

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

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

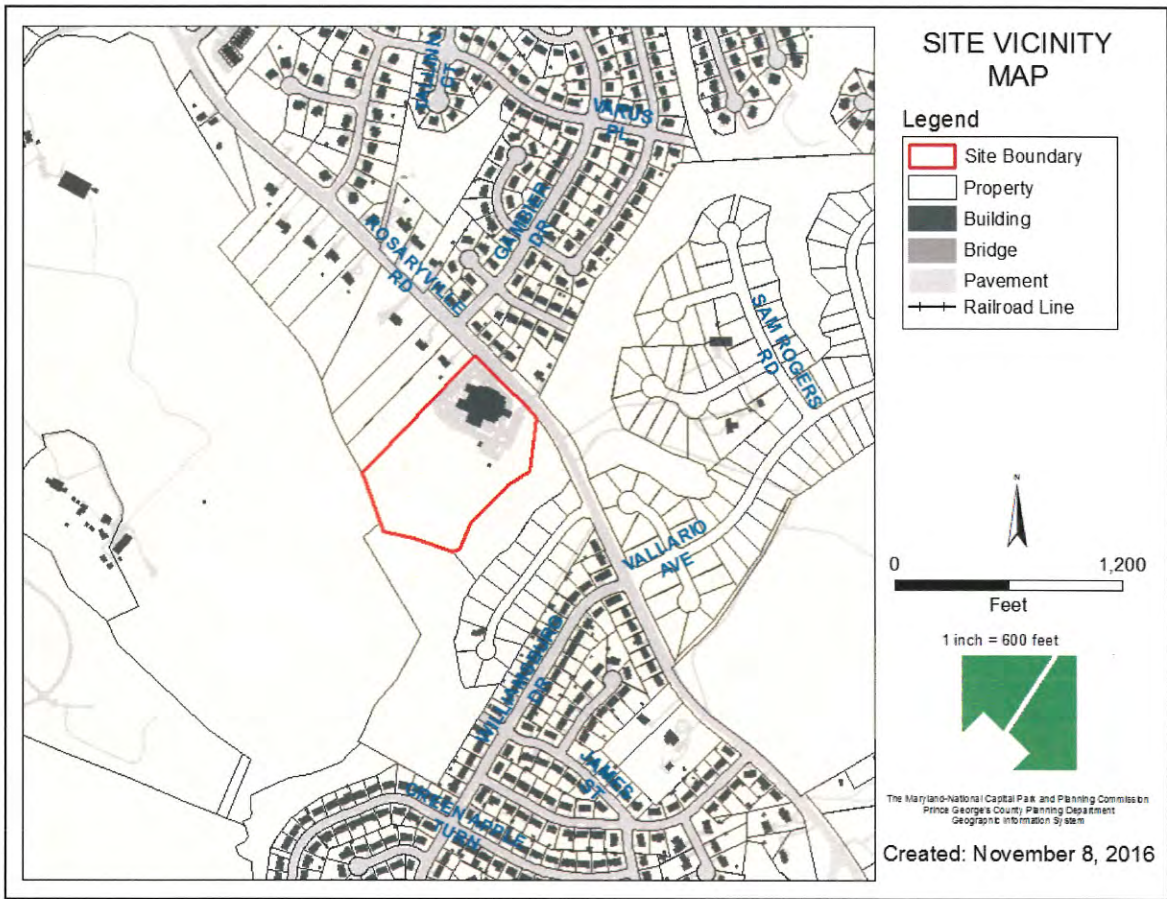
## Detailed Site Plan

## DSP-14015

Application	General Data	
<b>Project Name:</b> Fellowship Baptist Academy  <b>Location:</b> Located southbound on Rosaryville Road, approximately 3,000 feet south of its intersection with MD 223 (Woodyard Road).  <b>Applicant/Address:</b> Fellowship Baptist Church 8011 Rosaryville Road Upper Marlboro, MD 20772	Planning Board Hearing Date:	07/19/18
	Staff Report Date:	07/06/18
	Date Accepted:	02/23/17
	Planning Board Action Limit:	N/A
	Plan Acreage:	12.60
	Zone:	R-A/M-I-O
	Lots:	N/A
	Gross Floor Area: (existing)	35,601 sq. ft.
	Planning Area:	82A
	Council District:	09
	Election District	11
	Municipality:	N/A
	200-Scale Base Map:	210SE09

Purpose of Application	Notice Dates	
Addition of a 72-student private school (K-12 education) to an existing church.	Informational Mailing:	01/09/17
	Acceptance Mailing:	02/21/17
	Sign Posting Deadline:	06/19/18

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Andrew Bishop <b>Phone Number:</b> 301-952-4897 <b>E-mail:</b> Andrew.Bishop@ppd.mncppc.org	
<b>APPROVAL</b>	<b>APPROVAL WITH CONDITIONS</b>	<b>DISAPPROVAL</b>	<b>DISCUSSION</b>
	X		



THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-14015  
Fellowship Baptist Academy Parcel 1

Urban Design Section 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 (DSP) was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the Prince George's County Zoning Ordinance in the Residential-Agricultural (R-A) Zone and site design guidelines.
- b. The requirements of the Prince George's County Zoning Ordinance pursuant to Section 27-433 for Private Schools.
- c. The requirements of the 2010 *Prince George's County Landscape Manual*.
- d. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance.
- e. The requirements of the Prince George's County Tree Canopy Coverage Ordinance.
- f. Referral comments.

FINDINGS

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

1. **Request:** The subject application is for approval of a private school for 72 students (K-12 education) in the existing Fellowship Baptist Church building and to construct a gravel walkway along the western edge of the parking lot leading to the proposed 7,228-square-foot playground on the southern corner of the lot.

2. **Development Data Summary:**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone	R-A/M-I-O	R-A/M-I-O
Use(s)	Church (913 seats)	Church (840 seats) (K-12 education)
Acreage	12.60	12.60
Parcels	1	1
Gross Floor area	35,601	35,601

<b>Parking and Loading</b>	<b>REQUIRED</b>	<b>PROPOSED</b>
Total parking spaces for 84-seat church	210	211
Private School – 72 students		
1 space per 6 students/K-9 grade = 52 students	9	9
1 space per 3 students/10-12 grade = 20 students	7	7
Administrative offices (1,200 s.f.)	Accessory N/R	Accessory N/R
Total	226	227
Loading	1	1

3. **Location:** The subject property is located on the west side of Rosaryville Road, approximately 3,000 feet south of its intersection with MD 223 (Woodyard Road) in Planning Area 82A within Council District 9. The property address is 8011 Woodyard Road, Clinton, Maryland.
4. **Surrounding Uses:** The subject site is bounded to the east by Rosaryville Road with single-family dwellings in the R-R Zone, and to the south and west by vacant land in the R-A Zone. To the north of the subject site is a single-family detached home.
5. **Previous Approvals:** The property is known as Parcels 96, 99, and 124 located on Tax Map 116 in Grid F-2 and is 12.6 acres in the One-Family Detached Residential (R-80) Zone. Parcels 96, 99, and 124 are the subject of an approved minor preliminary plan of subdivision (PPS) 4-17037 for the addition of the private school, which established a trip cap of 77 AM, 30 PM, and 429 Sunday peak-hour vehicle trips. Prior to the approval of the use and occupancy for the school, the PPS shall have final plat approval. The site plan shows the boundary of the parcels as reflected on PPS. Conformance with the PPS approval is discussed further below.

Aerial images indicate that the original church building was constructed prior to 1977 and after 1968 and has been the subject of significant building expansion and at least one parking lot expansion. The most recent permit approved for the property (Permit 7816-2003-01-CGU) was approved in conjunction with Alternative Compliance Plan AC-03025.

6. **Design Features:** The proposed private school for 72 children is to be located within the existing gross floor area of the church. The church is served by two existing driveways on the west side of Rosaryville Road. The existing parking facilities surround the church on all sides of the building. A large portion of the property south of the existing development includes an environmentally sensitive area, including floodplain and woodland area. An open play area is proposed on the southeast side of the property and will be accessed via a proposed 4-foot-wide stripped asphalt, raised crosswalk from the rear of the building, across a 60-foot-wide parking area. From there, a



3-foot-wide gravel walkway is proposed approximately 290 linear feet to the gate entering the 7,228-square-foot outdoor play area. The play area is proposed beneath a tree canopy area and is separated from the main building with an existing green area.

7. **Zoning Ordinance:** The proposed private school and outdoor play areas are permitted in conformance with Section 27-443 Private School and Section 27-441 (Uses Permitted) in the R-A Zone of the Zoning Ordinance.

a. The private school conforms to the requirements of Section 27-443(a)(1), which sets forth additional requirements for a private school in bold followed by staff comment:

**(A) The school shall be located on property of at least five (5) acres, in size on which the maximum enrollment shall be four hundred (400) students, unless the school is located on property which was previously used as a public school by the Board of Education, in which case, the minimum acreage requirement shall be four and one-half (4 1/2) acres. For each acre over five (5), the total enrollment may be increased by one hundred (100) students. State and local health, education, or fire regulations may reduce the number of students permitted to be enrolled. The school may be located on a parcel of at least two and one-half (2 1/2) acres provided that:**

**(i) The property had obtained an approved Special Exception use as an eleemosynary or philanthropic institution;**

**(ii) The property abuts parkland owned by the Commission containing at least two and one-half (2 1/2) acres; and**

**(iii) The maximum enrollment shall not exceed one hundred thirty (130) students.**

**(For the purposes of this Section, enrollment shall mean the total number of students enrolled in the institution at any one (1) time. If there are separate morning, afternoon, and evening sessions, each of which is attended by different students, enrollment shall mean the number of students enrolled in the session having the largest number of students.)**

The property size is 12.6 acres and meets the minimum requirements of the Zoning Ordinance. The maximum enrollment is 72 students in grades K-12.

**(B) The property shall have frontage on, and direct vehicular access to, a street having a paved surface at least thirty-six (36) feet wide. This width shall not apply where the property is located in sparsely settled or farm areas, or where the Planning Board determines that adequate passenger debarkation areas are provided.**

The subject site has frontage on MD 223 (Rosaryville Road). The roadway along the site frontage is an 80-foot-wide collector roadway and pavement within the right-of-way is 48 feet wide at both entrances into the development, therefore, it is determined that the paved surface requirement is met.

(C) **An outdoor playground or activity area shall be provided. It shall contain at least one hundred (100) square feet of usable space per student. The area shall be located at least twenty-five (25) feet from any dwelling on an adjoining lot and buffered from adjoining uses in accordance with the provisions of the Landscape Manual. The play area shall be enclosed by a substantial wall or fence at least three (3) feet high for grades six (6) and below, and at least five (5) feet high for other grades, with the following exception:**

(i) **A private school which has been in continuous operation since January 1, 1970, may satisfy these fencing requirements by providing another type of barrier that is subject to approval by the State Department of Human Resources.**

The site plan indicates the location of a 7,228-square-foot playground that is sufficient size to accommodate the 72 students. A six-foot-high chain-link fence is proposed to surround the play area. The adjacent property is vacant, so the play area is not within 25 feet of a dwelling. Staff recommends that the fence be black vinyl clad to improve the appearance.

(D) **The requirements of this Section shall not apply to the use of existing public schools which have been conveyed by the Prince George's County Board of Education to either Prince George's County or any municipality within the County, provided the County or municipality:**

- (i) **Maintains ownership of the facility and operates a school in it; or**
- (ii) **Leases the facility for use as a private school, (of any type).**

The subject application is not an existing public school and is not subject to this requirement.

