the use is proposed shall not be increased. (Lot coverage has not been increased)

REQUIRED FINDINGS

Sec. 27-239.01 (b) (7)

(A) Findings:

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

- (i) The purposes of this Subtitle will be equally well or better served by the applicant's proposal;
To require (in connection with each building constructed and each new use established) off-street automobile parking lots and loading areas sufficient to serve the parking and loading needs of all persons associated with the buildings and uses;

RESPONSE: The church has an off-street parking lot and provides spaces, which are sufficient to accommodate the parking needs of the congregation. The church is subject to standard that requires one loading space, when the g.f.a. of the church is above 10,000 s.f. The Church has a need for a loading space, but this ingress and egress from U.S. 301 is the only possible access to the building.

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

RESPONSE: The Applicant is requesting approval of this departure request that would allow the parking lot to be utilized to its maximum potential and to effectively serve the needs of the congregation. The loading space is needed only one loading space is required and the applicant is providing the minimum access for the single loading space required.

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

RESPONSE: The departure is necessary in order to alleviate circumstances which are special to the subject use, given its nature at this location. The Prince George's County Zoning Ordinance treats the subject building as a commercial facility, and rightfully so. However, the nature of the use at this location is an institutional use, that being a church. Generally, churches do not provide loading spaces or have loading spaces.

The applicant requests this departure in order to provide the required loading space which is special to the proposed use and location.

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

RESPONSE: The applicant is exceeding all required setbacks with the exception of the access drive required for the loading space and the existing adjacent residential areas will not be infringed upon. The residential lots adjacent to the access drive are undeveloped and vacant.

Sec. 27-579

(b) No portion of an exterior loading space, and no vehicular entrances to any loading space (including driveways and doorways), shall be located within fifty (50) feet of any residential Zone (or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan). (See Figure 63.)

RESPONSE: Per the proposed design there are exterior loading spaces or vehicular entrances within 50' of any residential Zone. Given the location of the property, which is surrounded by residential uses, there is no alternative. (KB) 10/8/13

(B) Considerations:

(i) There are no parking facilities on or off street within 500' of the property.

RESPONSE: There are currently no safe on-street parking spaces within 500' of the new facility to count at this time, and the applicant is not proposing to utilize on-street parking to support the church.

(ii) Recommendation of the Approved Master Plan for Bowie and vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A and 74B, approved February 7, 2006.

RESPONSE: The Area Master Plan for the subject property allows for a Church.

(ii) The property is not within a municipality.

RESPONSE: The subject property is located in Bowie, Maryland. At the time of this writing, the municipality has not provided any recommendations.

(iii) There are no public parking facilities proposed in the "general vicinity" of the property.

RESPONSE: No public parking facilities are proposed in the Capital Improvement Program within the general vicinity of the property.

CONCLUSION

In summary, the applicant believes that relief from the strict application of Section 27-239.01 (b) (7), the approval of the Departure from Design Standards (DDS) is justified. A 22'-24' wide driveway will be provided for the single loading space with 38' from Parcels 149 and 147 neither of which is currently developed.

Respectfully submitted,

Kenneth Burruss

Kenneth Burruss

Alpha Omega Systems LLC

Representative for Applicant

DS621



Prince George's County Planning Department
Community Planning Division

301-952-4225 DEVELOPMENT REVIEW DIVISION
www.mncppc.org

October 1, 2013

MEMORANDUM

TO: Ivy Thompson, Senior Planner, Zoning Section, Development Review Division
VIA: Cynthia Fenton, Planner Coordinator, Community Planning Division *cf*
FROM: Judy D'Ambrosi, Senior Planner, Community Planning Division
SUBJECT: **DDS- 621-Temple of Praise International Church**

DETERMINATION

General Plan: This application is consistent with the 2002 *General Plan* development pattern policies for the Rural Tier.

