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DETAILED SITE PLAN

DSP-92062/03

Application	General Data
Project Name: Cresthill Baptist Church Location: On the eastern side of Laurel-Bowie Road (MD 197), approximately 100 feet north of its intersection with Grason Lane Applicant/Address: Cresthill Baptist Church 6510 Laurel-Bowie Road Bowie, MD 20715	Date Accepted: 6/8/2004
	Planning Board Action Limit: Waived
	Plan Acreage: 7.47
	Zone: R-E
	Dwelling Units: NA
	Square Footage: 34,004
	Planning Area: 71B
	Tier: Developing
	Council District: 4
	Municipality: Bowie
200-Scale Base Map: 209NE12	

Purpose of Application	Notice Dates
Construction of a 11,388-square-foot family life center, a 6,670-square-foot classroom wing to serve both a private school and a day care center, a 15,946-square-foot worship center, and additional parking to complement an existing 14,976-square-foot church/school, and the demolition of a 500-square-foot accessory building	Adjoining Property Owners Previous Parties of Record Registered Associations: 3/10/2004 (CB-12-2003)
	Sign(s) Posted on Site: 4/15/2008

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

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan, DSP-92062/03
Cresthill Baptist Church

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. Conformance to the Zoning Ordinance for a church, private school, and day care center in the Residential-Estate (R-E) Zone.
- b. Conformance to the Prince George's County *Landscape Manual*.
- c. Conformance to the Woodland Conservation and Tree Preservation Ordinance.
- d. 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 the construction of a 11,388-square-foot family life center, a 6,670-square-foot classroom wing to serve both a private school and a day care center, a 15,946-square-foot worship center, and additional parking to complement an existing 14,976-square-foot church/school and the demolition of a 500-square foot accessory building.

2. **Development Data Summary**

	EXISTING	PROPOSED
Zone(s)	R-E	R-E
Use(s)	Church, private school and day care	Church, private school, and day care
Acreage	7.47	7.47
Parcels	1	1*
Outlots	1	1*
Building Square Footage/GFA	15,476	48,980 (34,004—new construction)

*A recommended condition below would require that, prior to issuance of the first building permit for the project, the applicant successfully pursue an application for a preliminary plan of subdivision including the consolidation of the parcel and the outlot included in the subject application.

Parking Spaces:

Required:	Church—1 space/4 seats of which are handicapped spaces	265 spaces 7 spaces
Provided:	Parking spaces Handicapped	265 spaces 7 spaces

Loading Spaces:

Required and Provided: 1 space

3. **Location:** The property is located in Planning Area 71B, Council District 4. More specifically, it is located on the eastern side of Laurel-Bowie Road (MD 197), approximately 100 feet north of its intersection with Grason Lane.
4. **Surrounding Uses:** The subject property is bounded to the north by Trinity Lutheran Church of Prince George’s County, to the south and west by the Great Grady’s Walk, a single-family detached residential development. Meadowbrook, another single-family residential development, is located directly across MD 197, Laurel-Bowie Road.
5. **Previous Approvals:** The Planning Board approved Detailed Site Plan DSP-92062 on March 18, 1993, for the site. Resolution PGCPB 92-83, formalizing that approval, was then adopted by the Planning Board on April 8, 1993. The first revision, DSP-92062/01 for Cresthill Baptist Christian Academy, was approved by the Planning Board on October 11, 2001. The Planning Board adopted Resolution PGCPB 01-205 on November 1, 2001, formalizing the approval. DSP-92062/02 was approved at staff level on August 7, 2002. The site also received Stormwater Management Approval, #01-0802-209NE12, from the City of Bowie on June 8, 2004.
6. **Design Features:** The site plan for the subject project indicates a single access to the property from MD 197, Laurel-Bowie Road, leading into a portion of the parking provided for the complex. A stormwater management pond is proposed on the northerly portion of the property’s MD 197, Laurel-Bowie Road, frontage. Additional parking is indicated parallel to the southern

