



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

Detailed Site Plan

DSP-03050 & VD-03050

Application	General Data
Project Name: Christ Apostolic Church New Fellowship Center Location: East side of Edmonston Road, approximately 200 feet south of its intersection with Emerson Street Applicant/Address: Christ Apostolic Church 4909 Edmonston Road Hyattsville, MD 20781	Date Accepted: 5/14/2005
	Planning Board Action Limit: 7/19/2005
	Plan Acreage: 1.65
	Zone: R-55
	Dwelling Units: N/A
	Square Footage: 4,160
	Planning Area: 69
	Tier: Developed
	Council District: 5
	Municipality: N/A
200-Scale Base Map: 206NE04	

Purpose of Application	Notice Dates
Detailed site plan approval and a variance from the 25-foot setback requirement for the existing building.	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003) 3/12/2005
	Sign(s) Posted on Site and Notice of Hearing Mailed: 6/14/2005

Staff Recommendation		Staff Reviewer: Ruth Grover	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

June 30, 2005

MEMORANDUM

TO: Prince George's County Planning Board
VIA: Steve Adams, Urban Design Supervisor
FROM: Ruth Grover, Senior Planner
SUBJECT: Detailed Site Plan, DSP-03050 and VD-03050
Christ Apostolic Church New Fellowship Center

The Urban Design staff has reviewed the detailed site plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions as described in the recommendation section of this report.

EVALUATION

The detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the Zoning Ordinance in the R-55 Zone.
- b. The requirements of the Zoning Ordinance for the granting of a variance.
- c. The requirements of Preliminary Plan of Subdivision 4-04052.
- d. The requirements of the *Landscape Manual*.
- e. The requirements of the Prince George's County Woodland Conservation Ordinance.
- f. Referral comments.

FINDINGS

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

- 1. **Request:** The subject application requests approval of a detailed site plan for a church and a variance from the 25-foot setback requirement of Section 27-441(b) of the Zoning Ordinance, Footnote 52.
- 2. **Development Data Summary**

	EXISTING	PROPOSED
Zone	R-55	R-55
Use(s)	Church	Church and fellowship hall
Acreage	1.65	1.65
Building Square Footage/GFA	4,160	7,760

OTHER DEVELOPMENT DATA

	REQUIRED	PROPOSED
Total parking spaces	34	62
Of which handicapped spaces	3	2

3. **Location:** The site is in Planning Area 69, Council District 5. More specifically, it is located at 4909 Edmonston Road, on its east side, approximately 200 feet south of its intersection with Emerson Street.
4. **Surroundings and Use:** The subject property is bounded to the north by a commercial property and four residences; to the west by Edmonston Road and commercial development; to the east by residential development; and to the south by a commercial property and two residences.
5. **Previous Approvals:** Previous approvals for the subject site include preliminary plan of subdivision 4-04052 and stormwater management concept approval #8000070-2000-00, issued March 31, 2005, effective three years or until March 31, 2008.
6. **Design Features:** The subject property is accessed at a single point from Edmondston Road. The access leads into a lot that provides parking for the existing church, located at the southeasterly side of the lot. The proposed new fellowship center is to be located partially behind the existing church to its east. The existing church measures approximately 4,160 square feet, whereas the proposed new fellowship center measures approximately 3,600 square feet.

The front elevation, which will be partially visible from Edmondston Road, presents a balanced façade. The primary materials to be utilized on that elevation are cement fiber siding and a stucco finish on a concrete masonry unit wall. Cedar fascia board defines the roofline and a cedar sunburst design offers decoration in the pediment of the roofline. Cedar trim and decorative window design help enhance the front façade design.

The right and left side elevations and the rear elevations employ the same materials as the front. While the sides are simpler in treatment, the rear elevation is well designed and, like the front, offers a balanced composition and creates visual interest both by using a variety of architectural details and a contrasting mix of architectural materials.

The roofline hosts a ridge-mounted skylight that runs approximately three quarters of the length of the fellowship hall, enhancing the interior with natural light and adding visual interest to the left and right side elevations. Asphalt shingles will be utilized as the primary roofing material.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the R-55 Zone and the site plan design guidelines of the Zoning Ordinance.
 - a. The subject application is in conformance with the requirements of Section 27-441, which governs permitted uses in residential zones, except for Footnote 52, which requires the 25-foot setback. The variance is discussed in Finding 8 below. The proposed church is a permitted use in the R-55 Zone.