Master Plan: The application conforms with the rural residential land use recommendations of the 2006 *Approved Bowie and Vicinity Master Plan and Sectional Map Amendment*

BACKGROUND

Location: Located on the east side of US 301 approximately 1,435 feet from the Queen Anne's Bridge Road intersection.
Size: 22.14 acres
Existing Uses: Undeveloped
Proposal: The applicant is requesting a departure from design standards to allow a setback of 38 feet in place of the required 50 foot setback for access adjacent to a residential zone and a 24 foot wide driveway access in place of the 30 foot wide driveway apron required.

GENERAL PLAN, MASTER PLAN AND SMA

2002 General Plan The application is located in the Rural Tier. The vision for the Rural Tier is the protection of large amounts of land for woodland, wildlife habitat, recreation and agriculture pursuits, and preservation of the rural character and vistas that now exist.

Master Plan: The 2006 *Approved Bowie and Vicinity Master Plan and Sectional Map Amendment*

Planning Area/
Community: 74A/Bowie and Vicinity

Land Use: Rural Residential

Environmental: Refer to the Environmental Planning Section referral for comments on the environmental chapter of the 2006 *Approved Bowie and Vicinity Master Plan* and the 2005 *Countywide Green Infrastructure Plan*.

Historic Resources: None identified.

Transportation: Access is provided by US 301. The Master Plan classifies this road as a freeway (F-10).

Public Facilities: None identified

Parks & Trails: None identified

Aviation: The subject site is not within an aviation policy area or the Joint Base Andrews Interim Land Use Control area.

SMA/Zoning: The 2006 Bowie and Vicinity Sectional Map Amendment retained the property in the R-A Zone.

PLANNING COMMENTS

There are no General Plan or Master Plan issues raised by this application. The 2006 Bowie Vicinity Master Plan supports the Rural Tier land use policies set forth in the 2002 General Plan. The 2006 Bowie and Vicinity Master Plan recommends strategies for implementing the General Plan policies to retain the rural character for the Rural Tier. The following strategy in the 2006 Bowie and Vicinity Master Plan (pp. 6 and 7) is applicable and should be considered in the review of this application.

Policy 1: Strategy 4

Implement rural design standards to ensure that new private and public development is consistent with the prevailing character of the rural area. The following guidelines should be incorporated into the standards:

- c. Preservation of existing vegetation or the installation of landscaping should be provided to soften and buffer views of houses and other structures. Landscape plants should be native and re-create rural buffers.

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



mkr

**** REFERRAL REQUEST ****

Date: 9/13/2013

from To: ERNEST FIELDS, ENVIRONMENTAL PLANNING / *KIFINCH*

to From: IVY THOMPSON, SENIOR PLANNER, ZONING SECTION

Subject: TEMPLE OF PRAISE INTERNATIONAL CHURCH (~~DDPS-200~~)
 (DDS-621)

IDENTIFICATION OF MAJOR ISSUES DUE DATE*: 9/27/2013

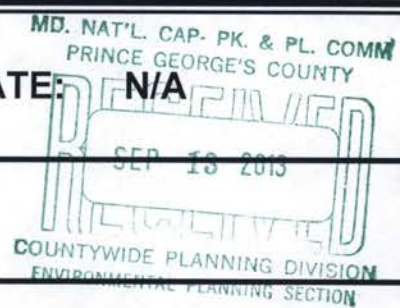
***Note:** E-mail any major issues/problems to the reviewer by the above date.

SUBDIVISION REVIEW COMMITTEE DATE: N/A

TCPI-027-08, TCPZ-019-11

NR1-028-08

REFERRAL DUE DATE: 10/4/2013



<input checked="" type="checkbox"/> Full Review of New Plan	<input type="checkbox"/> Revision of Previously Approved Plan
<input type="checkbox"/> Limited or Special Review	<input type="checkbox"/> Plans/Documents Returned for Second Review Following Revision by Applicant

NOTE: This case is being reviewed at: Planning Board level OR Planning Director level

COMMENTS: Please email major issues to Ivy Thompson at Ivy.Thompson@ppd.mnccpc.org

Related Cases: _____

REFERRAL REPLY COMMENTS:

No environmental issues related to DDS. Site has approved TCPZ. KIF 9/30/13



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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

