



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

Detailed Site Plan

DSP-09024

Application	General Data	
Project Name: Exalted Word Church Location: On the west side of Bowie Road, just north of its intersection with Buckingham Court Applicant/Address: Exalted Word Church 14710 Bowie Road Laurel, MD 20708	Planning Board Hearing Date:	03/25/10
	Staff Report Date:	03/15/10
	Date Accepted:	01/15/10
	Planning Board Action Limit:	03/26/10
	Plan Acreage:	1.0503
	Zone:	R-R
	Dwelling Units:	N/A
	Gross Floor Area:	4,226 sq. ft.
	Planning Area:	62
	Tier:	Developing
	Council District:	01
	Election District	10
	Municipality:	N/A
	200-Scale Base Map:	219NE08

Purpose of Application	Notice Dates	
Church with 125 seats and 1,079-square-foot family life building.	Informational Mailing:	08/27/09
	Acceptance Mailing:	01/14/10
	Sign Posting Deadline:	02/23/10

Staff Recommendation		Staff Reviewer: R Grover, M.U.P., A.I.C.P.	
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-09024
Exalted Word 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 following sections of the Zoning Ordinance:
 - (1) 27- 428 Rural Residential (R-R) Zone;
 - (2) 27-441 Uses Permitted in Residential Zones;
 - (3) 27-442 Regulations in Residential Zones; and
- 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 is a request for approval of a three-building complex to be utilized as a 125-seat, 1,839-square-foot church, a 1,079-square-foot family life building (to be enlarged by 363 square feet as part of this application) and an 945-square-foot office in the R-R Zone.

2. **Surrounding Uses:** The subject property is surrounded by a single-family detached residential unit to the north; by multifamily residential development to the south and west and by Bowie Road to the east with multifamily development beyond.
3. **Previous Approvals:** The site was originally developed as a church under Permit No. 1937-76-CGU. In 1977, a Use and Occupancy Permit was issued for a Day Care Center (Permit No. 7431-97-U) and a Special Exception (SE-3225) was approved on the property for a day care center in 1980. A Certificate of Use and Occupancy was issued to the Our Savior Lutheran Church on April 29, 1980 for use of the site as a church. The site is currently the subject of approved Stormwater Management Concept Plan No. 18772-2009, dated September 9, 2009.
4. **Development Data Summary**

	EXISTING	PROPOSED
Zone(s)	R-R	R-R
Use(s)	Church	Church
Acreage	1.0503	1.0503
Parcels	1	1
Square Footage	3,863	4,226
Dwelling Units	0	0

Parking Required:

Church

125 seats (one space per 4 seats)	32 spaces
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Parking Provided:

33 standard spaces, of which 13 are compact and 2 are handicapped

5. **Design Features:** The site is to be accessed by a one-way twelve-foot-wide proposed asphalt driveway from Bowie Road on the northern portion of the subject site's Bowie Road frontage. The drive is proposed to lead to the main parking lot for the property at the rear of the three existing buildings on the site. The rear parking lot is proposed to contain twenty-four parking spaces. A similar one-way twelve-foot-wide proposed asphalt drive will become the exit from the site leading in an easternly direction from the rear parking lot after passing through a second parking lot, containing nine additional parking spaces, located proximate to the southern portion of the subject site's Bowie Road frontage.

A one-story 945-square-foot building proposed to serve as the church's office is located in the central front portion of the property. A small wood deck is located in the front central portion of the building and leads to a concrete walk which, in turn, leads to the smaller of the two parking lots. A similar small wood deck is located to the rear of the office building. The one-story 1,839-square-foot metal building, proposed for use as the church's sanctuary, is located behind and slightly to the north of the office. The two-story 1,079-square-foot frame building to be enlarged by 363 square feet and utilized as a family life building is located to the west of the smaller parking lot and to the south of the sanctuary building. An area indicated as "asphalt paving" is located at the center of the three buildings. An open, green area, containing some existing trees, is located to the rear of the property.

Architecture of the existing buildings includes a mix of materials such as vinyl siding, exterior insulation finishing systems (EIFS) and metal. The addition to the family life building is proposed to utilize white vinyl siding. The addition to the family life building is proposed as one-story on the detailed site plan, but clearly proposed as a two-story building on the architectural elevations submitted. The applicant has informed staff, however, that the intention is to building a two-story structure with a single floor. Therefore, a recommended condition below would require that the applicant revise the elevation drawings to remove all reference to a second story and to add a note to the general notes on the plans stating that the family life building is intended as a single-story structure. Should the applicant at a future date want to install a second floor in the addition, doubling its gross floor area, the applicant would have to return to the Planning Board for approval of a revision to the plans.