portion of the subject property's frontage along MD 197 and to the rear of the facility parallel to the rear property line. A 10,000-square-foot play area for the school is located in the northwest corner of the subject site across from the parking at the rear of the facility. A 12,500-square-foot play area for the day care is designated on the facility's side of the rear property line. The existing church/school, measuring 14,976 square feet and 30 feet high, will be augmented by the addition of an 11,388-square-foot, 35-foot-high family life center, a 6,670-square-foot, 35-foot-high classroom wing and a 15,946-square-foot, 35-foot-high worship center. This amounts to an addition of 34,004 square feet of building area to the site, for a total of 48,980 square feet. The site plan includes required landscaping in accordance with the requirements of the *Landscape Manual* for a commercial and industrial strip, the parking lot and bufferyard plantings along the property lines adjoining Trinity Lutheran Church, Lancaster Estates and Easter Seal Estates, and to buffering along the southern property line required by Section 4.7 of the *Landscape Manual*.

Since the applicant has submitted only conceptual sketches of two views of the proposed project, he has offered to pursue an independent application for approval of the project's architecture. This subsequent application, required by condition below, would include detailed color elevation drawings for the project and would specifically identify all chosen architectural materials.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the R-E Zone, the site plan design guidelines, and the specific requirements of the Zoning Ordinance for a day care center and private school.
 - a. The subject application is in conformance with the requirements of Section 27-441, which governs permitted uses in residential zones. The proposed church, day care, school and community center are permitted in the R-E Zone.
 - b. The proposal is also in conformance with the requirements of Section 27-442 regarding additional regulations for development in residential zones.
 - c. Lastly, the subject application is in conformance with the requirements of Section 27-443 regarding private schools. Each such requirement is listed in boldface type below followed by staff comment:

(1) Requirements for Private Schools

- (a) The school shall be located on property of at least five acres in size on which the maximum enrollment shall be four hundred 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 acres. For each acre over five, the total enrollment may be increased by one hundred 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 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 acres; and**
- iii. **The maximum enrollment shall not exceed one hundred and thirty students.**

(For the purposes of this section, enrollment shall mean the total number of students enrolled in the institution at any one 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.)

Staff comment: The subject private school is located on a site that measures approximately seven acres, in excess of the required five. The proposed capacity for the school is 90 students, well below the permitted maximum enrollment of 400.

- (b) **The property shall have frontage on, and direct vehicular access to, a street having a paved surface at least thirty-six 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.**

Staff comment: The subject property has frontage on, and direct vehicular access to MD 197, Laurel-Bowie Road. Such roadway has a paved surface of approximately 120 feet, well in excess of the required 36 feet.

- (c) **An outdoor playground or activity area shall be provided. It shall contain at least one hundred square feet of usable space per student. The area shall be located at least twenty-five 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 feet high for grades six and below, and at least five 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.**

Staff comment: A 10,000-square-foot playground has been provided for the private school. This is in excess of the 9,000-square-foot playground required, calculated by providing 100 square feet for each of the 90 students in the private school. Additionally, the play area has been located at least 25 feet from all property lines and therefore, meets the requirement that the area be located at least 25 feet from any dwelling on an adjoining lot. Lastly, the play area is buffered from the adjoining properties in accordance with the requirements of the *Landscape Manual*. See Finding 9 for additional information regarding compliance with requirements of the *Landscape Manual*.

- (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).**

Staff Comment: Requirement (d) is inapplicable to the subject project as it is not located in an existing public school.

(2) Site Plans

- (a) A detailed site plan shall be approved for all private schools, in accordance with Part 3, Division 9, of this subtitle.**

Staff comment: If the subject detailed site plan is approved for the project, the application will be in accordance with the requirement of Section 2(a) above.

(3) Site Plans and Submission Requirements.

- (a) In addition to what is stated in Section 27-296(c) and in Part 3, Division 9, the site plan shall set forth the:**
 - i. Use, character, and zoning classification of all adjoining properties;**
 - ii. Existing and proposed right-of-way and paving widths of adjoining streets;**
 - iii. Existing and proposed topography of the site, at contour intervals of two feet or less;**
 - iv. Existing and proposed drainage patterns;**
 - v. Existing vegetation and other natural features;**
 - vi. Provisions for erosion control, sediment control, and stormwater management.**

Staff comment: The submitted site plan includes the information required by Section (3)(a)(i)-(vi.)