October 8, 2013

MEMORANDUM

TO: Ivy Thompson, Senior Planner, Zoning Section

VIA: Ruth Grover, Planner Coordinator, Urban Design Section *Rb by JK*

FROM: Jill Kosack, Senior Planner, Urban Design Section *JK*

SUBJECT: Departure from Design Standards DDS-621
Temple of Praise International Church

The Urban Design Section has reviewed the information provided on the Departure from Design Standards application referenced above. The applicant proposes to build a 34,000-square-foot church and an associated parking lot on a wooded, 22.14-acre property in the Residential-Agricultural (R-A) Zone. The site, also known as 2233 Crain Highway, Riverdale, Maryland, is located on the eastern side of Crain Highway (U.S. Route 301) approximately 1,435 feet north of its intersection with Queen Anne's Bridge Road in the Rural Tier.

URBAN DESIGN REVIEW

The subject departure, requested from Section 27-579(b), is to allow the vehicular access to the loading space to be located within 50 feet of a residentially-zoned property. The property is unique in that it resembles a flag lot, with its approximately 100-foot wide narrow portion extending out toward US 301, accommodating a 24-foot wide access to the property, which is set back only 38 feet from Residential-Agriculture (R-A)-zoned land to its north and south. Thus, a 12-foot departure is requested.

The Urban Design Section suggests that the Statement of Justification should be corrected to reflect that there is a vehicular access to an exterior loading space located within 50 feet of residentially-zoned land. Otherwise, the Urban Design Section has no specific comments on the merits of the departure request in regards to the required findings for approval located in Section 27-239.01(b)(7) of the Zoning Ordinance.

ARCHITECTURAL REVIEW

No architectural review is being provided by the Urban Design Section for the subject project because architecture is not an issue for the subject departure application. Further, as the proposed church use does not require a detailed site plan approval in the R-A zone, architecture will not be reviewed through that process.

LANDSCAPE MANUAL

The application is subject to the 2010 *Prince George's Landscape Manual* and will be reviewed for conformance to its requirements through the building permit approval process. Therefore, the applicant should ensure that the submitted plans conform to its requirements and that the relevant schedules are included on the plans demonstrating that conformance.

TREE CANOPY COVERAGE

The application is also subject to the requirements of the Tree Canopy Coverage Ordinance as it will result in an excess of 5,000 square feet of disturbance to the site and will be reviewed for conformance to its requirements through the building permit approval process. Therefore, the applicant should ensure that the submitted plans conform to its requirements and that the relevant schedule is including on the plans demonstrating conformance.

RECOMMENDATION

Based on the above analyses, the Urban Design Section has the following recommendations:

1. The Statement of Justification should be revised to correct the misstatement that the access to the loading space is not located within 50 feet of residentially-zoned land.
2. The plans for the project should be revised, if necessary, to demonstrate conformance to the relevant requirements of the 2010 *Prince George's County Landscape Manual*, and to include the relevant schedules from the Landscape Manual demonstrating conformance to its requirements.
3. The plans for the project should be revised, if necessary, to demonstrate conformance to the relevant requirements of the Prince George's County Tree Canopy Coverage Ordinance, and to include the required schedule demonstrating conformance to its requirements.

October 8, 2013

MEMORANDUM

TO: Ivy Thompson, Zoning Section

VIA: Whitney Chellis, Subdivision Section

FROM: Quynn Nguyen, Subdivision Section *QN*

SUBJECT: Referral for Temple of Praise International Church, DDS-621

The subject property is known as Parcel 1, located on Tax Map 63 in Grid E-2 and E-3, within the R-A, and is 22.14 acres. The site is currently undeveloped. The applicant has submitted a request for departure from parking and loading spaces, DPLS-399, for the construction of a 34,000-square-foot church.

Parcel 1 was recorded in Plat Book MMB 236-77 on September 19, 2012. The site plan shows the correct bearing, distances and PUE on the property as reflected on the plat. The record plat contains ten notes and the following notes in bold relate to the review of this application:

1. Issuance of the building permit is subject to environmental Conditions of PGCPB Resolution 10-06.

Conformance to the environmental conditions of the PGCPB Res. No. 10-06, should be reviewed further and determined by Environmental Planning Section.