A single freestanding sign is proposed in the center of the site approximately twenty-five feet back from the Bowie Road right-of-way line, directly in front of the church office. The detail of the sign included on Sheet 3 of 4 "Detail Sheet" specifies that the sign is not drawn to scale, however, the dimensions of 72 inches by 36 inches (six by three feet or 18 square feet) are offered for the sign, and no height is indicated. In addition, details of lettering or materials are illegible in the sign detail. Therefore, a recommended condition below would require that the applicant, prior to signature approval, provide a legible detail including both accurate color and description of materials to be utilized for the sign and that those design requirements be reviewed and approved by the Urban Design Section as designee of the Planning Board.

6. **Conformance to the applicable sections of the Zoning Ordinance:** The detailed site plan is in conformance with Section 27-428, R-R Zone, and Section 27-441, Uses Permitted in Residential Zones. The proposed church is a permitted use in the R-R Zone. The detailed site plan is also in conformance with Section 27-442, Regulations in Residential Zones.
7. **Prince George's County Landscape Manual:** This application is exempt from Section 4.7 of the *Prince George's County Landscape Manual* because the 363-square-foot increase in gross floor area is not greater than ten percent of the existing 3,863 square feet of development currently located on the site. The site is, however, subject to Section 4.2, Commercial and Industrial

Landscape Strip and Section 4.3a, Parking Lot Interior Planting. The applicant has demonstrated conformance with these two sections on the submitted landscape plan.

8. **Woodland Conservation and Tree Preservation Ordinance:** In comments dated January 15, 2010, the Environmental Planning Section stated that the application is exempt from the requirements of the Prince George's Woodland Conservation and Tree Preservation Ordinance. In addition, the applicant has procured from the Environmental Planning Section and submitted to staff a Letter of Exemption containing a standard exemption for the site. This exemption was issued on July 28, 2008 and will expire July 28, 2010. The basis of the exemption is because the property contains less than 10,000 square feet of woodland on-site, and has no previous tree conservation plan approvals. The proposed use of the property as stated in the Letter of Exemption, however, is for the issuance of a building permit to build an in-ground pool. Since this is not the request in the instant case, a recommended condition below would require the applicant, prior to signature approval, to procure a corrected letter of exemption from the Environmental Planning Section correctly describing the proposed use of the property as a church with a 125-seat sanctuary and the proposed construction on the site, a 363-square-foot addition.
9. **Referrals:** This application was referred to the concerned agencies and divisions. The referral comments are summarized as follows.
 - a. **Historic Preservation Planning Section**—In comments dated February 2, 2010, the Historic Preservation Planning Section stated that the proposed project would have no effect on identified historic sites, resources or districts.
 - b. **Archeological Review**—In a memorandum dated February 4, 2010, the staff archeologist stated that a Phase I archeological survey would not be recommended on the subject site. Noting that there are three existing structures on the site, the staff archeologist stated 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. The staff archeologist observed, however, that two archeological sites -18PR399 (The Avondale Mill Complex) and 18PR910 (The McCeney Privy) - are located within one mile of the site. In closing, the staff archeologist pointed out that Section 106 of the National Historic Preservation Act (NHPA) may require an archeological survey for state or federal agencies when state or federal monies, or permits are required for a project.
 - c. **Community Planning Division**—In a memorandum dated February 17, 2010, the Community Planning Division stated that the application is consistent with the 2002 General Plan Development Pattern policies for the developing Tier and that the 1990 *Approved Master Plan and Adopted Sectional Map Amendment for Subregion I* classified the subject property as high urban land use.
 - d. **Transportation Planning Section**—In comments dated January 22, 2010, the Transportation Planning Section stated that there are no prior approvals relevant to the subject site that restrict the use on this site from a transportation planning perspective. Further, they stated that the access and circulation on the site are acceptable and that it is not within or adjacent to any master plan right-of-way.
 - e. **Subdivision Section**—In a memorandum dated February 19, 2010, the Subdivision Section stated that the subject property is located on Tax Map 6, in Grid D-3 and is known as Parcel 48. Further, the Subdivision staff stated that the property is an acreage

parcel never having been the subject of a record plat, though the property was subdivided by deed prior to January 1, 1982 and recorded in the Prince George's County Land Records in Liber 467 at Folio 304. Parcel 48 is accurately described in a conveyance to Chewisco F. and Juanita P. Vogts, and is correctly depicted on the detailed site plan.