- d. Each requirement for day care centers as described in Section 27-445.03 of the Zoning Ordinance is listed in boldface type below followed by staff comment:

(1) Requirements for Day Care Centers

- (a) An ample outdoor play or activity area shall be provided, in**

accordance with the following:

- i. **All outdoor play areas shall have at least seventy-five square feet of play space per child for fifty percent of the licensed capacity or seventy-five square feet per child for the total number of children to use the play area at one time, whichever is greater;**

Staff comment: More than adequate play area is provided at the rate of 75 square feet per child divided by two, or 7,500 square feet for an enrollment of 200 children. The plans indicate a play area for the day care measuring 12,500 square feet.

- ii. **All outdoor play areas shall be located on the same lot as the center at least twenty-five feet from any dwelling on an adjoining lot, and shall be enclosed by a substantial wall or fence at least four feet in height;**

Staff comment: The play area is located 20 feet from the property line and there is a church, not dwellings on the adjacent lot. A four-foot fence is indicated around the play area.

- iii. **A greater set back from adjacent properties or uses or a higher fence may be required by the Planning Board if it determines that it is needed to protect the health and safety of the children utilizing the play area;**

Staff comment: Staff is not recommending a greater set back or use of a higher fence because of the nature and use of the adjacent property.

- iv. **The play area shall contain sufficient shade during the warmer months to afford protection from the sun;**

Staff comment: The plans indicate shade trees at various junctures along the periphery of the play area.

- v. **Sufficient lighting shall be provided on the play area if it is used before or after daylight hours to insure safe operation of the area; and**

Staff comment: The plans indicate that the playground area is only going to be used during the day, when daylight will illuminate the playground and insure safe operation.

- vi. **Outdoor play shall be limited to the hours between 7 a.m. and 9 p.m.**

Staff comment: Outdoor play will be limited to daylight hours by a note on the plan.

(2) Site Plan.

- (a) **A detailed site plan shall be approved for the center, in accordance with Part 3, Division 9, of this subtitle to insure compliance with the provisions of the section.**

Staff comment: Provided the subject detailed site plan is approved by the Planning Board, the applicant will have fulfilled this requirement.

(b) **In addition to the submittal requirements of Part 3, Division 9, the detailed site plan shall show:**

- i. **The proposed enrollment;**
- ii. **The location and use of all buildings located on adjoining lots;**
- iii. **The location and size of outdoor play or activity areas; and**
- iv. **The location, quantity, and type of screening and landscaping.**

Staff comment: The applicant has included all of this information.

8. **Preliminary Plan of Subdivision:** There currently is no preliminary plan of subdivision for the site. As per e-mail dated September 13, 2004, Hirsch to Rivera, the subject detailed site plan may be approved (provided all other detailed site plan issues are satisfactorily resolved) with a condition that would require the submission of a preliminary plan of subdivision prior to the issuance of a building permit for the project. A subsequent email dated April 28, 2008, added a suggested requirement that the preliminary plan of subdivision be applied for and approved prior to the issuance of the first building permit for the subject project. Such condition has been recommended below. Therefore, the approval of a new preliminary plan of subdivision will not be required before the subject detailed site plan may be approved for the site.

9. **Landscape Manual:** The proposed development is subject to the requirements of Section 4.2, Commercial and Industrial Landscaped Strip Requirements; Section 4.3(c) and Section 4.7, Landscaped Strip Requirements of the *Landscape Manual*.

The Urban Design staff has reviewed the proposed landscape plan and finds it in compliance with the applicable sections of the *Landscape Manual*. Please note that by recommended condition below, the 30-foot-wide outlot, which was recently acquired by the church, contains the required 4.7 buffer and would be consolidated with the parcel through the approval of a preliminary plan of subdivision prior to the issuance of the first building permit for the project.