- b. The proposal is also in conformance with the requirements of Section 27-442, Regulations, regarding additional regulations for development in residential zones.
8. The applicant has requested a variance from Section 27-441(b) of the Zoning Ordinance, Footnote 52, which requires that the building be set back 25 feet from all lot lines. Per Section 27-230 of the Zoning Ordinance, a variance may only be granted when the Planning Board finds that:
- (1) **A specific parcel of land has exceptional narrowness, shallowness, or shape, exceptional topographic conditions, or other extraordinary situations or conditions:**
- Comment: The subject property is trapezoidal in shape and gets narrower and has steep slopes at the rear side of the property. The site's steep topography dictated the location of the existing church in order to be able to accommodate parking and a bioretention facility to its front and side and make use of the flattest portion of the site.
- (2) **The strict application of this Subtitle will result in peculiar and unusual practical difficulties to, or exceptional or undue hardship upon, the owner of the property; and**
- Comment: The church is an existing use in the process of expanding its facilities to include the proposed Fellowship Hall. To relocate the church at this juncture to comply with the required 25-foot setback would require a great deal of effort and expense, perhaps causing the church by economic necessity to abandon the Fellowship Hall project.
- (3) **The variance will not substantially impair the intent, purpose, or integrity of the General Plan or Master Plan.**
- Comment: In comments dated June 1, 2005, the Community Planning Division stated that the proposed application is not inconsistent with the 2002 General Plan development pattern policies for the Developed Tier and conforms to the land use recommendations of the 1994 Bladensburg, New Carrollton and Vicinity master plan for Planning Area 69. Therefore, it can be said that the variance will not substantially impair the intent, purpose, or integrity of the General Plan or master plan.
9. **Preliminary Plan of Subdivision, 4-04052:** Preliminary Plan 4-04052 was approved by the Planning Board on July 8, 2004. Resolution PGCPB 04-163 was adopted on July 29, 2004, formalizing that approval. The following condition of approval applies to the review of the subject detailed site plan:
5. **A Final Plat of Subdivision must be approved prior to the issuance of building permits.**
- Comment: In comments dated May 18, 2005, the Subdivision Section stated that the total area of development is in conformance with Preliminary Plan of Subdivision 4-04052, Condition 5.
10. **Landscape Manual:** The proposed development is subject to the requirements of Section 4.2, Commercial and Industrial Landscaped Strip Requirements; Section 4.3(a), Landscaped Strip Requirements, and (c), Interior Planting of the Parking Lot Requirements; and Section 4.7, Buffering Incompatible Uses of the *Landscape Manual*.

The Urban Design staff reviewed the proposed landscape plan and found that the submittals are in general compliance with the applicable sections of the *Landscape Manual*.

11. **Woodland Conservation Ordinance:** A letter of exemption, issued by the M-NCPPC on April 7, 2005, and effective for three years, states that since the total property is more than 40,000 square feet in area, but contains less than 10,000 square feet of woodland and the site has no previously approved tree conservation plans, the project is exempt from the requirements of the Prince George's County Woodland Conservation Ordinance. The letter of exemption was issued on the basis of information obtained from aerial photography and M-NCPPC property layer and log book and should accompany all permit applications for the proposed activities.

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

Historic—In an email dated June 28, 2005, the Historic Preservation and Public Facilities Planning Section stated that the proposed project would have no effect on historic resources.

Archaeology—At the time of this writing, the staff archaeologist had not offered comment on the proposed project.

Community Planning—In a memorandum dated June 1, 2005, the Community Planning Division stated that the proposed application is not inconsistent with the 2002 General Plan development pattern policies for the Developed Tier and that it conforms to the land use recommendations of the 1994 Bladensburg, New Carrollton and Vicinity Master Plan for Planning Area 69.

Transportation—At the time of this writing, the Transportation Planning Section had not offered comment on the proposed project.

Subdivision—In comments dated May 18, 2005, the Subdivision Section stated that the total area of development is in conformance with Condition 5 of Preliminary Plan of Subdivision 4-04052. They further stated that the preliminary plan also requires the approval of a final plan of subdivision prior to the issuance of any building permits for the proposed project.

Trails— In a memorandum dated June 29, 2005, the senior trails planner, stating that Edmonston Road is designated as a master plan bikeway in the Planning Area 69 master plan and that there is an existing sidewalk along the subject site's frontage on that road, recommended that the applicant, and the applicant's heirs, successors, and/or assignees shall provide a financial contribution of \$210 to the Department of Public Works for placement of appropriate signage. Urban Design staff has reflected the senior trails planner's concerns in the recommended conditions below.

Permits—In a memorandum dated May 20, 2005, the Permit Review Section offered numerous comments on the subject project that have either been addressed by revisions to the plans or in the recommended conditions below.

Environmental Planning—In a memorandum dated May 19, 2005, the Environmental Planning Section offered the following:

“1. A forest stand delineation (FSD) was not submitted with this application due to an approved exemption letter (# S-104-05) dated April 7, 2005.

“An examination of recent aerial photos and a field visit to the site on May 29, 2004, indicates that the subject property is partially developed as a church and contains less than 10,000 square foot of woodland.