8. **2010 Prince George's County Landscape Manual:** Generally, a proposed private school within an existing church, and the associated playground, would be exempt from the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) because the proposed improvements do not involve a change of use from a lower to a higher-intensity use category or from a residential to a nonresidential use, and do not involve an increase in gross floor area (GFA). However, in this case, the expansion of the church was subject to the 1990 *Prince George's County Landscape Manual* and approved Alternative Compliance AC-03025 at the time of the review of Building Permit 7618-2003-01-CGU. Review of the aerial photographs of the existing site indicates that the some of the plant material previously required is missing. The maintenance of landscape material is the responsibility of the owner of the property. It is appropriate that the applicant demonstrate, prior to signature approval, through the certification process set forth under Section 1.7 of the 2010 Landscape Manual that the landscaping has been maintained in compliance with the approved landscape plan or that replacement of dead, dying or missing plant material be restored.

10. **Woodland and Wildlife Habitat Conservation Ordinance:** The Environmental Planning Section has reviewed the subject detailed site plan, and the Type 2 tree conservation plan, TCP2-132-93-01, both stamped as received on June 26, 2018. The Environmental Planning Section

recommends approval of DSP-14015 and TCP2-132-93-01, subject to conditions as discussed in the Referral section of this report.

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

- a. **Community Planning North Division**—In a memorandum dated March 21, 2017 (Lester to Bishop), the Community Planning North Division provided the following analysis of the DSP:

**General Plan**

This property is located within the Growth Boundary in an area designated Residential-Low on the Generalized Future Land Use Map in the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035). The property is located within an established community, which encourages facilities, including schools and playgrounds. The application is consistent with Plan 2035 for properties designated Residential-Low located within established communities and within the Growth Boundary.

**Master Plan**

The 2013 *Approved Subregion 6 Master Plan and Sectional Map Amendment's* (Subregion 6 Master Plan and SMA) Future Land Use Map designates the property as Residential-Low land use. The Subregion 6 Master Plan and SMA (CR-83-2013) retained this property in the Residential-Agricultural (R-A) Zone. The future land use map and related policies describes Residential-Low in terms of intended overall gross residential density and character, without making specific land use recommendations on a lot-by-lot basis. The future land use was designated with the intention that each community would have the necessary educational facilities and open space. The plan recommends preserving and expanding areas of institutional private open space. Further, it is noted that the vehicular access to the church is via two connections to Rosaryville Road. The Subregion 6 Master Plan and SMA recommends expanding Rosaryville Road to four lanes with an 80-foot-wide public right-of-way, including bike lanes. The master plan right-of-way (ROW) is correctly reflected on the DSP. The application conforms with the Subregion 6 Master Plan and SMA recommendation for Residential-Low future land use, and to preserve and expand areas of institutional private open space.

**Military Installation Overlay (M-I-O) Zone**

The subject property is located within the Joint Base Andrews (JBA) Military Installation Overlay Zone (M-I-O) Zone area. The entire property is within Height Surface E, Right Runway, establishing a height limit of approximately 150 feet above the runway surface. This property is within the M-I-O Zone area. The mapped categories on the subject site do not prohibit any of the proposed project but should be noted and graphically depicted on the DSP and any other future development plans.

- b. **Transportation Planning Section**—In a memorandum dated June 12, 2018 (Masog to Bishop), the Transportation Planning Section provided the following analysis of the DSP:

**Review Comments for Traffic**

The applicant is proposing to add the private school use on the site. The site already contains a church approved pursuant to a 1973 preliminary plan of subdivision (PPS). The site includes an existing 35,601-square-foot building for a church. The proposal

would add a private school for 72 students. Recently, the site was the subject of a minor preliminary plan of subdivision (PPS 4-17037), which was approved and filed to revise the trip cap for the site, which was necessary to add the private school use. The table below summarizes trip generation for the site:

<b>Trip Generation Summary, DSP-14015, Fellowship Baptist Academy</b>								
<b>Land Use</b>	<b>Use Quantity</b>	<b>Metric</b>	<b>AM Peak Hour</b>			<b>PM Peak Hour</b>		
			<b>In</b>	<b>Out</b>	<b>Tot</b>	<b>In</b>	<b>Out</b>	<b>Tot</b>
Existing Church	35,601	square feet	11	7	18	9	9	18
Proposed Private School	72	students	36	23	59	5	7	12
<b>Total Trips (Existing Plus Proposed)</b>			<b>47</b>	<b>30</b>	<b>77</b>	<b>14</b>	<b>16</b>	<b>30</b>
<b>Recommended Trip Cap for PPS 4-17037</b>					<b>77</b>			<b>30</b>

As determined above, all uses—existing and proposed—can be accommodated under the trip cap. There are no other outstanding traffic-related conditions on either the recent preliminary plan of subdivision or the previous underlying one.

Given that the school expansion involves minimal construction on the site, access and circulation will remain the same, and are acceptable. Adequate dedication along Rosaryville Road, a planned collector, was determined and completed with the original preliminary plan; therefore, the site plan poses no master plan right-of-way issues.

**Review Comments for Master Plan Trail Compliance**

The Transportation Planning Section has reviewed the detailed site plan application referenced above for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and/or the appropriate area master/sector plan for the implementation of planned trails, bikeways, and pedestrian improvements. The site has a recent PPS and it was not subject to Section 24-124.01 of the Subdivision Regulations or the “2013 Transportation Review Guidelines, Part 2,” which are used for evaluating the adequacy of bicycle and pedestrian facilities.

The MPOT recommends master plan trails/bikeways that impact the subject property. Designated bike lanes and continuous sidewalks are recommended along Rosaryville Road (MPOT, page 34). The site has an existing standard sidewalk and a wide paved shoulder to accommodate bicyclists.

The Complete Streets element of the MPOT reinforces the need for these recommendations and includes the following policies regarding sidewalk construction and the accommodation of pedestrians.

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

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



A standard sidewalk is shown around the existing building. One sidewalk connection is recommended from the sidewalk along Rosaryville Road to the building entrance to accommodate pedestrians walking to the proposed school from surrounding communities. The gravel walkway from the surface parking lot should be formalized as a sidewalk connection with Americans with Disabilities Act (ADA) accessibility and ramps at appropriate locations. A small amount of bicycle parking is also recommended to accommodate students riding to the school from surrounding communities. In addition to school students, these enhancements will be useful for church attendees and staff.

From the standpoint of transportation, it is determined that this plan is acceptable and meets the finding required for a detailed site plan as described in the Zoning Ordinance if approved with conditions.

- c. **Subdivision Review Section**—The subject property is located on Tax Map 108 in Grid F4 and is known as Parcel B recorded in Plat Book NLP 156–28. The site is approximately 12.6 acres and is located in the Residential Agricultural (R-A) Zone, within the Military Installation Overlay (M-I-O) Zone (Area E) regulated for height. The applicant is proposing the addition of a private school use to an existing church.

The property is the subject of Preliminary Plan of Subdivision (PPS) 4-17037, which was approved by the Planning Director on May 14, 2018 for one 12.6-acre parcel, subject to 9 conditions. The following conditions (**in bold**) are applicable to the review of this application:

1. **Total development shall be limited to uses that would generate no more than 77 AM, 30 PM, and 429 Sunday peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

The development is in conformance with condition as discussed in the Transportation referral of this report.

2. **In conformance with the 2009 Approved Countywide master Plan of Transportation and the 2013 Approved Subregion 5 Master Plan and the Sectional Map Amendment, the following modifications shall be made prior to approval of a Detailed Site Plan:**

- a. **One sidewalk/crosswalk connection from Rosaryville Road to the building entrance.**

The site plan correctly reflects this sidewalk.

- b. **Bicycle parking accommodating a minimum of five bicycles at a location convenient to the building entrance.**

The site plan does not reflect conformance with this condition and should do so prior to certification. A condition is recommended.

5. **Prior to approval of the Detailed Site Plan, a revised Stormwater Concept approval letter will be required by DPIE to reflect the current proposed disturbance of 7,228 square feet.**

The Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), provided an e-mail dated June 5, 2018 (DeGuzman to Bishop), that the approved Stormwater Maintenance (SWM) Concept Letter (33704-2014-00), which expires July 14, 2019, does not require revision. The applicant received a confirmation by an e-mail from DPIE, stating that, based on the proposed disturbance being applied to a mulch-surfaced playground, and minimal tree clearing, an updated SWM concept plan approval is not required.

7. **At the time of final plat, the applicant and the applicant's heirs, successors, and/or assignees shall grant a ten-foot-wide public utility easement (PUE) along the public right-of-way.**

The 10-foot-wide public utility easement (PUE) should be reflected on the DSP, consistent with the approved PPS.

The preliminary plan has obtained signature approval and the DSP has been found to be in substantial conformance with the applicable conditions set forth by the PPS, subject to conditions. All bearings and distances must be clearly shown on the DSP and must be consistent with the record plat, or permits will be placed on hold until the plans are corrected.

- d. **Environmental Planning Section**—The Environmental Planning Section has reviewed the subject detailed site plan, submitted for Fellowship Baptist Academy, and the Type 2 Tree Conservation Plan TCP2-132-93-01, both stamped as received on June 26, 2018. The Environmental Planning Section recommends approval of DSP-14015 and TCP2-132-93-01, subject to conditions.

This project is not grandfathered with respect to the environmental regulations contained in Subtitle 24 that came into effect on September 1, 2010 because the application is for a new DSP. This project is subject to the 2010 Woodland and Wildlife Habitat Conservation Ordinance (WCO) and the environmental technical manual. A review of the available information indicates that streams, wetlands, and 100-year floodplain are located on this site. These features comprise the primary management area (PMA). This site is located within the Potomac River basin and contains the sources to a stream system that drains to Piscataway Creek. This site has also been mapped by the Department of Natural Resources (DNR) as a Tier II Catchment area. The Sensitive Species Project Review Area (SSPRA) map received from the Maryland Department of Natural Resources Natural Heritage Program shows that rare, threatened, or endangered species are not found to occur on, or near this property. Potential Forest Interior Dwelling Species habitat, or FIDS buffer, are mapped on-site. The site is located within the Environmental Strategy Area 2 of the Regulated Environmental Protection Areas Map as designated by Plan 2035. The 2017 *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* (CR-11-2017), Countywide Green Infrastructure Plan, shows that the entire property contains both regulated and

evaluation network features, based on the stream sources, floodplain, wetlands, and buffers.

A PPS and associated Type 1 tree conservation plan (TCP1) were at the Planning Director level on May 17, 2018, subject to the conditions contained in the certificate of approval. The condition reviewed below, which is environmental in nature and applicable to the current application, is shown in **bold** font. Staff comments are provided in regular font.

#### **Natural Resources Inventory/Existing Conditions**

This site has an approved Natural Resources Inventory Equivalency Letter (NRI-EL), NRI-100-2015, issued on June 1, 2015 for the proposed activity. An updated floodplain approval was included with the NRI. The Type 2 tree conservation plan (TCP2) and the DSP show all the required information correctly in conformance with the NRI-EL. No revisions are required for conformance to the NRI-EL.

#### **Woodland Conservation**

This property is subject to the provisions of the 2010 Prince George's County WCO because the property is greater than 40,000 square feet in size and contains more than 10,000 square feet of existing woodland. A Type 2 tree conservation plan (TCP2-132-93-01) was submitted with the application.

The TCP2 must be revised to meet all technical requirements of Subtitle 25 prior to certification of the DSP; however, the information submitted to-date demonstrates general conformance with the WCO.