10. **Woodland Conservation and Tree Preservation Ordinance:** The site is exempt from the requirements of the Woodland Conservation and Tree Preservation Ordinance because it contains less than 10,000 square feet of woodland and there is no previously approved tree conservation plan associated with it. A standard letter of exemption was issued in May 2004 by Environmental Planning staff and the letter is valid for two years from its date of issuance. A recommended condition below would require the applicant to procure and submit a current standard letter of exemption prior to signature approval of the plans.

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

a. **Historic Preservation**—The Historic Preservation Planning Section, in comments dated

August 2, 2004, noted that there are several antebellum plantations located in close proximity to the developing property, that prehistoric archeological sites are located in the immediate vicinity of the project area, and that the proposed project would have no effect on historic resources.

- b. Community Planning**—The Community Planning Section stated in a memorandum dated July 6, 2004, that the application is not inconsistent with the 2002 General Plan Development Pattern policies for the Developing Tier and it is in conformance with the Approved Bowie-Collington-Mitchellville and Vicinity Master Plan (1991). In a subsequent telephone conversation on April 30, 2008, the Community Planning Section stated that, although the 2006 Bowie and Vicinity Sectional Map Amendment and the Bowie and Vicinity Master Plan have since been adopted, recommendations for this site have not changed.
- c. Transportation**—The Transportation Planning Section, in comments made July 21, 2004, stated that the proposed site plan is acceptable.
- d. Subdivision**—The Subdivision Section in a memorandum dated July 20, 2004, stated that although the property is known as Parcel A and is the subject of record plat WWW 67@12, recorded in land records in 1967, a preliminary plan has never been approved for the subject site. Therefore, they stated that development of more than 5,000 square feet of gross floor area on this site would require the approval of a new preliminary plan of subdivision unless the applicant can demonstrate that the construction of at least 5,000 square feet of gross floor area, which constitutes at least 10 percent of the site area, has been constructed pursuant to building permits issued on or before December 31, 1991 (Section 24-111 of the Subdivision Regulations.) However, a subsequent e-mail from the Subdivision Section (Hirsch to Rivera, dated September 13, 2004) stated that DSP-92062/03 might be approved (assuming all other DSP issues are resolved) with a condition that would require submission of a preliminary plan of subdivision prior to the issuance of building permits. This statement was supplemented by an email dated April 28, 2008, suggesting that a preliminary plan not only need be submitted, but also approved prior to the issuance of the first building permit for the project.
- e. Trails**—The senior trails planner of the Transportation Planning Division, in a memorandum dated July 23, 2004, stated that the Approved Bowie-Collington-Mitchellville and Vicinity Master Plan, designates the subject property's MD 197, Laurel-Bowie Road, frontage as a master plan bicycle/trail corridor. Further, they noted that the State Highway Administration has already implemented the recommendation by constructing an eight-foot-wide concrete sidewalk and by re-striping the road to indicate a bike lane on the subject property's MD 197 frontage. The trails planner also noted that, with respect to sidewalk connectivity, the submitted site plan indicates a proposed five-foot-wide sidewalk connecting the existing sidewalk along MD 197 with the church facility. In conclusion, he noted that the sidewalk connection should be adequate to accommodate pedestrians walking from MD 197 to the building entrance and that he had no master plan trail recommendations for the subject site.
- f. Permits**—The Permit Review Section, in a memorandum dated July 16, 2004, offered numerous comments on the proposed project. Such comments have either been addressed by revisions to the plan or would need to be the subject of conditions requiring revisions to the plan.

Please note that it was determined in Finding 7 of PGCPB Resolution No. 01-205 (copy attached) that because the Church was established and in operation prior to 1970 that a departure was not necessary for the loading space driveway located within 50 feet of residentially zoned property.

