

R E S O L U T I O N

WHEREAS, the Prince George’s County Planning Board has reviewed DPLS-341 requesting a Departure from the number of parking and loading spaces required for nine surface parking spaces in accordance with Subtitle 27 of the Prince George’s County Code; and

WHEREAS, after consideration of the evidence presented at the public hearing on March 5, 2009, the Prince George’s County Planning Board finds:

1. **Request:** A departure of nine off-street parking spaces from the number required by Section 27-568 of the Zoning Ordinance.
2. **Development Data Summary:**

	<b>EXISTING</b>	<b>APPROVED</b>
Zone(s)	R-R	R-R
Use(s)	Church and School	Church and School
Acreage	6.69	6.69
Parcel	2	2
Total Gross Floor Area (sq. ft.)	50,050	54,000
Of which Church	27,000	27,000
School	23,050	27,000 (addition of 3,950)
	<b>REQUIRED</b>	<b>APPROVED</b>
Total Parking Spaces	150	141*
Of which handicapped spaces	5	6
Van accessible spaces	-	0
Regular spaces		135
Loading spaces	None	None

\*Note: A departure from the number of parking and loading spaces required (DPLS-341) has been approved with DSP-88052/01. A minimum of one van-accessible parking space for the physically handicapped should be provided.

3. **Location:** The subject site is located on the north side of Ammendale Road, approximately 300 feet east of its intersection with Old Gunpowder Road in Planning Area 61, Council District 1.

4. **Surrounding Uses:** The property is bounded on the south by the right-of-way of Ammendale Road and is surrounded by vacant properties in the R-R Zone on the other three sides. Across Ammendale Road are properties in the One-Family Detached Residential (R-80) Zone and the R-R Zone.
5. **Previous Approvals:** The parcel where the school and church are currently located is known as Parcel A of William L. Spicknall Property. The 1990 *Approved Master Plan and Sectional Map Amendment for Subregion I Planning Areas 60, 61, and 62* recommended public or quasi-public land use for the site, and retained the property in the R-R Zone. In 1988, a detailed site plan for Beltsville Adventist School, which was for an addition to the church, was approved by the Planning Board (PGCPB Resolution No. 88-284). The site was subsequently improved with a private school in accordance with the DSP. The site has a standard exemption approval from the Prince George's County Woodland Conservation Ordinance which will be valid through March 21, 2010. The subject site also has an approved Stormwater Management (SWM) Concept Plan, 27001-2005-00.
6. **Design Features:** The subject site is in a rectangular shape with its long side fronting on Ammendale Road. The site has been improved with an existing church and private school. The site is accessed directly from Ammendale Road with a surface parking lot in the middle and the existing church and school buildings on both sides of the parking lot. A secondary access from Ammendale Road is also shown in the eastern portion of the site. The approved addition to the existing school will be located in the area behind the building in a square building footprint. Since the addition will be located at the rear of the existing building, the addition will not be visible from Ammendale Road.

The addition is a one-story, flat-roof, brick building to match the existing building on the site. The rest of the building treatments such as fenestration and building-mounted light fixtures are consistent with the existing building. There are no additional improvements other than the building proposed in the DSP that accompanies this DPLS approval. With the addition of 3,950 square feet of classroom space, the site is short nine parking spaces. The subject departure (DPLS-341) from the number of parking and loading spaces required is now approved with the accompanying DSP.

7. The DSP proposes to add approximately 3,950 square feet of classroom space to the existing church and school without additional parking improvements. Total required parking for both the existing church and the school is 150 spaces. The total number of existing on-site parking spaces is 141, of which 135 are regular spaces and six are spaces for the physically handicapped. A departure of nine parking spaces has been requested. Section 27-588(b) of the Zoning Ordinance sets forth specific criteria for approval of a DPLS as follows:

(7) **Required findings.**

- (A) **In order for the Planning Board to grant the departure, it shall make**

**the following findings:**

- (i) The purposes of this Part (Section 27-550) will be served by the applicant's request;**

According to the applicant, the DSP provides sufficient parking for the proposed project; reduces traffic congestion by responding to current trends designed to reduce single-occupancy vehicle trips; and will not adversely impact surrounding areas because the church and school will normally operate at different times. The existing parking spaces are sufficient to serve any one of the uses at any given time. Only if the two uses were to be operated at the same time, according to the current parking standards, the site would be short nine parking spaces. Since the two uses will not be operated at the same time, it is not necessary to construct nine additional new parking spaces. The reduced amount of pavement that would result from allowing the two uses to effectively share nine parking spaces would have a small but not negligible positive effect on the environmental quality of the Regional District. Therefore, the request meets the purposes of Section 27-550.

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

The departure is calculated to meet the needs of the two uses that will be operated at different times during the week and meet the demand for vehicles visiting each establishment. The departure is the minimum necessary under the circumstances of the case because the entire site has been developed. In order to add additional parking spaces, significant changes to the on-site vehicular circulation pattern would have to be carried out, possibly having a negative impact on the existing ball field in the northeast corner of the site.

- (iii) The departure is necessary in order to alleviate circumstances which are special to the subject use, given its nature at this location, or alleviate circumstances which are prevalent in older areas of the County which were predominantly developed prior to November 29, 1949;**

The departure is necessary to avoid any additional parking improvements on this site while reducing the need for additional surface parking spaces and preserving pervious area on the site. As discussed previously, the site has been fully developed with facilities that serve both the school and the church. The addition of nine surface parking spaces will have a negative impact on the existing facilities.