This 12.60-acre property contains 3.10 acres of existing woodland on the net tract and 6.23 acres of woodland within the 100-year floodplain. The site has a woodland conservation threshold (WCT) of 50-percent of the net tract area, or 3.19 acres. The TCP2 shows a total woodland conservation requirement of 3.15 acres, based on the previously unaccounted clearing of 0.05 acre, and no clearing for this application. The TCP2 shows that the applicant will meet this requirement by providing 3.06 acres of on-site woodland preservation and shows 0.09 acre of fee-in-lieu. No specimen trees are proposed to be removed with this application.

- e. **Permit Review Section**—In a memorandum dated March 3, 2017, and amended on June 26, 2018, the Permit Review Section indicated that a number correction is required to the site plan prior to certification. The number of parking spaces required for the site and the number provided for the site must be corrected in accordance with the table above based on discussions with the applicant.

The most recently approved permit for the development, Permit 7816-2003-CGU-01, was issued in 2006 for an addition to the church indicating 913 seats. However, the DSP submitted by the applicant indicates a reduction in the number of seats to 840. This information should be verified in the field prior to the issuance of the use and occupancy permit for the private school. As stated above, the calculations for the number of parking spaces required for the private school is a higher rate for the student population enrolled in grade 10 and above. This higher rate of parking has not been included in the calculations for parking. Therefore, conditions relating to both issues are included in the Recommendation section of this report.

- f. **Historic Preservation Section**—In a memorandum dated March 9, 2017, the Historic Preservation Section’s review of the subject application found that a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates that the probability of archeological sites within the subject property is low. This proposal will not impact any historic sites, historic resources or known archeological sites.
- g. **Prince George’s County Fire/EMS**—In a memorandum dated June 12, 2017, the Prince George’s County Government Fire/EMS Department did not provide any comments.
- h. **Prince George’s County Health Department**—In a memorandum dated April 12, 2017, the Environmental Engineering/Policy Program of the Prince George’s County Health Department has completed a health impact assessment review of the detailed site plan submission for the Fellowship Baptist Academy and has the following comment and/or recommendation:
  - During the demolition/construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

This requirement suggested above is reiterating the requirements reflected in the County Code under Section 32-153–Contents, Review and Approval of the Erosion and Sediment Control Plan. A note on the DSP is sufficient to reflect the applicant’s intent to adhere to Subtitle 32 to control dust associated with construction activities.
- i. **Prince George’s County Police Department**—At the time of the writing of this technical staff report, the Police Department did not provide any comments.
- j. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated March 9, 2017, DPIE provided comments regarding the need to adhere to the ADA Standards for Accessible Design Standards for the renovations for the existing structure, the need for a restoration bond to be posted for the existing driveway entrance along the property’s frontage and the need to coordinate with the various utility companies; all of which will be required at the time of permit review.

- 12. Based upon the foregoing analysis and as required by Section 27-285(b)(1) of the Zoning Ordinance, the detailed site plan represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George’s County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use. In addition, since the site contains no regulated environmental features, the finding required by Section 27-285(b)(4) need not be made in this case.

**RECOMMENDATION**

Based upon the foregoing evaluation and analysis, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-14015 and Type 2 Tree Conservation Plan (TCP2-132-93-01), Fellowship Baptist Church, subject to the following conditions:



1. Prior to certification of this detailed site plan, the applicant shall make the following revisions to the plans and submit the following documentation:
  - a. The provided parking should be broken down by size (standard, compact, and handicap).
  - b. Correct the parking calculation for private school as one parking space required for every 6 students below grade 10, and 1 parking space required for every 3 students grade 10 and above.
  - c. Include the following note on the detailed site plan:

“Prior permit 7816-2003-CGU/01 was issued a certificate of occupancy on June 19, 2006 for the church with 913 seats. Upon approval of the subject DSP for the private school a new church occupancy shall be required to reduce the number of prior approved seats to 840 to meet current parking requirements for both uses as reflected on the proposed DSP.”
  - d. Revised the plans to modify the gravel walkway to provide an accessible route including concrete paving and ramps as necessary from the building to the play area.
  - e. Provide a certificate of landscape maintenance in accordance with Section 1.7 of the 2010 *Prince George's County Landscape Manual* and revise the landscape plan accordingly, to highlight any replacement plant material in accordance with Alternative Compliance AC-03025 at the time of the review of building Permit 7618-2003-01-CGU.
  - f. Provide the total gross floor area of the buildings on-site.
  - g. Revise the parking schedule to indicate that the administrative offices are accessory, and parking is not required, adjusting the required number of parking spaces to 222.
  - h. Amend General Note 7 to provide the lot coverage demonstrating no more than the maximum of 50 percent.
  - i. Add the Military Installation Overlay (M-I-O) Zone overlay zoning Height Surface E to the General Notes.
  - j. Provide bicycle parking accommodating a minimum of five bicycles at a location convenient to the building entrance as required by Condition 2.b. of PPS 4-17037. Provide details of the bicycle rack.
  - k. Restate Condition 6 of the PPS 4-17037 on the DSP as a General Note.
  - l. Show the existing property information as Parcel B recorded in Plat Book NLP 156-28 and label the site as Parcel 1.
  - m. Reflect a 10-foot-wide public utility easement (PUE) along and abutting all public rights-of-way.
  - n. Label the fence detail as black-vinyl clad.

2. Prior to the approval of permits, the applicant shall obtain approval of a new final plat in accordance with Preliminary Plan of Subdivision (PPS) 4-17037. The new parcel designation for the property will be Parcel 1, which should be reflected on the DSP.
3. Prior to certification of the detailed site plan, the Type 2 tree conservation plan (TCP2) shall be revised as follows:
  - a. Provide Type 2 Tree Conservation Plan TCP2-132-93 in the approval block, and label the site as Parcel 1.
  - b. Add “Stacy Miller, 12/30/1993, *N/A, N/A*” in the (-00) review right-of-way (ROW), and “DSP-14015, *To Add Use (private school)*” in the (-01) review ROW.
  - c. Correct the calculations in the conservation worksheet. The worksheet currently shows the resulting woodland to be greater than the difference of the existing and the cleared woodland. This is likely a rounding error but should be reflected properly in the totals.
  - d. Correct the proposed clearing in the tree conservation legend to match the clearing represented in the conservation worksheet. It is understood that the area shown is greater than the actual clearing proposed, so a footnote explaining that selective clearing will be employed, to minimize the clearing in the area.
  - e. Correct the woodland conservation calculations to match the actual proposal for the playground. The worksheet only shows 0.05 acres of clearing, associated with previous unaccounted-for clearing, and no clearing with this application, however; the e-mail to the Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE), regarding stormwater management, dated May 30, 2018 stating that six trees will be removed with this application.
  - f. Have the revised plan signed and dated by the qualified professional preparing the plan.