- g. Environmental Planning**—In a memorandum dated July 26, 2004, the Environmental Planning Section noted that the site is exempt from the Woodland Conservation Ordinance, a standard letter of exemption was issued in May 2004, valid for two years, that the City of Bowie has jurisdiction over stormwater management for the proposed project and that noise impacts from the adjacent MD 197, a major arterial, state maintained road, will not exceed state noise standards. Since the standard letter of exemption has expired, a recommended condition below would require submission of a current one prior to signature approval of the plans.
 - h. Prince George’s County Fire/EMS Department**—At the time of this writing, the Prince George’s County Fire/EMS Department has not offered comment on the proposed project.
 - i. Washington Suburban Sanitary Commission (WSSC)**—In a memorandum dated July 19, 2004, WSSC stated that the proposed site is served by existing WSSC water and City of Bowie sewer service. They suggested that the applicant apply for a plumbing permit for future site work through WSSC and notify the City of Bowie of increased sewer flow for the proposed additions.
 - j. Maryland State Highway Administration**—The State Highway Administration, in comments dated July 21, 2004, stated that, although they had no objection to the proposed right-in/right-out entrance on MD 197 (Laurel-Bowie Road), they would prefer access to the site from Grason Lane. They also suggested that the application should indicate a 30-foot curb radius at the proposed entrance along MD 197 in order to provide adequate vehicular turning radius and to be in accordance with State Highway Administration guidelines. Lastly, they indicated that the applicant would have to obtain a permit to construct improvements within the state right-of-way and that such improvements must follow State Highway Administration guidelines. In summary, they recommended approval of the subject project while requesting that their comments be included in the staff report.
 - k. The City of Bowie**—In a letter dated September 15, 2004, the City of Bowie stated that on September 8, 2004, the City Council reviewed the proposed detailed site plan and recommended its approval, provided certain conditions are attached to the approval. Such conditions, as deemed appropriate, are included in the recommendation section of this report.
12. 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-92062/03 Cresthill Baptist Church, subject to the following conditions:

1. Prior to signature approval of the plans, the following revisions shall be made to the plans and/or additional information provided:
 - a. The acreage listed in the general notes shall be revised from 6.901 acres to 7.47 acres.
 - b. The applicant shall submit an unexpired standard letter of exemption from the Woodland Conservation and Tree Preservation Ordinance.
 - c. The architectural and site plans shall note that roofing shingles shall be “light-reflective and energy sensitive.”
 - d. Landscape planting on the western and southern bufferyard areas shall be planted during Phase I of the development.
 - e. The site plan shall be revised to show large shade trees every 30-54 feet along the western side of the playground area. Ornamental trees may be interspersed with the shade trees.
 - f. Yellow paint and/or “No Parking” signage shall be applied/provided at the curbing adjacent to the new church entrance area.
 - g. The current location of the dumpster shall be denoted on the site plan.
 - h. A semi-pervious, or pervious, paving system shall be utilized for approximately 32 of the westernmost parking spaces located at the rear of the site.
 - i. A photometric lighting plan, indicating the luminosity, duration, and timing of outdoor lighting for the site shall be submitted and approved by M-NCPPC staff as designee of the Planning Board. All outdoor lighting shall utilize fully shielded, full cut-off light fixtures incorporating dark-sky lighting concepts, which inhibit lighting trespass.
 - j. The stormwater management pond shall be redesigned as an amenity to be approved by the Bowie Public Works Department. Landscaping shall be provided around the perimeter of the pond, especially near the sidewalk leading to the church entrance, to screen and/or enhance the appearance of the pond.
 - k. In order to reduce the amount of asphalt in the southwestern corner of the parking lot, up to one-third of the required parking lot spaces shall be universal-sized parking spaces (nine feet by 18 feet) as allowed by Section 27-559 of the Prince George’s County Zoning Ordinance.
2. Prior to the issuance of the first building permit for the project, the applicant shall
 - a. Submit and have approved a preliminary plan of subdivision application for the subject property, that shall include the consolidation of Parcel “A” and the adjacent 30-foot-wide outlot/strip located at its southern boundary.

- b. Submit and have approved a detailed site plan for the architecture of the family life center, the classroom wing and the worship center included in the project.