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

The site plan shows the conservation easement as reflected on the record plat. The site plan does not appear to show any disturbances into the conservation easements. Conformance to the conservation easement should be reviewed further and determined by Environmental Planning Section.

3. Prior to the issuance of any permits which impact wetlands, wetland buffers, streams or waters of the U.S. the applicant shall submit copies of pertinent local approval, all Federal

and State wetland permits, evidence that approval conditions have been complied with, and associated mitigation plan.

The site plan does show wetlands and wetlands buffer on site, but it does not appear to show any impacts to wetlands. Conformance to the Plat Note 3 should be reviewed further and determined by Environmental Planning Section.

4. **The unmitigated 1.5 safety factor line is provided to ensure that design issue related to the presence of Marlboro clay are addressed in parts of the design of any structures on the subject property.**

The site plan does show the unmitigated 1.5 safety factor line as reflected on the record plat. General Note 20 on the site plan indicates the Condition 8 of PGCPB Resolution 10-06 regarding the investigation of Marlboro Clay on this site and an evaluation of the 1.5 safety factor was documented. The site plan shows parking and a sidewalk within the 1.5 safety factor line. Conformance to Plat Note 4 and Condition 8 of PGCPB Resolution 10-06 should be reviewed further and determined by Environmental Planning Section.

5. **Development of this site shall be in conformance with stormwater management concept plan 29733-2007-01 and any subsequent revisions.**

The General Note on the site plan indicates that the property has an approved stormwater management concept plan 29733-2007-01 and approved on July 23, 2009.

6. **Development is subject to restriction shown on the approved Type I Tree Conservation Plan (TCPI/027/08), or as modified by the Type II Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific ares. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George's County, Planning Department.**

A tree conservation plan was not included in the review package for Subdivision Section.

7. **Development is limited to transportation Condition 22 of PGCPB Resolution 10-06.**
8. **Issuance of the building permit is subject to transportation conditions of PGCPB Resolution 10-06.**

Conformance to the transportation conditions of the PGCPB Res. No. 10-06 and the trip cap should be reviewed further and determined by Transportation Planning Section.

9. **Any residential development of the subject property shall require the approval of a new preliminary plan of subdivision prior to approval of any building permits.**

The applicant has submitted a request for departure from parking and loading spaces, DDS-621, for the construction of a 34,000-square-foot church. No residential development is being proposed on site with this DDS.

10. **The applicant and the applicant's heirs, successor, and/or assignees, in accordance with the provisions of Council Bill CB-9-2004 and Section 24-122.01(d)(2) of the Subdivision Regulations shall provide water storage tanks, the availability of water tanker trucks, or other appropriate sources of water for fire extinguishing purposes, subject to the approval of the Fire Chief or his designee.**

General Note 6 on the site plan indicates that the site is in water and sewer category 6 for individual system. Plat Note 10 should be added as a general note on the site plan.

The site is the subject of the approved Preliminary Plan of Subdivision (PPS) 4-09036 and the resolution was adopted on February 4, 2010. The resolution, PGCPB No. 10-06 contained 22 conditions and they were addressed in the record plat notes above. In terms of the environmental and transportation conditions of the approved PPS application, they should be reviewed further by Transportation and Environmental Planning Sections.

The DDS-621 is in substantial conformance with the approved Preliminary Plan 4-09036 and record plat if the above comments have been addressed. Failure of the site plan and record plat to match will result in the grading and building permits being placed on hold until the plans are corrected. There are no other subdivision issues at this time.



The Maryland-National Capital Park and Planning Commission
 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772 301-952-3530
 Development Review Division – 301-952-3749 (fax)

**** REFERRAL REQUEST ****

Date: 9/13/2013
 To: TOM MASOG, TRANSPORTATION
 From: IVY THOMPSON, SENIOR PLANNER, ZONING SECTION
 Subject: TEMPLE OF PRAISE INTERNATIONAL CHURCH (DPLS-399) ^{DDS-621}

IDENTIFICATION OF MAJOR ISSUES DUE DATE*: 9/27/2013
 *Note: E-mail any major issues/problems to the reviewer by the above date.