**ITEM:**

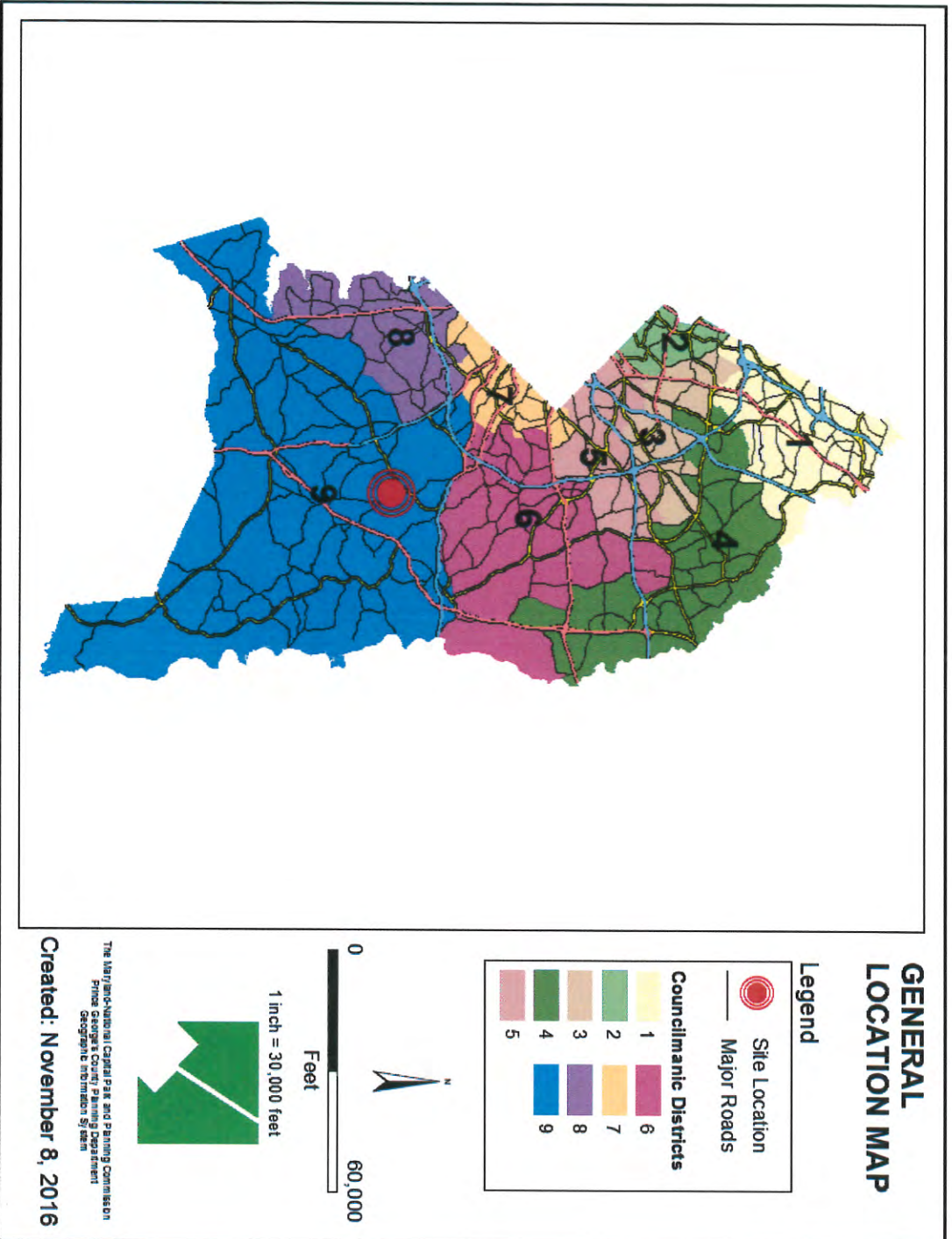
**CASE: DSP-14015**

# **FELLOWSHIP BAPTIST CHURCH**

**THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT**



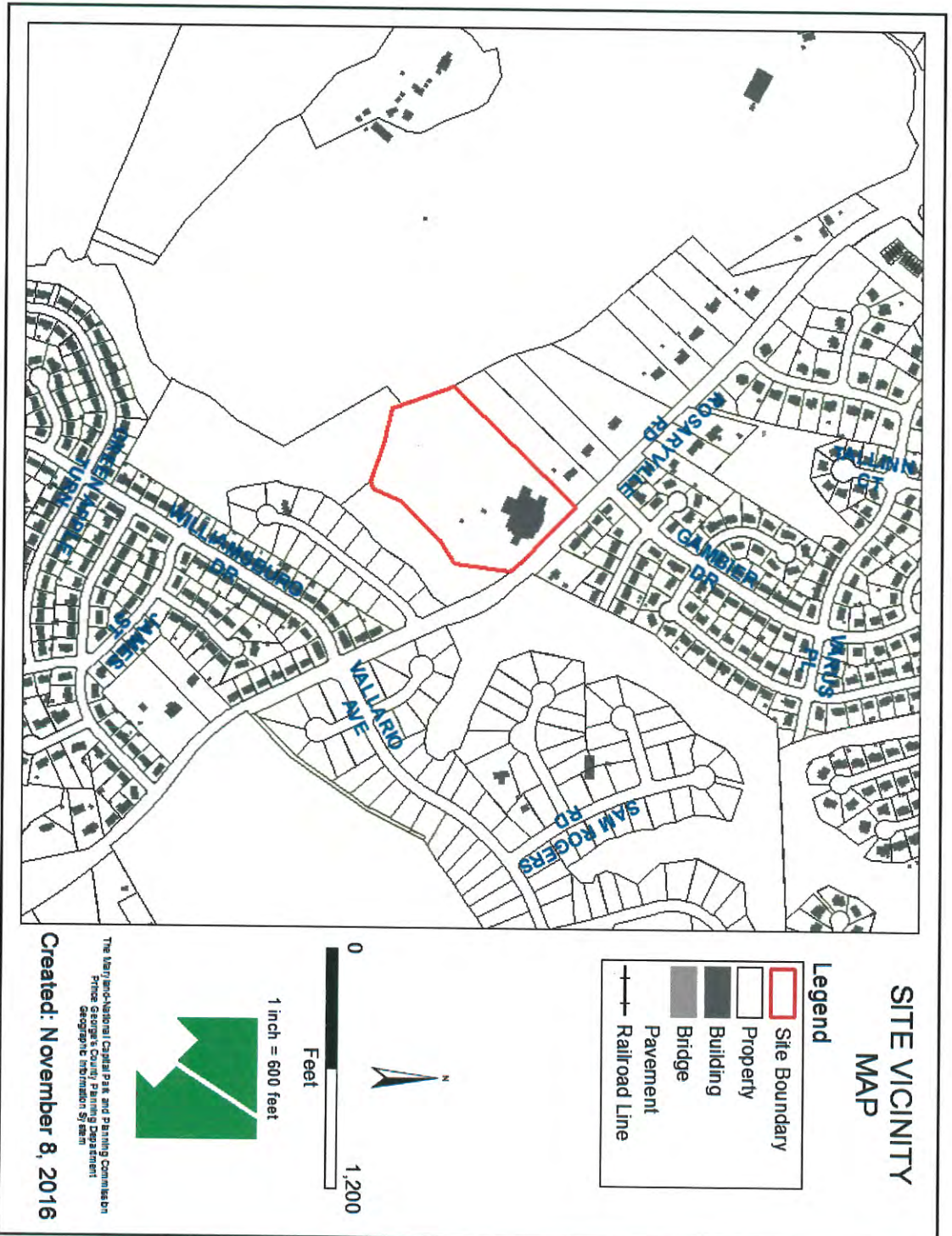
# GENERAL LOCATION MAP



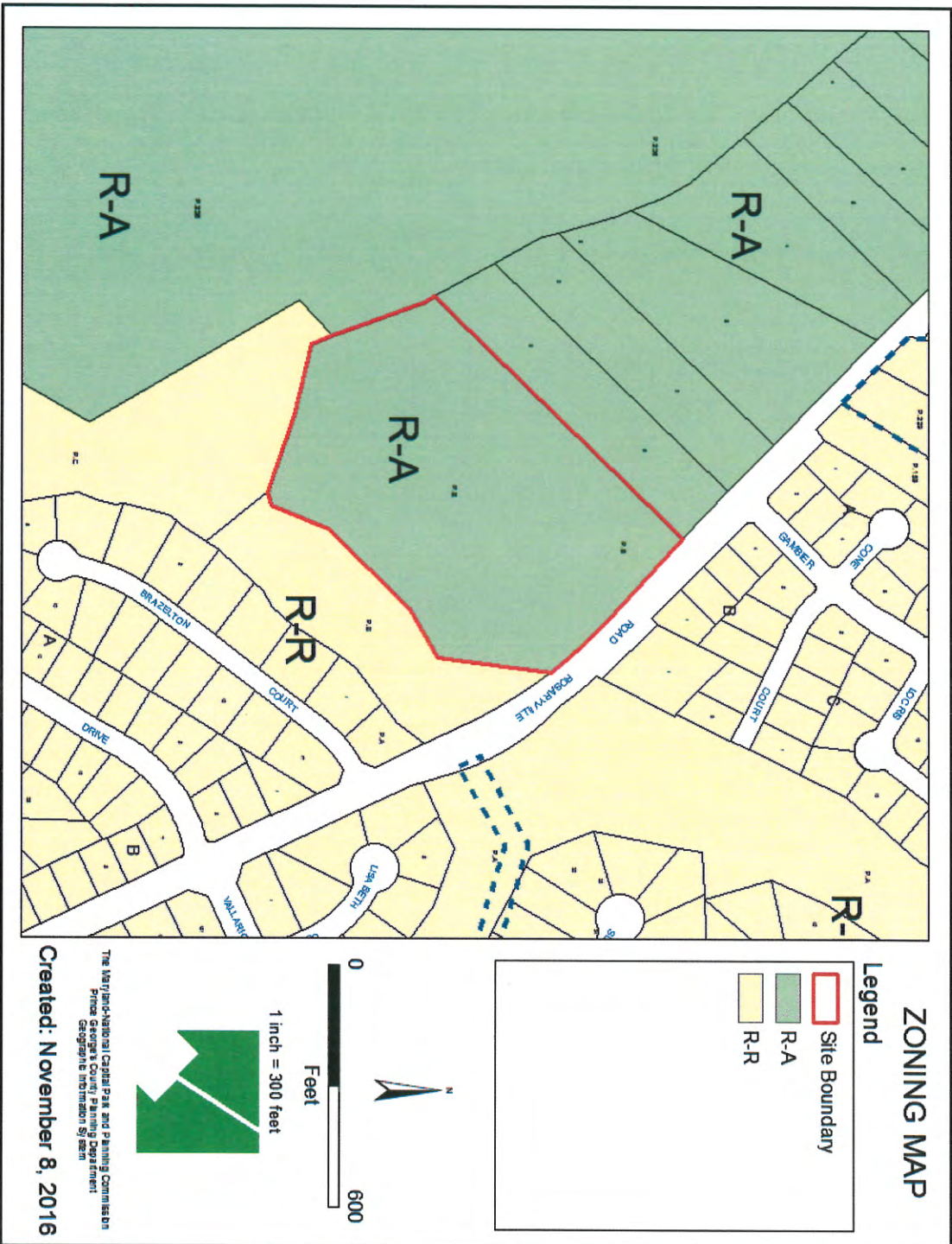


# SITE VICINITY

Case #DSP-14015



# ZONING MAP



The Maryland-National Capital Park and Planning Commission  
Physical Planning and Design Division  
Geographic Information System  
Created: November 8, 2016



