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DETAILED SITE PLAN

DSP-03101

Application	General Data
Project Name: MARYLAND GOSPEL ASSEMBLY Location: EAST SIDE OF BRANDYWINE ROAD AND NORTHEAST OF ITS INTERSECTION WITH MORENO DRIVE Applicant/Address: MARYLAND GOSPEL ASSEMBLY 12406 BRANDYWINE ROAD BRANDYWINE, MD 20613	Date Accepted: 10/25/04
	Planning Board Action Limit: WAIVED
	Plan Acreage: 10.74
	Zone: R-E
	Dwelling Units: NA
	Square Footage: 2,384
	Planning Area: 85A
	Tier: Developing
	Council District: 9
	Municipality: NA
200-Scale Base Map: 216SE06	

Purpose of Application	Notice Dates
ADDING A PRIVATE SCHOOL OF 22 CHILDREN TO AN EXISTING CHURCH	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003)
	Sign(s) Posted on Site: 01/10/2005

Staff Recommendation		Staff Reviewer: H. ZHANG, AICP	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

January 31, 2005

MEMORANDUM

TO: Prince George's County Planning Board
VIA: Steve Adams, Urban Design Supervisor
FROM: Henry Zhang, Urban Design Section, Development Review Division
SUBJECT: Detailed Site Plan DSP-03101, Maryland Gospel Assembly
Type II Tree Conservation Plan TCPII/117/92-01

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 as described in the recommendation section of this report.

EVALUATION

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

- a. The requirements of the Zoning Ordinance in the R-E Zone and the requirements of Section 27-443 for private schools in the residential zones.
- b. The requirements of the *Landscape Manual*.
- c. The requirements of the Prince George's County Woodland Conservation Ordinance.
- d. Referral comments

FINDINGS

Based upon the evaluation and analysis of the subject detailed site plan, the Urban Design Review staff recommends the following findings:

- 1. **Request:** The subject application is to add a private school of 22 children to an existing church in the R-E Zone.
- 2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	R-E	R-E
Use(s)	Church	Church/Private School
Acreage	10.74	10.74
Total Square Footage/GFA	2,384	2,384

OTHER DEVELOPMENT DATA

	EXISTING	PROPOSED
Enrollment number	-	22 children
Playground area required	-	2,200 square feet
Playground area provided	-	2,200 square feet
Total parking spaces	23	46
of which handicapped space	2	2
Loading space	-	1

3. **Location:** The site is located on the east side of Brandywine Road, northeast of its intersection with Moreno Drive, at 12406 Brandywine Road, Brandywine, and is in Planning Area 85A, Council District 9.
4. **Surroundings and Use:** The subject property is in a roughly triangular shape in the R-E Zone. The site is bounded to the west by the right-of-way of Brandywine Road. Across Brandywine Road further west are properties in the R-E Zone. To the north and northwest of the site are single-family residences in the R-E Zone; and to the east and southeast are single-family houses in the R-R Zone.
5. **Previous Approvals:** The subject site was developed as a church in the 1960s and has been used as a church ever since. The site has an approved Type II Tree Conservation Plan, TCPII/117/92. The 1993 Subregion V sectional map amendment classified this property in the R-E Zone.
6. **Design Features:** The site has one vehicular access point off Brandywine Road. The site plan shows two existing buildings: an accessory building in the northwest corner of the site close to Brandywine Road and an existing church building to the east of the accessory building. An existing parking lot of 23 parking spaces is located to the east of the church building. A new parking lot, along with a loading space, has been proposed in front of the existing church building to the east of the existing parking lot. A required outdoor play area has been shown 29 feet away to the northeast of the existing church building. The proposed private school will be operated in the existing church building. One freestanding sign of 10 by 6 feet is also shown to the south of the entry to the site along Brandywine Road. No new signage has been proposed with this DSP.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject application has been reviewed for conformance with the requirements in the R-E Zone and the site plan design guidelines of the Zoning Ordinance.
 - a. The subject application is in general conformance with the use requirements of Section 27-442, which governs the development of a private school in a residential zone. The proposed addition of a private school to an existing church is a permitted use in the R-E Zone.
 - b. The subject application is also in general conformance with the additional requirements of Section 27-443 regarding size of the property, vehicular access, and outdoor play area for a private school of 22 children in the residential zones.
8. **Landscape Manual:** The proposed addition of a private school to an existing church is generally exempt from the requirements of the applicable sections of the *Landscape Manual*, except for

Section 4.3(c), because the DSP involves no increase of gross floor area of the existing building. Additional parking spaces have a total area of more than 7,000 square feet. Per Section 1.1(f), only these newly created parking spaces should be subject to the requirements of interior planting. A condition of approval has been proposed in the recommendation section to require the applicant to provide five percent of the interior planting area with the required plant units in the newly created parking lot to the east of the existing one.