SUBDIVISION REVIEW COMMITTEE DATE: N/A

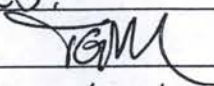
REFERRAL DUE DATE: 10/4/2013

X Full Review of New Plan Revision of Previously Approved Plan
 Limited or Special Review Plans/Documents Returned for Second Review Following Revision by Applicant

NOTE: This case is being reviewed at: X Planning Board level OR Planning Director level

COMMENTS: Please email major issues to Ivy Thompson at Ivy.Thompson@ppd.mnccpc.org

Related Cases: _____

REFERRAL REPLY COMMENTS:
No comment. This appears to be a DDS, not a DPLS.

9/13/13

MD. NATL. CAP. PK. & PL. COMM
 PRINCE GEORGE'S COUNTY
RECEIVED
 SEP 13 2013
 PLANNING DEPARTMENT
 COUNTYWIDE PLANNING DIVISION

NOTE: IF YOU HAVE NO COMMENTS, PLEASE INDICATE ABOVE AND FORWARD OR FAX TO THE REVIEWER'S ATTENTION.

NOV. 7TH



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

14741 Governor Oden Bowie Drive, Upper Marlboro MD 20772.

Permit Reviewer: Brooke Larman 29927-2008-CGU
Telephone Number: (301) 952-5548 February 12, 2009
Fax Number: (301) 952-4141 Temple of Praise/New Building

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. *Further comments may be generated when the appropriate information has been submitted.*

- 1.) Per Subdivision. HOLD. It appears the site will consist of two Parcels, Parcel 148 and Parcel A per Plat 105-47. Need to indicate the boundaries of both Parcels. Need to contact Martin Grigsby at 301-952-5597 for more information on this. *1/7/13 – Per revised plans bearing and distances are incorrect. Label conservation easements, include bearing and distances as shown on Plat 236-77, and label unmitigated 1.5 safety factor line. For additional information please contact Brenda Otto at 301-952-5243 for additional information. 03-21-13 Comment Stands. Again the bearing and distances around the perimeter of the property lines are incorrect. These need to be revised to match the Plat. Also the correct bearings and distances are demonstrated on the TCP plan if that helps. BEL.* 03-22-13 Comment Satisfied. Site plan matches Plat 236@77. BEL
- 2.) Per State Highway Administration. HOLD. Need to submit plans for access permit. Need to contact Abdul Choudhary at 410-545-2803 for more information on this. *1/7/13 – Per revised plans SHA continues their hold, access permit required. 03-21-13 Comment Stands. Need to send a set of plans to SHA for review. You will need to contact Pranoy Chouhury at PChoudhury@sha.state.md.us or at 410-545-8895 for more information on this. BEL.* 06-27-13 Continue Hold. Need to contact SHA. BEL. 07-03-13 Continue Hold. BEL
- 3.) Per Environmental Planning. HOLD. Preliminary plan approval and TCP II required prior to issuance of grading permits for this site. Need to contact Kim Finch at 301-952-3506 for more information on this. *1/7/13 – Per revised plans need to submit a copy of approved TCP2-019-11. Please contact Kim Finch at 301-952-3506 for additional information. 03-21-13 Continue Hold. Need to submit a copy of the Approved TCP2 is the permit package. Need to contact Ernest Fields at ernest.fields@ppd.mncppc.org or at 301-952-4312 for more information on this. BEL.* 06-27-13 Continue Hold. Need to submit one copy of the approved TCP 2 Plan. BEL. 07-03-13 Continue Hold. BEL
- 4.) Need to submit a site plan in conformance with Section 27-254 of the Prince George's County Zoning Ordinance. The site plan submitted is inadequate for review. *1/7/13 – Per revise plans this comments is still outstanding. The plans do not provided any building dimensions, building setbacks, proposed use, correct legal description, zoning of property, general notes, etc. Please refer to the requirements set forth in Section 27-254 of the Zoning Ordinance as well as the Residential Regulations Tables in Section 27-442 of the Zoning Ordinance. 03-21-13 Comment Stands. Again need to demonstrate all requirements for Section 27-254 and 27-442 on the site plan. All requirements must be demonstrated on the site plan only within a General Notes or Site Notes Section. BEL.*