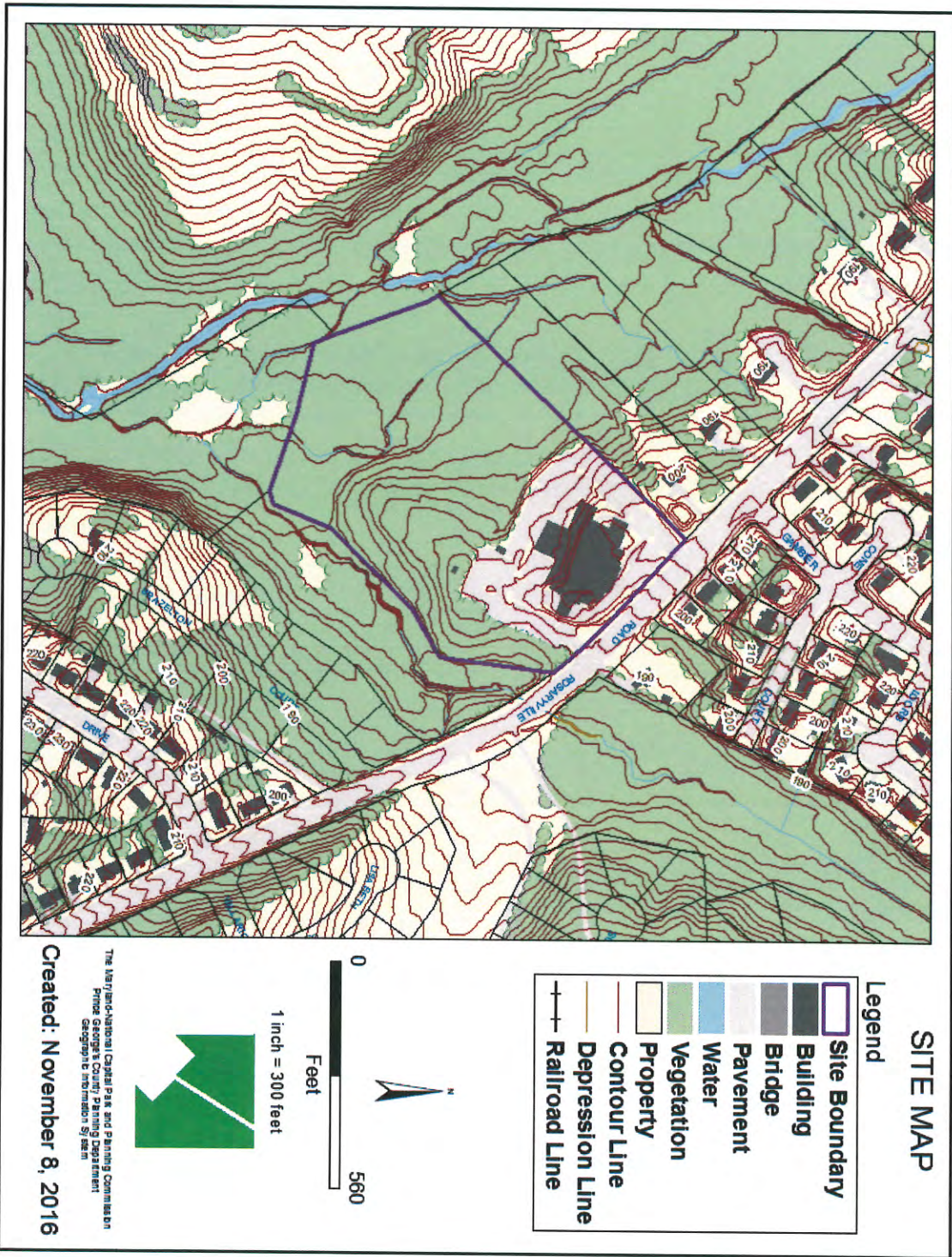


# AERIAL MAP



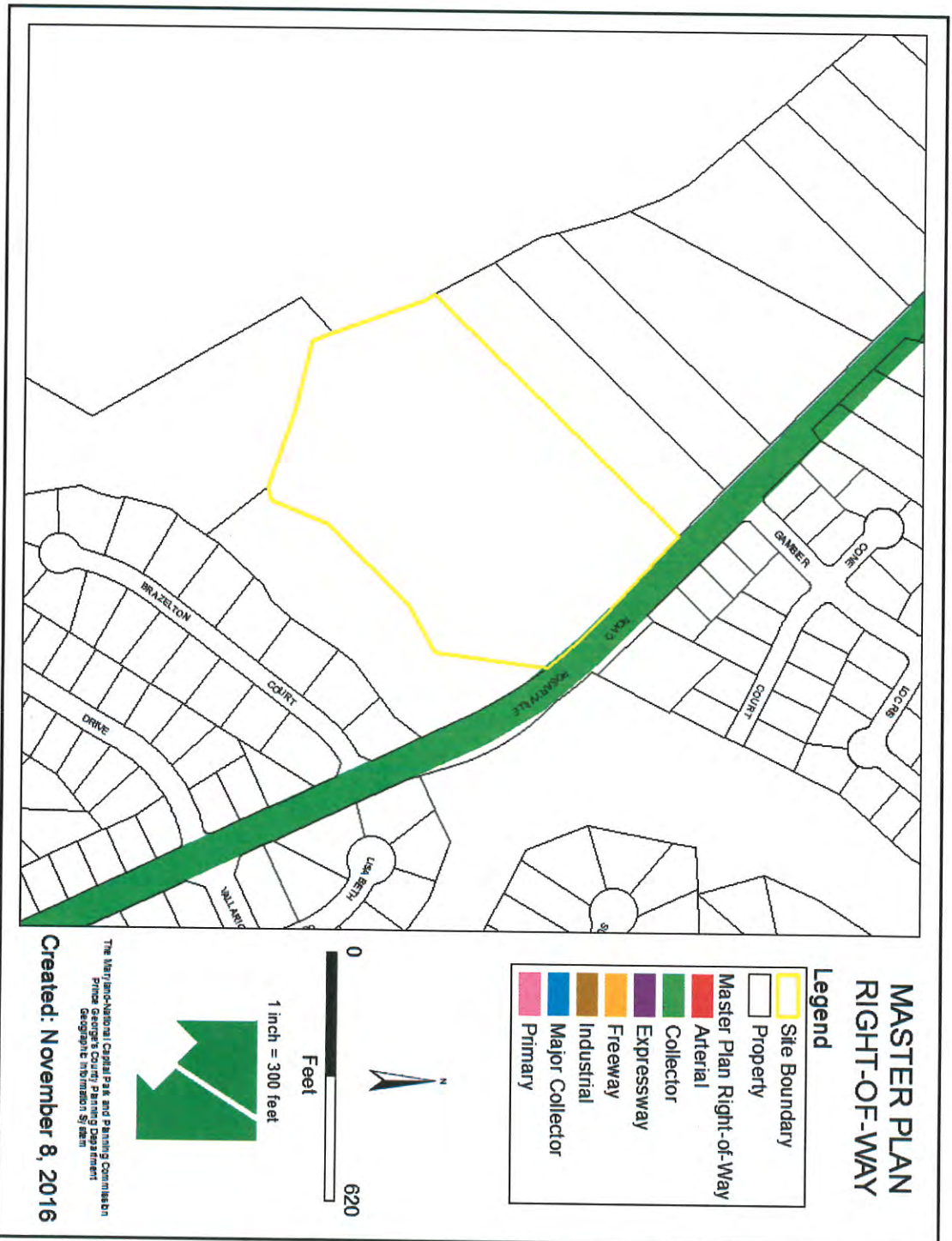


# SITE MAP





# MASTER PLAN RIGHT-OF-WAY MAP





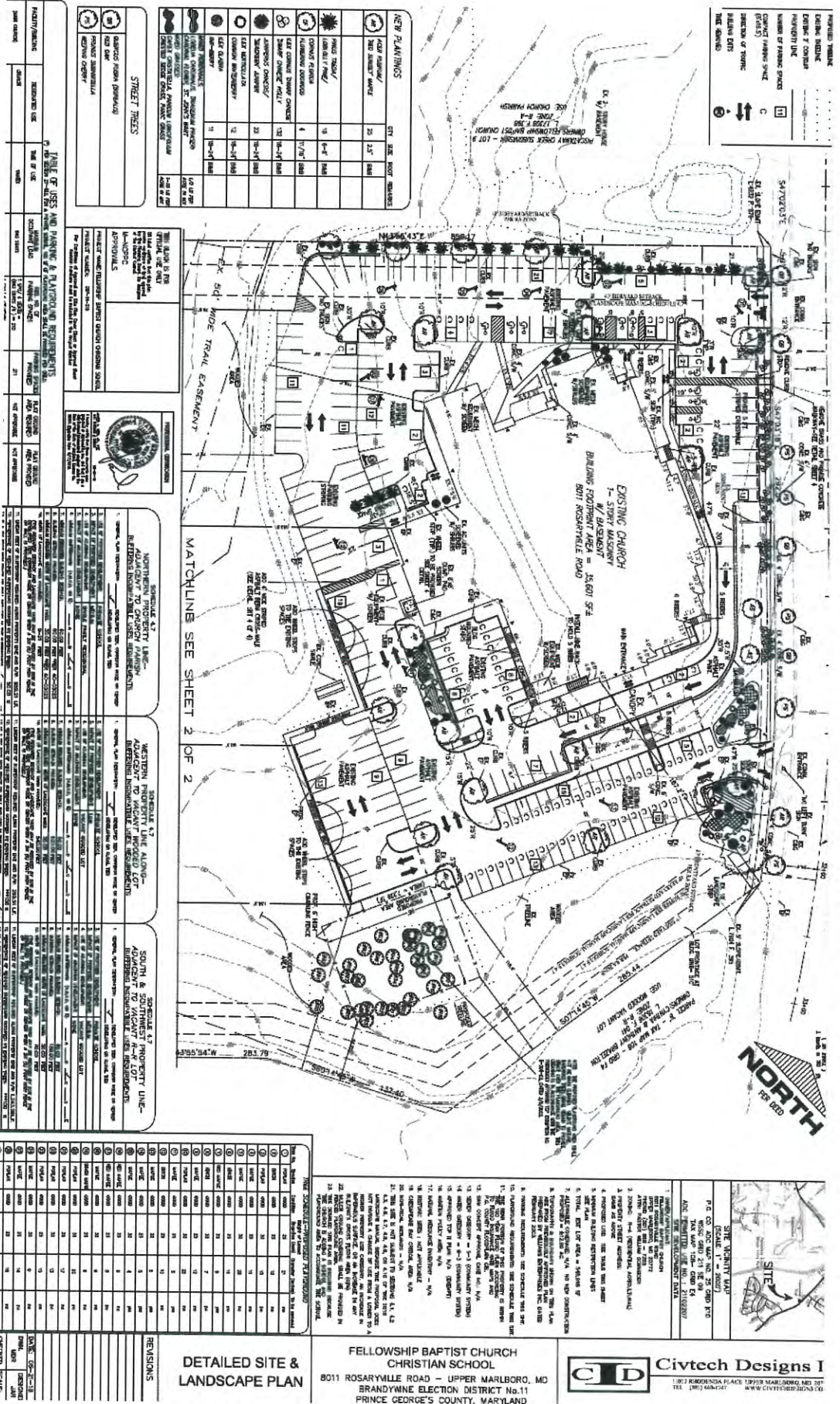
# BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED





# DETAILED SITE & LANDSCAPE PLAN

Case #DSP-14015



**NEW PLANTINGS**

NO.	SYM.	QTY	SIZE	NOTES
1	PLANTING	25	2 1/2"	PLANTING
2	PLANTING	10	4"	PLANTING
3	PLANTING	4	17/8"	PLANTING
4	PLANTING	10	18-24"	PLANTING
5	PLANTING	10	18-24"	PLANTING
6	PLANTING	10	18-24"	PLANTING
7	PLANTING	10	18-24"	PLANTING
8	PLANTING	10	18-24"	PLANTING
9	PLANTING	10	18-24"	PLANTING
10	PLANTING	10	18-24"	PLANTING
11	PLANTING	10	18-24"	PLANTING

**STREET TREES**

NO.	SYM.	QTY	SIZE	NOTES
1	PLANTING	10	18-24"	PLANTING
2	PLANTING	10	18-24"	PLANTING

**TABLE OF USES AND PLANNING & LANDSCAPE REQUIREMENTS**

NO.	USE	AREA	REQUIREMENTS
1	CHURCH	20,601 SQ. FT.	...
2	PARKING	25 SPACES	...
3	PLAYGROUND	...	...

**SCHEDULE 4.1**

NO.	DESCRIPTION	QTY	UNIT	PRICE
1	...	...	...	...

**SCHEDULE 4.2**

NO.	DESCRIPTION	QTY	UNIT	PRICE
1	...	...	...	...

**SCHEDULE 4.3**

NO.	DESCRIPTION	QTY	UNIT	PRICE
1	...	...	...	...

**REVISIONS**

NO.	DATE	DESCRIPTION
1	...	...

**DETAILED SITE & LANDSCAPE PLAN**

**FELLOWSHIP BAPTIST CHURCH  
CHRISTIAN SCHOOL**  
8011 ROSARYMILE ROAD - UPPER MARLBORO, MD  
BRANDYNE ELECTION DISTRICT No.11  
PRINCE GEORGE'S COUNTY, MARYLAND

**Civtech Designs I**  
1017 ANDERSON PLACE UPPER MARLBORO MD 20786  
TEL (410) 441-2121 WWW.CIVTECHDESIGNS.COM











**Friday, April 6, 2018**

**RE: STATEMENT OF JUSTIFICATION FOR  
FELLOWSHIP BAPTIST ACADEMY  
DETAILED SITE PLAN DSP-14015**

This is an application for the establishment of a 72 student private school at Fellowship Baptist Church of Upper Marlboro, Maryland. The Fellowship Baptist Church campus consists of a single story masonry building with a basement. The total building footprint area is approximately 35,000 square feet. There are adequate parking spaces to meet the minimum requirements of 228 spaces. **NO NEW CONSTRUCTION IS PROPOSED**, except a gravel walk-way along the western edge of the existing parking lot to provide the students safe access to the proposed playground area.

This Detailed Site Plan provides a 7,228 SF playground under an existing tree canopy located on the south corner of the existing parking lot. The proposed playground area shall be cleared and select hardwood trees shall remain to provide shade for the students. This clearing is in accordance with the previously approved TCP Exemption No. E-004-03, dated 2/5/03. The playground area shown on the site plan lists the trees that shall be removed in the fenced playground area. Mulch shall be provided as ground covering for the playground area.

The site is located in the Residential Agriculture (RA) Zone on approximately 12 acres.

The address of the subject property is 8011 Rosaryville Road, and is located on the south west side of Rosaryville Road approximately 3,000 feet south of its intersection with Woodyard Road (MD Route #223). The site is bound to the northeast by the church's parish which is a 2-story house with a basement. On the east side it is bound by vacant, wooded, Rural Residential property. On its northeastern side, residential single family homes are located directly across from the front of the property on Rosaryville Road. The site has only (2) ingress and egress points on Rosaryville Road, which enter and exit the parking lot.

The applicable sections of the Prince George's County Zoning Ordinance for this proposal are:

- Section 27-443- Private Schools;
- Section 27-568 – Minimum number of Off-Street Parking Required; and
- The Prince George's County Landscape Manual

As per Section 27-443, a private school is a permitted use for this facility. This section also requires at least 100 SF of outdoor play area per child. This proposal requests a capacity of 72 children, which requires a minimum of 7,200 square feet of outdoor play area. An outdoor play area of 7,228 square feet is proposed on the south corner of the existing parking lot. This section of the zoning ordinance also requires sufficient shade during the summer months for protection from the sun. The existing tree canopy within the proposed playground has several mature hardwood trees which provide adequate shade over the playground area.

Section 27-568 requires one (1) parking space per every six (6) children. The existing parking layout provides sufficient parking to satisfy the parking requirement by utilizing a total of (12) of the (228) spaces for the proposed school and the remaining (216) spaces

for the church and its office. This proposal is exempt from the requirements of the Prince George's County Landscape Manual because there is no new construction proposed and recent site inspections reveal that the site is substantially in compliance with the manual.