- (iv) **All methods for calculating the number of spaces required (Division 2, Subdivision 3, and Division 3, Subdivision 3, of this Part) have either been used or found to be impractical; and**

The parking calculation method set forth in Part 11 of the Zoning Ordinance determines the required parking spaces by calculating the requirement for each use on the site, and then adding them together without permitting a shared parking arrangement, such as the situation proposed on this site. No other method of calculating spaces is allowed by the Ordinance.

- (v) **Parking and loading needs of adjacent residential areas will not be infringed upon if the departure is granted.**

As discussed above, parking provided on the site will be sufficient to meet the parking needs of both the school and the church according to the owner because the school will be used only on weekdays and the church will be in use mainly on the weekend and sometimes in the evening on weekdays. The adjacent areas are zoned for residential use, but all properties are currently vacant. Granting the departure will not have a negative impact on the adjacent residential areas.

- (B) **In making its findings, the Planning Board shall give consideration to the following:**

- (i) **The parking and loading conditions within the general vicinity of the subject property, including numbers and locations of available on- and off-street spaces within five hundred (500) feet of the subject property;**

Parking for the subject property will be contained within the site. Since the church and the school will be operated at different times during the week, there is more than sufficient on-site parking to serve the parking needs for each individual use. The parking conditions within the general area will not be impacted in any way.

- (ii) **The recommendations of an Area Master Plan, or County or local revitalization plan, regarding the subject property and its general vicinity;**

The proposed departure does not adversely impact any master plan or revitalization plan recommendation for the subject property. The subject

site was retained in the R-R Zone for the public and quasi-public land use according to the 1990 master plan for Subregion I. According to the review by the Community Planning Division (McCune to Zhang, December 4, 2008), the application conforms to both the 2002 *Prince George's County Approved General Plan* and 1990 master plan for Subregion I.

**(iii) The recommendations of a municipality (within which the property lies) regarding the departure; and**

The subject property is not within a municipality. There is no municipality within one and a half miles of this property.

**(iv) Public parking facilities which are proposed in the County's Capital Improvement Program within the general vicinity of the property.**

The proposed departure does not impact the need for public parking facilities. Since most of the adjacent properties are vacant, there is no public parking facility proposed in the general vicinity of this property.

**(C) In making its findings, the Planning Board may give consideration to the following:**

**(i) Public transportation available in the area;**

There is no public transportation within the immediate area of the site.

**(ii) Any alternative design solutions to off-street facilities which might yield additional spaces;**

The departure is needed only if the two uses will be operated at the same time. The subject site is a large site. However, due to the circulation and site layout, it is very difficult to add nine additional parking spaces without encroaching into the existing ball field, which is an important amenity to both the school and church. Granting a departure in this case will not only save the applicant the cost of nine additional parking spaces and preserve the ball field, but will also minimize impervious surface on the subject site which is consistent to the prevailing best planning practices.

**(iii) The specific nature of the use (including hours of operation if it is a business) and the nature and hours of operation of other (business) uses within five hundred (500) feet of the**

**subject property;**

As discussed previously, the departure is needed only if the church and the school are operated at the same time which will never be the case on this site according to the applicant. The existing parking spaces on the site will be sufficient to accommodate the parking need of any single use. It is not necessary to use other parking spaces within the area.

- (iv) **In the R-30, R-30C, R-18, R-18C, R-10A, R-10, and R-H Zones, where development of multifamily dwellings is proposed, whether the applicant proposes and demonstrates that the percentage of dwelling units accessible to the physically handicapped and aged will be increased over the minimum number of units required by Subtitle 4 of the Prince George's County Code.**

This requirement is not applicable to this DSP because the site is within the R-R Zone and no multifamily dwellings are included in this DSP.

8. **Planning Board Analysis:** The subject DSP application including the DPLS was referred as a package to the concerned agencies and divisions. The Planning Board summarizes the referral comments as follows:
- a. This application is consistent with the 2002 General Plan Development Pattern policies for the Developing Tier. This application conforms to the public or quasi-public land use recommendations of the 1990 master plan for Subregion I.
  - b. The addition to the existing school and church will be exempt from the Subdivision Regulations in accordance with Section 24-107(c)(7)(C) because the existing development on the site predated January 1, 1990 and does not exceed 5,000 square feet of gross floor area. The Subdivision Section recommends two revisions to the site plan regarding a site plan note and total acreage. The Planning Board adopted the condition because the comment on the acreage of the subject site is not relevant due to recent State Highway Administration road improvements along the site's frontage alter the tract area of this site.
  - c. The Planning Board agrees with the applicant's rationale for the departure and that a church use and a private school use are complementary uses within the site, which do not concurrently generate a need for the parking required by the Zoning Ordinance. The Planning Board concludes that no significant transportation issues that would arise should this departure request be granted.

There are two master plan trails in the immediate vicinity of the subject site. The trails planner recommended two conditions that have been adopted by the Planning Board and

have been incorporated into this resolution.

- d. The Department of Public Works and Transportation (DPW&T), in a memorandum dated September 25, 2008, provided a response 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 conformance with the requirements of DPW&T. Those issues will be enforced at the time of issuance of the access permit. DPW&T also indicated that the subject site has an approved stormwater management concept plan.
- e. The applicant has addressed the comments of the Permit Section through a revision to the site plans.
- f. The Department of Parks and Recreation (DPR), in a memorandum dated July 3, 2008, provided no comments on this DSP.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVE the above-noted application.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council for Prince George's County, Maryland within thirty (30) days of the final notice of the Planning Board's decision.

\* \* \* \* \*

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Squire, seconded by Commissioner Clark, with Commissioners Squire, Clark, Vaughns, Cavitt and Parker voting in favor of the motion at its regular meeting held on Thursday, March 5, 2009, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 26th day of March 2009.

Oscar S. Rodriguez  
Executive Director

By Frances J. Guertin  
Planning Board Administrator

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