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

14741 Governor Oden Bowie Drive, Upper Marlboro MD 20772.

06-27-13 Comment Stands. Again need a General Notes Section on the Site Plan demonstrating compliance with Section 27-254 and Section 27-442. This is a requirement for all site plans within Prince George's County. BEL. **07-03-13 Continue Hold. BEL**

- 5.) ~~Need to submit a landscape plan in conformance with the Landscape Manual. There was no landscape plan submitted. 1/7/13 See comments generated below after the review of revised plans. 06-27-13 Comment Stands. No Landscape Plan was submitted. BEL. 03-21-13 Comment Stands. BEL.~~ 07-03-13 Comment Satisfied. Landscape Plan submitted. BEL

02-12-09-Comments faxed to Kenneth Burruss at 202-289-1611. BEL

11/5/2012 Spoke with Mr. Burruss regarding his permit. Advised him that we have not received any new site or landscape plans address the above comments. It appears that there have been 7 revisions submitted to DER that addresses Mechanical, Elec and Architectural but nothing for site and landscaping. Mr. Burras told me that he would submit the revised plans.

1/10/13 – These additional comments were generated after the review of revised plans:

- 6.) The correct legal description and acreage per Record Plat 236-77 must be provided on the site plan. **03-21-13 Comment Stands. There should be a note on the plan within the property demonstrating "Parcel 1, 22.1407 Acres, 964,448 Sq. Ft."** BEL. **06-27-13 Comments Stands. Again need the property description shown within the boundary of the Parcel. BEL. 07-03-13 Continue Hold. BEL**
- 7.) The applicant must demonstrate conformance with conditions 1, 2, 3, 6, 10, 12, 13, 14, and 21 of PGCPB Resolution 10-06. The revised plans will be reviewed by Environmental Planning to determine compliance to Conditions 1 and 2. **03-21-13 Comment Stands. Still need to demonstrate conformance with Condition 3, 10, 12, and 21 with my office and Condition 1, 2, and 6 with Environmental Planning if they haven't confirmed the condition being met. BEL. 06-27-13 Comment Stands. BEL. 07-03-13 Continue Hold. BEL**
- 8.) A loading schedule must be provided on the site plan. Churches between 10, 000 and 100, 000 s.f. of gross floor area require one loading space. The loading space and its access must comply with Sections 27-577 thru 27-581 of the Zoning Ordinance. A departure will be required if the loading space or its access is within 50 feet of any Residential Zone. **03-21-13 Comment Stands. The access to the loading space must have a 50' setback from all properties that are adjacent to residentially zoned property. It appears the lots access from Crain Hwy. with will not have the required minimum of 122' width which would include the 50' setback on each side of the driveway and the required 22' width driveway access. You will need to apply for a Departure from Loading Space (DPLS) to not have to provide a loading space on the site at all or a Departure from Design Standards (DDS) which will allow the loading space to be located on the site without having to meet the required setbacks. You will need to contact Edward Holley at 301-952-3215 for more information on this process to include application, fees and time frame. This is one of the reasoning for not allowing a pre-review on permits. Also the**



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

14741 Governor Oden Bowie Drive, Upper Marlboro MD 20772.

loading schedule needs to include the loading ratio and must be provided on the site plan, not a note saying to see another plan. BEL. *06-27-13 Comment Stands. BEL. 07-03-13 Continue Hold. BEL*