The applicant will adhere to the landscape requirements set forth by the Alternative Compliance AC (03025), dated July 17, 2003 for the northern property line adjacent to the church's parish. Landscape schedules (4.7) are provided for the western, southern, and southwestern property lines, which address how the applicant will meet setback and buffer yard requirements.

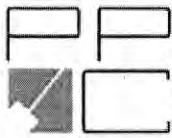
As this DSP is not proposing new construction, it is exempt from most of the typical requirements for new construction projects because no grading or new building permits are required. The existing building is adequate to meet the requirements of the Prince George's County Zoning. We, therefore, respectfully request approval of this proposed Detailed Site Plan for 72 students at Fellowship Baptist Academy, located at Fellowship Baptist Church.

Sincerely,

A handwritten signature in cursive script that reads "Melissa D. Reid".

CIVTECH DESIGNS, INC.  
Melissa D. Reid, Project Engineer

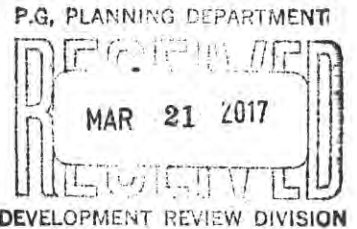
**MIN**  
**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**



Prince George's County Planning Department  
Community Planning Division

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
TTY: (301) 952-4366  
www.mncppc.org/pgco  
301-952-3972

M-NCPPC



March 21, 2017

**MEMORANDUM**

TO: Andrew Bishop, Senior Planner, Urban Design  
VIA: Michael Zamore, Acting Planning Supervisor, Community Planning Division  
FROM: Thomas Lester, Senior Planner, Community Planning Division *TEL*  
SUBJECT: **DSP-14015 Fellowship Baptist Academy**



**DETERMINATIONS**

**General Plan:**

This application is consistent with the Plan Prince George's 2035 Approved General Plan for properties designated Residential Low located within established communities and within the growth boundary.

**Master Plan:**

The application conforms with the 2013 Approved Subregion 6 Master Plan recommendation for Residential Low future land use, and to preserve and expand areas of institutional private open space.

**MIOZ:**

Height Surface E should be depicted on the proposed Specific Design Plan.

**BACKGROUND**

**Location:** The subject property is located at 8011 Rosaryville Road approximately 3,000 feet south of its intersection with Woodyard Road (MD Route 223).

**Size:** 12.59 acres

**Existing Uses:** Church; single story masonry building approximately 35,000 SF.

**Proposal:** Establish a 72-student private school in the existing Fellowship Baptist Church building in Upper Marlboro, Maryland; construct a gravel walk-way along the western edge of the parking lot leading to the proposed 7,228 SF playground on the southern corner of the lot.

**GENERAL PLAN, MASTER PLAN, AND SMA**



This application requires conformance with the applicable General or Master Plan. NO

- General Plan:** This property is located within the Growth Boundary in an area designated Residential Low on the Generalized future land use map in the Plan Prince George's 2035 Approved General Plan. The property is located within an established community, which encourages facilities, including schools and playgrounds.
- Master/Sector Plan:** The 2013 *Approved Subregion 6 Master Plan and Sectional Map Amendment's* future land use map designates the property as Residential Low land use. The future land use map and related policies describes residential low in terms of intended overall gross residential density and character, without making specific land use recommendations on a lot by lot basis. The future land use was designated with the intention that each community would have the necessary educational facilities, and open space. The plan recommends preserving and expanding areas of institutional private open space.

Planning Area/

Community: PA 82A / Rosaryville

Land Use: Private school with a 7,228 SF playground

Environmental: See Environmental Planning Section referral for conformance with the Green Infrastructure Plan.

Historic Resources: No historic properties have been identified on the property.

Transportation: Vehicular access to the church is via two connections to Rosaryville Road. The 2013 Approved Subregion 6 Master Plan recommends expanding Rosaryville Road to four lanes with a 80' public right-of-way, including bike lanes.

Public Facilities: No public facilities have been designated on the subject property.

Parks & Trails: No parks or trails have been designated on the subject property.

Aviation/ILUC: The subject property is located within the Joint Base Andrews (JBA) Military Installation Overlay Zone (MIOZ) area. The entire property is within Height Surface E, Right Runway, establishing a height limit of approximately 150 feet above the runway surface.

**SMA/Zoning:** The 2013 Approved Subregion 6 Master Plan (CR-83-2013) retained this property in the Residential-Agricultural (R-A) Zone.

**PLANNING ISSUES**

This property is within the Military Installation Overlay Zone (MIOZ) area. The mapped categories on the subject site do not prevent any of the proposed project but should be noted and graphically depicted on the SDP and any other future development plans.



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



**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**

Prince George's County Planning Department  
Historic Preservation Section

(301) 952-3680  
www.mncppc.org

March 9, 2017

MEMORANDUM

TO: Andrew Bishop, Senior Planner  
Urban Design Section  
Development Review Division

FROM: Howard Berger, Supervisor *HB*  
Jennifer Stabler, Archeology Planner Coordinator *JAS*  
Historic Preservation Section  
Countywide Planning Division

SUBJECT: **DSP-14015, Fellowship Baptist Academy**

The subject property comprises 12.60 acres located on the southwest side of Rosaryville Road, approximately 2,000' south of its intersection with Woodyard Road in Upper Marlboro, Maryland. This application proposes the establishment of a private school for 72 students and a 7,228 square foot play area. The subject property is in the R-A zone.

A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. This proposal will not impact any historic sites, historic resources or known archeological sites.

I:\HISTORIC\Referrals\2017\DSP-14015 Fellowship Baptist Academy\_HPS 9 March 2017.docx



**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 26, 2018

**MEMORANDUM**

TO: Andrew Bishop, Development Review Division  
FROM: Fred Shaffer, Transportation Planning Section, Countywide Planning Division  
SUBJECT: Detailed Site Plan Review for Master Plan Trail Compliance

The following detailed site plan was reviewed for conformance with the *Approved Countywide Master Plan of Transportation* and/or the appropriate area Master Plan in order to provide the appropriate recommendations.

Detailed Site Plan Number: DSP-14015

Name: Fellowship Baptist Church Christian School

Type of Master Plan Bikeway or Trail

Municipal R.O.W.*	<u>    </u>	Public Use Trail Easement	<u>    </u>
PG Co. R.O.W.*	<u>  X  </u>	Nature Trails	<u>    </u>
SHA R.O.W.*	<u>    </u>	M-NCPPC – Parks	<u>    </u>
HOA	<u>    </u>	Bicycle Parking	<u>    </u>
Sidewalks	<u>  X  </u>	Trail Access	<u>    </u>

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

The Transportation Planning Section has reviewed the detailed site plan application referenced above for conformance with the 2009 Approved Countywide Master Plan of Transportation and/or the appropriate area master/sector plan in order to implement planned trails, bikeways, and pedestrian improvements. Staff recommendations based on current or proposed conditions are also included in this memo.

The subject application is located on south/west side of Rosaryville Road west of US 301. The subject application is for 72 student school within an existing church building. The subject application is in the area covered by the 2009 Approved Countywide Master Plan of Transportation and the 2013 Approved Subregion 6 Master Plan and Sectional Map Amendment.

**Review Comments (Master Plan Compliance and Prior Approvals)**

One master plan trail issues impact the subject property, with Rosaryville Road being designated as a master plan bikeway in both the MPOT and the area master plan. The Approved Subregion 6 Master Plan and Sectional Map Amendment includes the following text regarding these improvements:

2. Connect fragmented sidewalks and designate bike lanes, or wide outside curb lanes, at the time of road improvement, at the following locations:
  - Rosaryville Road from MD 223 to US 301 (area master plan, page 107).

The frontage of the subject site currently has an existing standard sidewalk and a wide paved shoulder to accommodate bicyclists. Share the Road with a Bike signage is recommended along the frontage to alert motorists to the possibility of bicycle traffic along the road.

The revised plans include a pedestrian route from the public right-of-way along Rosaryville Road to the building entrance and bicycle parking for five bicycles. These facilities are acceptable as shown. One “proposed gravel walk” is shown on the submitted plans and staff for the Transportation Planning Section recommends that this connection be implemented as a concrete sidewalk or walkway.

**Recommendations:**

*In conformance with the 2009 Approved Countywide Master Plan of Transportation and 2013 Approved Subregion 6 Master Plan and Sectional Map Amendment, the applicant and the applicant’s heirs, successors and/or assigns shall provide the following:*

- a. Replace the gravel walkway shown on the plans with a standard concrete sidewalk.
- b. Provide a financial contribution of \$420 to the Department of Public Works and Transportation for the provision of one Share the Road with a Bike sign prior to the issuance of the first building permit.





**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 12, 2018

**MEMORANDUM**

TO: Andrew Bishop, Urban Design Section, Development Review Division  
FROM: Tom Masog, Transportation Planning Section, Countywide Planning Division  
SUBJECT: DSP-14015, Fellowship Baptist Academy  
Review of Vehicular and Active Transportation

The Transportation Planning Section has reviewed the detailed site plan application referenced above. The subject property consists of 12.60 acres of land in the R-A Zone. The property is located on the west side of Rosaryville Road approximately 3,000 feet south of its intersection with Woodyard Road (MD 223). The site is developed and is located on an existing parcel. The applicant is proposing to add a private school within existing structures on the site. No new construction is proposed.

**Review Comments for Traffic**

The applicant is proposing to add the private school use on the site. The site already contains a church approved pursuant to a 1973 preliminary plan of subdivision (PPS). The site includes a 35,601-square foot building housing a church. The proposal would add a private school for 72 students. Recently, the site was the subject of PPS 4-17037, which was filed to revise the trip cap for the site. The table below summarizes trip generation for the site:

<b>Trip Generation Summary, DSP-14015, Fellowship Baptist Academy</b>								
<b>Land Use</b>	<b>Use Quantity</b>	<b>Metric</b>	<b>AM Peak Hour</b>			<b>PM Peak Hour</b>		
			<b>In</b>	<b>Out</b>	<b>Tot</b>	<b>In</b>	<b>Out</b>	<b>Tot</b>
Existing Church	35,601	square feet	11	7	18	9	9	18
Proposed Private School	72	students	36	23	59	5	7	12
<b>Total Trips (Existing Plus Proposed)</b>			<b>47</b>	<b>30</b>	<b>77</b>	<b>14</b>	<b>16</b>	<b>30</b>
<b>Recommended Trip Cap for PPS 4-17037</b>					<b>77</b>			<b>30</b>

As determined above, all uses – existing and proposed – can be accommodated under the trip cap. There are no other outstanding traffic-related conditions on either the recent preliminary plan of subdivision or the previous underlying one.

Given that the school expansion involves minimal construction on the site, access and circulation will remain the same, and are acceptable. Adequate dedication along Rosaryville Road, a planned collector, was determined and completed with the original preliminary plan; therefore, the site plan poses no master plan right-of-way issues.

**Review Comments for Master Plan Trail Compliance**

The Transportation Planning Section has reviewed the detailed site plan application referenced above for conformance with the 2009 *Approved Countywide Master Plan of Transportation (MPOT)* and/or the

appropriate area master/sector plan for the implementation of planned trails, bikeways, and pedestrian improvements. Staff recommendations based on current or proposed conditions are also included in this memo. The site has a recent PPS and it was not subject to Section 24-124.01 of the Subdivision Regulations or the Transportation Review Guidelines – Part 2 which are used for evaluating the adequacy of bicycle and pedestrian facilities.