9. **Woodland Conservation Ordinance:** The property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the entire site is more than 40,000 square feet in area, has more than 10,000 square feet of woodland, and has a previously approved tree conservation plan.

- a. The forest management plan in this case substitutes for the required forest stand delineation plan. No new forest stand delineation plan is required per a review by the Environmental Planning Section.
- b. Type II Tree Conservation Plan TCPII/117/92 was approved by the Environmental Planning Section on June 24, 1992. A revision to TCPII/117/92 was submitted with this DSP. The Environmental Planning Section concludes that TCPII/117/92 meets all the requirements of the Woodland Conservation Ordinance.

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

- a. The Community Planning Division, in a memorandum dated December 20, 2004, indicated that there are no master plan land use or general plan policy issues pertaining to this detailed site plan application. The use of existing church facilities for a private school conforms to master plan concepts for land use in this area.
- b. The Transportation Planning Section, in a memorandum dated December 6, 2004, noted that Brandywine Road is a proposed collector road with an 80-foot-wide right-of-way (ROW). An existing sign is located partially within the planned ROW that must be moved to a point outside of the planned ROW in the future.

In a separate memorandum from the Transportation Planning Section dated December 21, 2004, on detailed site plan review for master plan trail compliance, the trails planner stated that the adopted and approved Subregion V master plan recommends Brandywine Road as a Class III bikeway with appropriate signage. A financial contribution of \$210 for the placement of signage should be made to the Department of Public Works and Transportation. A condition of approval has been proposed in the recommendation section of this report.

- c. The Subdivision Section, in a memorandum dated January 4, 2005, indicated that development of less than 5,000 square feet is permitted. Any development above 5,000 square feet will require a new preliminary plan of subdivision.

Comment: The DSP is for approval of adding a private school of 22 children to an existing church and involves no expansion of the existing building. A new preliminary plan of subdivision is not required. The Subdivision staff also noted that the site comprises four parcels, but the site plan does not show the parcel lines. A condition of approval has been proposed in the recommendation section of this report.

- d. The Environmental Planning Section, in a memorandum dated December 30, 2004, recommended approval of DSP-03101 and TCPII/117/92-01 subject to one condition that has been incorporated into the recommendation section of this report.
 - e. The subject application was also referred to the Department of Environmental Resources/Concept (DER). In a memorandum dated December 22, 2004, DER staff noted that the site plan for Maryland Gospel Assembly DSP-03101 is consistent with approved stormwater concept 6622-2004.
 - f. The Permit Section, in a memorandum dated December 20, 2004, provided seven comments on the DSP. The relevant comments have been incorporated into the conditions of approval contained in the recommendation section of this report.
 - g. The Department of Public Works and Transportation, in a memorandum dated January 7, 2005, provided standard conditions on issues such as right-of-way dedication, frontage improvement, sidewalks, street trees and lighting, and storm drainage systems and facilities in order to be in accordance with both the requirements of DPW&T and the Department of Environmental Resources (DER). Those conditions will be enforced at time of issuance of access permit.
11. As required by Section 27-285(b), 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, analysis and findings, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-03101 for Maryland Gospel Assembly and Type II Tree Conservation Plan TCPII/117/92-01, with the following conditions:

1. Prior to certificate approval of this detailed site plan, the applicant shall make the following revisions:
 - a. Revise the site plan note 4 to show that the correct acreage of the site is 10.74.
 - b. Show division lines of Parcels 29, 69, 70 and 101 on the site plan.
 - c. Revise TCPII/117/92-01 to show the proposed new development and have the revised plan signed and dated by the qualified professional who prepared the plan.
 - d. Show the gross floor area of the buildings on the site plan.
 - e. Provide five percent of the newly created parking lot as the planting area pursuant to the requirements of Section 4.3(c) of the *Landscape Manual*.
 - f. Submit a copy of the stormwater management concept approval letter to the Urban Design Section.

2. Prior to issuance of any permit, 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 Class III bikeway signage along Brandywine Road.