- 9.) The parking schedule must provide the dimensions and types of all proposed parking spaces. *03-21-13 Comment Stands. The parking tabulation needs to be corrected. The site appears to provide 650 seats but the note under type of use is requiring 600 seats, the ADA requirements is 6 not 7, the ADA car accessible spaces must be delineated at 13'x19' (to include a 5' aisle) and the van ADA accessible spaces must be delineated at 16'x19' (to include a 8' wide aisle), access aisles may be shared between two handicap spaces. Need to clarify. BEL. *06-27-13 Comment Stands. BEL. 07-03-13 Continue Hold. BEL**
- 10.) ~~The proposed compact parking spaces must be clearly labeled on the site plan. The method of identifying the compact parking spaces on site must also be provided. *03-21-13 Comment Satisfied. No compact spaces are provided. BEL*~~
- 11.) ~~The typical 90 degree parking space dimension provided on Sheet C5.1 must be revised to reflect a minimum width of 9.5 feet for a standard parking space. *03-21-13 Comment Satisfied. Dimensions corrected. BEL*~~
- 12.) The parking schedule must be revised to reflect the correct method of calculating the required number accessible parking spaces. The number of required accessible parking spaces is determined by the number of spaces provided in the parking lot, not by the number of seats. One out of every 4 accessible parking spaces must be a van space. *03-21-13 Comment Partially Satisfied. See updated comment #4 above for minor corrections. BEL. *06-27-13 Comment Stands. BEL. 07-03-13 Continue Hold. BEL**
- 13.) Will religious education operate concurrently with church services? If so then the number of seats in this area must be included in the parking schedule. If not, then a note to this effect must be provided on the site plan. *03-21-13 Comment Partially Satisfied. Need to correct the note shown on the plan to state "No religious education or other uses will operate concurrently with church service". Need not to specify the wording "Adult". BEL. *06-27-13 Comment Stands. BEL. 07-03-13 Continue Hold. BEL**
- 14.) ~~The parking spaces are hard to read on the site plan. They need to be made more legible. *03-21-13 Comment Satisfied. Parking spaces clarified. BEL*~~
- 15.) The van accessible parking spaces must be labeled as such on the site plan. *03-21-13 Comment Partially Satisfied. Need to delineate the dimensions on the car and van accessible spaces for clarification of each. BEL. *06-27-13 Comment Stands. BEL. 07-03-13 Continue Hold. BEL**
- 16.) The access as well as all drive isles must be dimensioned on the site plan in accordance with Sec 27-560 and 563 of the Zoning Ordinance. *03-21-13 Comment Stands. Need to demonstrate this on the site plan sheet. BEL. *06-27-13 Comment Partially Satisfied.**



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

14741 Governor Oden Bowie Drive, Upper Marlboro MD 20772.

Need to demonstrate the width of the entrance and exit to the site from Crain Highway and demonstrate drive arrows. BEL. 07-03-13 Continue Hold. BEL

- 17.) ~~The height and type of all proposed fence must be provided on the site plan. 03-21-13~~
Comment Stands. Need to demonstrate this on the site plan. Also the required screening around a dumpster must be 6' high Board on Board and a detail must be shown on the Site Detail Sheet. BEL. 06-27-13 Comment Satisfied. Screening for dumpster will be 6' high board on board fence and all other fencing labeled. BEL
- 18.) The dumpster must be labeled as such on the site plan. 03-21-13 Comment Satisfied. Dumpster labeled. BEL
- 19.) The adjacent use along the south property line must be provided. 03-21-13 Comment Satisfied. All adjacent zones and uses are identified. BEL
- 20.) ~~Why is proposed landscaping shown within the area of street dedication? 03-21-13~~
Comment Satisfied. Landscaping has been relocated outside of the R/W. BEL
- 21.) Please clarify the linear feet calculation in the schedule for 4.2-1. Driveway openings are excluded from this calculation. Also the landscape plan must label the proposed landscape strip as such and provide the width. The plan must clearly show how option is 2 is met. 03-21-13 Comment Stands. No schedules are shown on the Landscape Plans. However sheet 4 of 6 is missing. Also need to clarify the width of each landscape yard for Section 4.2 and 4.3 along with the Driveway dimension for clarification on linear footage. BEL. 06-27-13 Comment Stands. No landscape plan submitted. BEL. 07-03-13 Comment Stands. It appears the linear footage for 4.2 is for 76' after subtracting the entrance, if this is the case you will be required to provide 3 shade trees and 22 shrubs per Option #1 in the Rural Tier. Also it appears there is a PUE within the strip, per Option #1 you cannot plant within the 10' PUE and the landscape strip must be shown at 20' wide. Therefore you will need a total of 30' at the front property line for the 4.2 of which 10' need to be shown as the PUE and the other 20' needs to be shown as the landscape strip and all plant units must be within the 20' strip. If any of these requirements cannot be met then Alternative Compliance will be required. You will need to contact Lillian Fairley at 301-952-3296 for more information on this. BEL
- 22.) Each property line that is subject to Section 4.7 must clearly show the required building setback and minimum landscape yard required. 03-21-13 Comment Satisfied. Building setback and landscape yard setbacks are shown. BEL
- 23.) Separate schedules for each property line for Section 4.7 of the Landscape Manual must be provided because there are different uses with different impacts that abut the property. For example, a C bufferyard is required along the drive way adjacent to the vacant uses on Parcels 147 and 149. It does not appear the minimum 30 foot landscape yard is provided adjacent to Parcel 149. Alternative Compliance may be required. 03-21-13 Comment Stands. No schedules are shown on the Landscape Plans. However sheet 4 of 6 is missing. BEL. 06-27-13 Comment Stands. No landscape plan submitted. BEL. 07-03-13