The MPOT recommends master plan trails/bikeways that impact the subject property. Designated bike lanes and continuous sidewalks are recommended along Rosaryville Road (MPOT, page 34).

**Comments:** The frontage of the subject site has been improved with a standard sidewalk, consistent with the master plan recommendation. Bicycle signage is recommended. Designated bike lanes along the road can be considered by DPW&T at the time of road resurfacing. Currently, Rosaryville Road has both open and closed section segments, with sidewalks typically provided where frontage improvements have been made.

The Complete Streets element of the MPOT reinforces the need for these recommendations and includes the following policies regarding sidewalk construction and the accommodation of pedestrians.

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

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

**Comment:** A standard sidewalk is shown around the existing building. One sidewalk connection is recommended from sidewalk along Rosaryville Road to the building entrance to accommodate pedestrians walking to the proposed school from surrounding communities. The gravel walkway from the surface parking lot should be formalized as a sidewalk connection with ADA ramps at appropriate locations. A small amount of bicycle parking is also recommended to accommodate students riding to the school from surrounding communities. In addition to school students, these enhancements will be useful for church attendees and staff.

### **Conclusion**

From the standpoint of transportation, it is determined that this plan is acceptable and meets the finding required for a detailed site plan as described in the Zoning Ordinance if approved with the following active transportation conditions:


1. Prior to certification the following modifications shall be made to the detailed site plan:
  - a. One sidewalk/crosswalk connection from Rosaryville Road to the building entrance.
  - b. Bicycle parking accommodating a minimum of five bicycles at a location convenient to the building entrance.
  
2. Provide a financial contribution of \$420 to the County Department of Public Works and Transportation for the placement of one “Share the Road with a Bike” sign along Rosaryville Road. A note shall be placed on the final record plat for payment to be received prior to the issuance of any permits for the school use.



July 3, 2018

**MEMORANDUM**

**TO:** Henry Zhang, Urban Design Section

**FROM:** Sherri Conner, Subdivision and Zoning Section 

**SUBJECT:** Fellowship Baptist Academy, DSP-14015

The subject property is located on Tax Map 108 in Grid F4 and is known as Parcel B recorded in Plat Book NLP 156-28. The site is approximately 12.6 acres and is located in the Residential Agricultural (R-A) Zone, within the Military Installation Overlay (M-I-O) Zone (Area E) regulated for height. The applicant is proposing the addition of a private school use to an existing church.

The property is the subject of preliminary plan of subdivision (PPS) 4-17037 which was approved by the Planning Director on May 14, 2018 for one 12.6-acre parcel, subject to nine conditions. The following conditions are applicable to the review of this application:

1. **Total development shall be limited to uses that would generate no more than 77 AM, 30 PM, and 429 Sunday peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

Conformance to Condition 1 should be reviewed and determined by the Transportation Planning Section.

2. **In conformance with the 2009 Approved Countywide master Plan of Transportation and the 2013 Approved Subregion 5 Master Plan and the Sectional Map Amendment, the following modifications shall be made prior to approval of a Detailed Site Plan:**
  - a. **One sidewalk/crosswalk connection from Rosaryville Road to the building entrance.**
  - b. **Bicycle parking accommodating a minimum of five bicycles at a location convenient to the building entrance.**

Conformance to Condition 1 should be reviewed and determined by the Transportation Planning Section.

4. **A substantial revision to the mix of uses on the subject property that affects Subtitle 24 adequacy findings shall require the approval of a new preliminary plan of subdivision prior to the issuance of any permits.**



The uses proposed are consistent with those evaluated with the PPS.

5. **Prior to approval of the Detailed Site Plan, a revised Stormwater Concept approval letter will be required by DPIE to reflect the current proposed disturbance of 7,228 square feet.**

DPIE provided an email dated June 5, 2018 (De Guzman to Bishop) that the approved stormwater concept letter (No. 33704-2014-00), which expires July 14, 2019, does not require revision.

7. **At the time of final plat, the applicant and the applicant's heirs, successors, and/or assignees shall grant a ten-foot-wide public utility easement (PUE) along the public right-of-way.**

The 10-foot-wide public utility easement should be reflected on the DSP, consistent with the approved PPS.

#### **Plan Comments**

1. Pursuant to the approved PPS, a new final plat will be required prior to the approval of permits. The new parcel designation for the property will be Parcel 1 which should be reflected on the DSP.

#### **Recommended Condition**

1. Prior the certificate of approval of the detailed site plan, the plans shall be revised to:
  - a. Label a 10-foot-wide public utility easement along Rosaryville Road, consistent with the approved preliminary plan of subdivision.
  - b. Show the existing property information as Parcel B recorded in Plat Book NLP 156-28 and designate the property as proposed Parcel 1.

This referral is provided for the purposes of determining conformance with any underlying subdivision approvals on the subject property and Subtitle 24. The preliminary plan has obtained signature approval and the DSP has been found to be in substantial conformance with the applicable conditions set forth by the PPS, subject to the recommended conditions for this DSP. All bearings and distances must be clearly shown on the DSP and must be consistent with the record plat, or permits will be placed on hold until the plans are corrected. There are no other subdivision issues at this time.

## Conner, Sherri

---

**From:** Bishop, Andrew  
**Sent:** Wednesday, June 27, 2018 9:03 AM  
**To:** Lareuse, Susan  
**Subject:** FW: Fellowship Baptist Church - DSP14015

**From:** De Guzman, Reynaldo S. <rsdeguzman@co.pg.md.us>  
**Sent:** Tuesday, June 05, 2018 2:36 PM  
**To:** jareid@civtechdesigns.com  
**Cc:** 'Melissa D. Reid' <mdreid@civtechdesigns.com>; Bishop, Andrew <andrew.bishop@ppd.mncppc.org>  
**Subject:** RE: Fellowship Baptist Church - DSP14015

Andrew,

An updated SWM concept approval is not required for the proposed playground as described below by Mr. Reid. Thanks

**From:** jareid@civtechdesigns.com [mailto:jareid@civtechdesigns.com]  
**Sent:** Wednesday, May 30, 2018 10:04 AM  
**To:** De Guzman, Reynaldo S.  
**Cc:** 'Melissa D. Reid'; [Andrew.bishop@ppd.mncppc.org](mailto:Andrew.bishop@ppd.mncppc.org)  
**Subject:** Fellowship Baptist Church - DSP14015

Good Morning Rey,

Park and Planning is asking us to update the Stormwater Management Concept Approval (Case #: 33704-2014-00) to address what they are calling Land Disturbance. The 7,228 SF area of the playground (see note #5 below) area will not be graded, it will be filled with mulch. The church will be removing only **six** of the thirty-three trees in the playground area to provide a suitable play area for the children. Can you kindly respond to all on this e-mail to let them know that no updated SWM Concept Approval is required because we are are not grading the area as they suppose?

Conditions of Approval of the Detailed Site Plan..

5. Prior to approval of the Detailed Site Plan, a revised Stormwater Concept approval letter will be required by DPIE to reflect the current proposed disturbance of 7,228 square feet



James A. Reid, Jr., P.E., Prof. L.S.  
President  
11012 Rhodenda Place  
Upper Marlboro, MD 20772

Tel.: 301-440-1747  
MBE/MDOT Cert #18-233  
Prince George's County CBSB #18-13382  
[www.civtechdesigns.com](http://www.civtechdesigns.com)

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June 29, 2018

**MEMORANDUM**

**TO:** Andrew Bishop, Senior Planner, Urban Planning Section

**VIA:** Katina Shoulars, Planning Supervisor, Environmental Planning Section *KS*

**FROM:** Thomas Burke, Senior Planner, Environmental Planning Section *TB*

**SUBJECT: Fellowship Baptist Academy; DSP-14015 and TCP2-132-93-01**

The Environmental Planning Section has reviewed the subject Detailed Site Plan, submitted for Fellowship Baptist Academy, and the Type 2 Tree Conservation Plan, TCP2-132-93-01, both stamped as received on June 26, 2018. The Environmental Planning Section recommends approval of DSP-14015 and TCP2-132-93-01, subject to the recommendations at the end of the memorandum.

**Background**

The Environmental Planning Section previously reviewed the following applications and associated plans for the subject site:

Development Review Case #	Associated Tree Conservation Plan #	Authority	Status	Action Date	Resolution Number
4-17037	TCP1-005-2018	Planning Director	Approved	5/17/2018	N/A
DSP-14015	TCP2-132-93-01	Planning Board	Pending	Pending	Pending

A Natural Resource Inventory Equivalency Letter (NRI-EL), NRI-100-2015 was approved and signed on June 1, 2015.

**Proposed Activity**

The current application is a Detailed Site Plan to operate a 72-student private school within the existing church classroom facility. Exterior modifications will be made on the property for the installation of a playground.

**Grandfathering**

This project is not grandfathered with respect to the environmental regulations contained in Subtitle 24 that came into effect on September 1, 2010 because the application is for a new DSP. This project is subject to the 2010 Woodland and Wildlife Habitat Conservation Ordinance (WCO) and the environmental technical manual.

**Site Description**

The subject 12.60-acre property is located at 8011 Rosaryville Road, approximately 2,700 feet east of the intersection with Woodyard Road, in Upper Marlboro. A review of the available information indicates

that streams, wetlands and 100-year floodplain are located on this site. These features comprise the Primary Management Area (PMA). This site is located within the Potomac River basin and contains the sources to a stream system that drains to Piscataway Creek. This site has also been mapped by The Department of Natural Resources (DNR) as a Tier II Catchment area. The Sensitive Species Project Review Area (SSPRA) map received from the Maryland Department of Natural Resources Natural Heritage Program shows that rare, threatened, or endangered species are not found to occur on, or near this property. Potential Forest Interior Dwelling Species (FIDS) habitat or FIDS buffer are mapped on-site. The site is located within the Environmental Strategy Area 2 of the Regulated Environmental Protection Areas Map as designated by *Plan Prince George's 2035 Approved General Plan*. The approved 2017 Countywide Green Infrastructure Plan shows that the entire property contains both Regulated and Evaluation network features, based on the stream sources, floodplain, wetlands, and buffers.

### **Conditions of Previous Approvals**

#### **Preliminary Plan 4-17037 and TCP1-005-2018**

A preliminary plan and associated TCP1 were approved by the Planning Director on May 17, 2018 subject to the conditions contained in the Certificate of Approval. The condition reviewed below which is environmental in nature and applicable to the current application, is shown in **bold font**. Staff comments are provided in regular font.

- 5. Prior to approval of the Detailed Site Plan, a revised Stormwater Concept approval letter will be required by DPIE to reflect the current proposed disturbance of 7,228 square feet.**

The applicant received a confirmation by an email from DPIE, dated June 5, 2018 stating that based on the proposed disturbance being applied to a mulch surfaced playground, and minimal tree clearing, an updated SWM concept approval is not required.

### **Environmental Review**

#### **Natural Resources Inventory/Existing Conditions**

This site has an approved Natural Resources Inventory Equivalency Letter (NRI-EL), NRI-100-2015, issued on June 1, 2015 for the proposed activity. An updated floodplain approval was included with the NRI. The TCP2 and the DSP show all the required information correctly in conformance with the NRI-EL.

No revisions are required for conformance to the NRI-EL.

#### **Woodland Conservation**

This property is subject to the provisions of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size and it contains more than 10,000 square feet of existing woodland. A Type 2 Tree Conservation Plan (TCP2-132-93-01) was submitted with the application.