“**Comment:** No additional information is needed with regard to the forest stand delineation.

“2. This property is not subject to the provisions of the Prince George’s County Woodland Conservation Ordinance because although the gross tract area of the subject property is greater than 40,000 square feet in size, and there are less than 10,000 square feet of existing woodland. A Type I tree conservation plan is not required. A standard letter of exemption from the ordinance was issued by the Environmental Planning Section, Countywide Planning Division, which expires on April 7, 2007.

“**Comment:** No further action is needed at this time as it relates to woodland conservation requirements. The letter of exemption should accompany all future plans and permits.”

“3. A copy of the stormwater management concept approval letter (8000070-2000-00) was submitted and dated March 31, 2005. The requirements for stormwater management will be met through subsequent reviews by the Department of Environmental Resources.

“**Comment:** No further information is required with regard to stormwater management.”

Department of Environmental Resources (DER)—In comments dated May 27, 2005, DER stated that the site plan for Christ Apostolic Church, DSP-03050, is consistent with approved stormwater technical plan #008000070.

Fire/EMS Department—At the time of this writing, the Prince George’s County Fire Department had not offered comment on the proposed project.

Department of Public Works and Transportation (DPW&T)—In a memorandum dated June 16, 2005, DPW&T stated:

- Full-width, two-inch mill and overlay for all county roadway frontages would be required.
- Conformance with DPW&T street tree and street lighting standards would be required.
- Sidewalks would be required along all roadways within the property limits in accordance with Sections 23-105 and 23-135 of the county Road Ordinance.
- All storm drainage systems and facilities would have to be designed in accordance with DPW&T’s and the Department of Environmental Resources’ requirements.
- A soils investigation report that includes subsurface exploration and a geotechnical engineering evaluation for public streets would be required.

Please note that compliance with DPW&T’s requirements will be enforced through their separate permitting process.

Washington Suburban Sanitary Commission (WSSC)—In a memorandum dated May 12, 2005, WSSC stated that water and sewer is available to the site. They suggested that the applicant submit an on-site plan review package and offered relevant contact information.

Maryland State Highway Administration (SHA)—In a letter dated June 15, 2005, SHA stated that they had no objection to detailed site plan DSP-03050.

Bladensburg—At the time of this writing, the Town of Bladensburg had not offered comment on the proposed project.

Hyattsville—In a telephone conversation on May 28, 2005, with an Urban Design staff member, a representative of the City of Hyattsville stated that they had no comment on the proposed project.

Riverdale Park—At the time of this writing, the Town of Riverdale Park had not offered comment on the proposed project.

Edmonston—In a telephone conversation on May 28, 2005, with an Urban Design staff member, a representative of the Town of Edmonston stated that they had no comment on the proposed project.

Cottage City—At the time of this writing, the Town of Cottage City had not offered comment on the proposed project.

13. As required by Section 27-285(b) 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.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-03050 and Variance VD-03050 subject to the following conditions:

1. Prior to signature approval of the plans for DSP-03050 and VD-03050, the applicant shall make the following revisions to the plans or submit the following items:
 - a. A ramp or depressed curb for the parking space for the physically handicapped shall be clearly labeled on the site plan.
 - b. A note shall be added to the plan that pursuant to Section 27-544, the parking lot shall include a dust-free surface.
 - c. The use and zoning for all properties adjacent to the subject site shall be indicated on the site plan.
 - d. Regular parking spaces shall be dimensioned at 9.5 by 19 feet and General Note 7 shall be revised to reflect the correct measurements.

- e. All parking types and sizes shall be indicated on the site plan, including three handicap accessible parking spaces dimensioned at 13 by 19 feet and one van-accessible space dimensioned at 16 by 19 feet. General Note 7 shall be revised to reflect the inclusion of the above required handicap accessible parking spaces.
 - f. The drive connecting the parking lot to the street and all drives adjacent to which perpendicular parking spaces are located shall measure a minimum of 22 feet wide.
 - g. All building setbacks shall be indicated on the plans.
 - h. The height, type and location of all fences and the width of all gates shall be clearly indicated on the site plan.
 - i. The centerline and widths of all streets shall be indicated on the site plan.
 - j. A note shall be added to the plans that the parking lot will not be used at night.
 - k. The building area indicated on the plan must be identical to the building area stated in General Note 14 on the plan.
2. The applicant and the applicant's heirs, successors, and/or assignees shall provide a financial contribution of \$210 to the Department of Public Works and Transportation for the placement of appropriate signage on Edmonston Road due to its designation as a master plan bikeway before the issuance of the first building permit on the subject property. Also, prior to approval of a final record plat for the subject property, a note shall be placed on the plat stating that the above contribution will be made at the designated time.