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

14741 Governor Oden Bowie Drive, Upper Marlboro MD 20772.

Comment Updated. Buffer Yard #1 need's to demonstrate a 30' landscape strip and is required 171 Plant Units in the Rural Tier. Buffer yard #9 need's to demonstrate a 30' landscape strip and is required 210 Plant Units in the Rural Tier. There is no allowed reduction in the Rural Tier. Need to update Section 4.9 for the plant units per this comment as well and revise sheet LI.1 to add the required note from Section 4.9 schedule #4 to the plan. If any of these requirements cannot be met then Alternative Compliance will be required. You will need to contact Lillian Fairley at 301-952-3296 for more information on this. BEL

- 24.) The site plan must clearly demonstrate that either a curb or wheel stop is provided for all parking spaces abutting planting or pedestrian areas. 03-21-13 Comment Satisfied. Curb and wheel stops are shown. BEL
- 25.) The revised plans were not originally sent to Transportation for review. Since the preliminary plan and final plat were approved after the initial review by Transportation, the plans were rerouted to Transportation for review today per Tom Masog. Final comments will occur once Transportation has reviewed the revised plans. 1/10/13 – Per Transportation Planning, HOLD - provide proof that condition 16 of PGCPB resolution 4-090036 has been met. Show proof of signal warrant study. Please contact Wil Vines at 301-952-3943 for additional information. 03-21-13 Comment Stands. HOLD. Need to continue to show proof of warrant study completed via e-mail to Glenn Burton at glen.burton@ppd.mncppc.org Need to contact Wil Vines at 301-952-3943 for more information on this. BEL. 06-27-13 Continue Hold. The above comment stands. Need proof of warrant study. Need to contact Glen Burton or Wil Vines in reference to this comment. BEL. 07-03-13 Continue Hold. BEL
- 26.) Added 03-21-13. The Site Plan, Horizontal Control Plan and Landscape Plan must all mirror each other. BEL. 06-27-13 Comment Stands. I only received a site plan. BEL. 07-03-13 Continue Hold. BEL.

1/10/13 – These comments were emailed to Ken Burruss at alphaomegasystems1@gmail.com MPH
01/15/13-Went over comment with the Landscape Architect, David Post at 301-968-7214. BEL
02-15-13-Met with Debbie Gallagher, Ken Burruss, David Post, the Civil Engineer (On Phone) and the Architect. Went over comments above with new site and landscape plans that were brought into the meeting. A revised set will be submitted with all comments satisfied. BEL
03-21-13-Comments emailed to Ken Burruss at alphaomegasystems1@gmail.com and to David Post at dbpost@gmail.com BEL
06-27-13-Comments emailed to Ken Burruss at alphaomegasystems1@gmail.com and to David Post at dbpost@gmail.com BEL
07-03-13-Comments emailed to Ken Burruss at alphaomegasystems1@gmail.com and to David Post at dbpost@gmail.com BEL