The TCP2 must be revised to meet all technical requirements of Subtitle 25 prior to signature approval of the preliminary plan; however, the information submitted to-date demonstrates general conformance with the Woodland and Wildlife Habitat Conservation Ordinance.

This 12.60-acre property contains 3.10 acres of existing woodland on the net tract and 6.23 acres of woodland within the 100-year floodplain. The site has a Woodland Conservation Threshold (WCT) of 50-



percent of the net tract area or 3.19 acres. The TCP2 shows a total woodland conservation requirement of 3.15 acres, based on the previously unaccounted clearing of 0.05 acre, and no clearing for this application. The TCP2 shows that the applicant will meet this requirement by providing 3.06 acres of on-site woodland preservation and shows 0.09 acre of fee-in-lieu.

**Recommended Condition:** Prior to certification of the detailed site plan, the TCP2 shall be revised as applicable:

- a. Provide TCP2-132-93 in the approval block.
- b. Add "Stacy Miller, 12/30/1993, *N/A, N/A*" in the -00 review row, and "DSP-14015, *To Add Use (private school)*" in the -01 review row.
- c. Correct the calculations in the conservation worksheet. The worksheet currently shows the resulting woodland to be greater than the difference of the existing and the cleared woodland. This is likely a rounding error but should be reflected properly in the totals.
- d. Correct the proposed clearing in the Tree Conservation Legend to match the clearing represented in the conservation worksheet. It is understood that the area shown is greater than the actual clearing proposed, so a footnote explaining that selective clearing will be employed, to minimize the clearing in the area.
- e. Correct the woodland conservation calculations to match the actual proposal for the playground. The worksheet only shows 0.05 acres of clearing, associated with previous unaccounted-for clearing, and no clearing with this application, however; the email to DPIE regarding stormwater management, dated May 30, 2018 states that six trees will be removed with this application.
- f. Have the revised plan signed and dated by the qualified professional preparing the plan.

### **Specimen Trees**

No specimen trees are proposed to be removed with this application.

### **Summary Findings and Conditions**

**Recommended Condition:** Prior to certification of the detailed site plan, the TCP2 shall be revised as applicable:

- a. Provide TCP2-132-93 in the approval block.
- b. Add "Stacy Miller, 12/30/1993, *N/A, N/A*" in the -00 review row, and "DSP-14015, *To Add Use (private school)*" in the -01 review row.
- c. Correct the calculations in the conservation worksheet. The worksheet currently shows the resulting woodland to be greater than the difference of the existing and the cleared woodland. This is likely a rounding error but should be reflected properly in the totals.
- d. Correct the proposed clearing in the Tree Conservation Legend to match the clearing represented in the conservation worksheet. It is understood that the area shown is greater than the actual clearing proposed, so a footnote explaining that selective clearing will be employed, to minimize the clearing in the area.
- e. Correct the woodland conservation calculations to match the actual proposal for the playground. The worksheet only shows 0.05 acres of clearing, associated with previous unaccounted-for clearing, and no clearing with this application, however; the email to DPIE regarding stormwater management, dated May 30, 2018 states that six trees will be removed with this application.
- f. Have the revised plan signed and dated by the qualified professional preparing the plan.

If you have any questions concerning these comments, please contact me at 301-952-4534 or by e-mail at [Thomas.burke@ppd.mncppc.org](mailto:Thomas.burke@ppd.mncppc.org)

## Bishop, Andrew

---

**From:** De Guzman, Reynaldo S. <rsdeguzman@co.pg.md.us>  
**Sent:** Tuesday, June 05, 2018 2:36 PM  
**To:** jareid@civtechdesigns.com  
**Cc:** 'Melissa D. Reid'; Bishop, Andrew  
**Subject:** RE: Fellowship Baptist Church - DSP14015

Andrew,

An updated SWM concept approval is not required for the proposed playground as described below by Mr. Reid. Thanks

---

**From:** jareid@civtechdesigns.com [mailto:jareid@civtechdesigns.com]  
**Sent:** Wednesday, May 30, 2018 10:04 AM  
**To:** De Guzman, Reynaldo S.  
**Cc:** 'Melissa D. Reid'; Andrew.bishop@ppd.mncppc.org  
**Subject:** Fellowship Baptist Church - DSP14015

Good Morning Rey,

Park and Planning is asking us to update the Stormwater Management Concept Approval (Case #: 33704-2014-00) to address what they are calling Land Disturbance. The 7,228 SF area of the playground (see note #5 below) area will not be graded, it will be filled with mulch. The church will be removing only **six** of the thirty-three trees in the playground area to provide a suitable play area for the children. Can you kindly respond to all on this e-mail to let them know that no updated SWM Concept Approval is required because we are are not grading the area as they suppose?

Conditions of Approval of the Detailed Site Plan...

5. Prior to approval of the Detailed Site Plan, a revised Stormwater Concept approval letter will be required by DPIE to reflect the current proposed disturbance of 7,228 square feet



James A. Reid, Jr., P.E., Prof. L.S.  
President  
11012 Rhodenda Place  
Upper Marlboro, MD 20772  
Tel.: 301-440-1747  
MBE/MDOT Cert #18-233  
Prince George's County CBSB #18-13382  
[www.civtechdesigns.com](http://www.civtechdesigns.com)



The Maryland-National Capital Park and Planning Commission  
 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772 301-952-  
 3530

**\*\* REFERRAL REQUEST \*\***

Date: 2/23/2017  
 To: EMAIL DISTRIBUTION LIST  
 From: URBAN DESIGN – ANDREW BISHOP  
 Subject: DSP-14015 FELLOWSHIP BAPTIST ACADEMY

**IDENTIFICATION OF MAJOR ISSUES DUE DATE: 3/10/17**

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

**SDRC MEETING IS SCHEDULED FOR: N/A**

**REFERRAL DUE DATE: 3/27/2017**

- |   |   |
|---|---|
| <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

Related Cases: \_\_\_\_\_

**NOTE:** Plans and documents for this case will be available in Dropbox until Planning Board hearing and decision.

You may download and save for your records but the plans are not final until conditions are met and the plan is certified.

**REFERRAL REPLY COMMENTS:**

**NOTES:** The review package is located here: <https://www.dropbox.com/sh/cjz861pu8q4wtqp/AADq8vrNLL0-a470xzVY-vUXa?dl=0>

Please send all comments to the reviewer's email provided.  
 If you need assistance contact [Cheryl.summerlin@ppd.mnccpc.org](mailto:Cheryl.summerlin@ppd.mnccpc.org).

*NO IMPACT ON ADJACENT PARK LAND.*

*NA 3/13/17*





Rushern L. Baker, III  
County Executive

THE PRINCE GEORGE'S COUNTY GOVERNMENT  
Department of Permitting, Inspections and Enforcement  
Site/Road Plan Review Division



MEMORANDUM

March 9, 2017

**TO:** Andrew Bishop, Urban Design Section  
Development Review Division, M-NCPPC

**FROM:** Mary C. Giles, P.E., Associate Director  
Site/Road Plan Review Division, DPIE *May 3/13/17*

**RE:** Fellowship Baptist Church Christian School  
Detailed Site Plan No. DSP-14015

**CR:** Rosaryville Road, 5-6230

In response to the Detailed Site Plan No. DSP-14015 referral, the Department of Permitting, Inspections and Enforcement (DPIE) offers the following:

- The subject site is located along the western side of Rosaryville Road, approximately 3,000 south of its intersection with Woodyard Road (MD 223).
- For all renovation projects, ADA requirements (1991 ADA Standards for Accessible Design Section 36.403) are to be met. Generally, any modification that affects (or could affect) the usability or access to that area, additional changes are required to be made to the path of travel to said area, which includes, restrooms, telephones, and drinking fountains in the areas to be renovated, unless the scope of such alterations is disproportionate to the cost of the renovations. Permits are required for the renovations, as well as the Church access/entrance improvements.



Andrew Bishop  
March 9, 2017  
Page 2

- The proposed site development, to include 7,228 square feet of playground area and associated surface walkway to the site, is not consistent with the approved Stormwater Management Concept Plan No. 33704-2014, dated July 14, 2016. Therefore, revision to the approved Stormwater Management Concept Plan is required.
- The proposed development will require an approved DPIE site development - Fine Grading permit.
- A restoration bond is required for the existing driveway entrance within the public rights-of-way along frontage of the site.
- Existing utilities may require relocation and/or adjustments. Coordination with the various utility companies is required.

If you have any questions or require additional information, please contact Mr. George Holmes, District Engineer for the area, at (301) 636-2060.

MCG:MT:dar

cc: George Holmes, District Engineer, S/RPRD, DPIE  
Mahmoud Tayyem, Engineer, S/RPRD, DPIE  
Civtech Design, Inc., 11012 Rhodenda Place, Upper Marlboro,  
Maryland 20772  
Fellowship Baptist Church, 8011 Rosaryville Road, Upper  
Marlboro, Maryland 20772.

# THE PRINCE GEORGE'S COUNTY GOVERNMENT



## Department of Permitting, Inspections and Enforcement

### Site/Road Plan Review Division

9400 Peppercorn Place, Suite 420

Largo, Maryland 20774

(301) 883-5710



## STORMWATER MANAGEMENT CONCEPT APPROVAL

CASE NAME: FELLOWSHIP BAPTIST CHURCH - PRIVATE SCHOOL CASE #: 33704-2014-00  
APPLICANT'S NAME: Fellowship Baptist Church  
ENGINEER: Civitech Designs, Inc.

### REQUIREMENTS:

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

Type of Storm Drainage/SWM Construction is PRIVATE.

These additional approvals are required: None.

These fees apply: None.

These bonds apply: None.

Required water quality controls: None.

Required water quantity controls: None.

No maintenance agreement is required.

No special conditions apply.

Required easements: None.

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

### CONDITIONS OF APPROVAL:

- 1) THIS CONCEPT IS FOR CONSTRUCTION OF A PLAYGROUND
- 2) LESS THAN 5,000 SQUARE FEET TO BE DISTURBED. THIS PROJECT IS EXEMPT FROM STORM WATER MANAGEMENT REQUIREMENTS.
- 3) NO GRADING PERMIT IT REQUIRED.
- 4) RESTORATION BOND IS REQUIRED FOR THE EXISTING IMPROVEMENTS WITHIN THE PUBLIC RIGHTS-OF-WAY ALONG FRONTAGE OF THE SITE.

REVIEWED BY GH

APPROVED BY:

Rey De Guzman

APPROVAL DATE: July 14, 2016

EXPIRATION DATE: July 14, 2019

### FOR OFFICE USE ONLY

ADC MAP:	5767-G6	200' SHEET:
STREET NAME:	ROSARYVILLE RD	
WATERSHED:	60-Piscataway Creek	
NUMBER OF DU'S:	0	COST PER DWELLING: 0

CC: APPLICANT, SCD, PERMITS

P.G.C. FORM #3693 (REV 04/93)






*Division of Environmental Health/Disease Control*

Date: April 12, 2017

To: Andrew Bishop, Urban Design, M-NCPPC

From:  Omololu O. Dawodu, Environmental Health Specialist, Environmental Engineering/Policy Program

Re: DSP-14015, Fellowship Baptist Academy

The Environmental Engineering/Policy Program of the Prince George's County Health Department has completed a health impact assessment review of the detailed site plan submission for the Fellowship Baptist Academy and has the following comment and/or recommendation:

During the demolition/construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

If you have any questions or need additional information, please contact me at 301-883-7313 or [oodawodu@co.pg.md.us](mailto:oodawodu@co.pg.md.us)



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