As to whether a new preliminary plan of subdivision would be required on the site, the Subdivision Section's analysis stated that it is unclear as to whether the existing structures on the site were built prior to January 1, 1990. The Subdivision staff stated that if the buildings were built prior to January 1, 1990, the property would be subject to Section 24-107(c) (7) (C) of the Subdivision Regulations (i.e., that if the development proposed is in addition to development in existence prior to January 1, 1990) and does not exceed five thousand square feet of gross floor area, the applicant would be exempt from having to file a new preliminary plan of subdivision for the subject property. The Subdivision staff further stated that the applicant should note that the trigger for the requirement of a preliminary plan of subdivision of no more than 5,000 square feet is a cumulative total. Further, the applicant should note that the addition of 4,638 square feet of gross floor area in the future would require a preliminary plan of subdivision. Therefore, the Subdivision staff suggested that a note be included on the detailed site plan stating that pursuant to Section 24-107 (c)(7)(C) of the Subdivision Regulations, the current development proposed does not exceed 5,000 square feet of gross floor area. Any additional gross floor area which would result in a total GFA for this site of more than 5,000 square feet will require a preliminary plan of subdivision.

Urban Design Comment: Staff has included above condition in the recommended conditions below.

- f. **Trails**—In a memorandum dated February 4, 2010, the Transportation Planning Section stated that the subject property is located on Bowie Road which, on the 2009 Approved Master Plan of Transportation is designated as a bikeway. Therefore, the senior trails planner recommended that the applicant be required to buy and post a “share the road with a bike sign” on the project’s Bowie Road frontage. A recommended condition below, if adopted, would implement that requirement. Additionally, the senior trails planner noted that Bowie Road is currently designed as open section without sidewalks and did not recommend that sidewalks be installed along the project’s frontage at this time.
- g. **Permit Review Section**—In a memorandum dated January 25, 2010, the Permit Review Section offered numerous comments that have either been addressed by revisions to the plans or in the recommended conditions below.
- h. **Environmental Planning Section**—In comments dated January 15, 2010, the Environmental Planning Section stated that the applicant is exempt from the Prince George’s Woodland Conservation Tree Preservation Ordinance and that there were no other environmentally-related issues connected with the project.
- i. **Fire Department**—In a memorandum dated February 22, 2010, the Prince George’s County Fire Department offered comment on private road design, needed accessibility for fire apparatuses and the location and performance of fire hydrants.
- j. **Department of Public Works and Transportation (DPW&T)**—In a memorandum dated February 4, 2010, DPW&T stated that the project does not impact any County-

maintained roadways and, since the City of Laurel has jurisdiction over the adjacent Bowie Road, coordination with the City is appropriate with respect to the road frontage. DPW&T also reported that the site has an approved Stormwater Management Concept Plan No. 18772-2009, but did not offer an opinion as to whether or not the subject detailed site plan conforms to the requirements of that approved stormwater concept. Therefore, a recommended condition below requires that, prior to signature approval, the applicant proffer a statement from the Department of Public Works and Transportation (DPW&T) stating that the proposed detailed site plan conforms to the requirements of the approved stormwater concept.

- k. **Maryland State Highway Administration (SHA)**—In a letter dated February 4, 2010, the SHA stated that the subject project fronts on road under county/local jurisdiction and should coordinate with them.
 - l. **Washington Suburban Sanitary Commission (WSSC)**—At the time of the writing of this technical staff report, the WSSC has not offered comment on the subject project.
 - m. **Verizon**—At the time of the writing of this technical staff report, Verizon has not offered comment on the subject project.
 - n. **Baltimore Gas and Electric (BG&E)**—At the time of the writing of this technical staff report, BG&E has not offered comment on the subject project.
 - o. **City of Laurel**—In comments faxed to staff on January 29, 2010, a representative of the City of Laurel stated that while there are no major issues with the project, the right-of-way (ROW) on Bowie Road in this area had been transferred to the City of Laurel Department of Public Works.
10. 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-09024, Exalted Word Church, subject to the conditions below:

- 1. Prior to certification, the plans shall be revised or additional documentation submitted as follows:
 - a. The applicant shall revise General Note 7 to correctly identify the gross floor area of the site, add a general note that indicates the date of construction for each building on the site and add a general note identifying which provision of the Subdivision Regulations is applicable to the site based on the information provided about the construction dates of the buildings on the site.
 - b. Applicant shall revise the elevation drawings to indicate a single-story addition and include a general note stating that “the addition to the family life building is hereby approved only as a single-story addition measuring 363 square feet of gross floor area.”

Should the applicant wish to construct a second floor in the subject addition, the applicant shall receive approval of a separate revision to the detailed site plan from the Planning Board or its designee.

- c. The applicant shall provide staff with a written statement from the Department of Public Works and Transportation (DPW&T) regarding the proposed detailed site plan's conformance with the requirements of the approved stormwater concept.
- d. The applicant and the applicant's heirs, successors, and/or assignees shall provide evidence that they have made a financial contribution of \$210 to the Department of Public Works and Transportation (DPW&T) for the placement of the bicycle facility signage along the project's Bowie Road frontage.
- e. The handicap spaces shall be revised to demonstrate one 16-foot by 19-foot van accessible and one 13-foot by 19-foot car accessible space.
- f. The applicant shall obtain from the Environmental Planning Section and submit to Urban Design staff a revised Letter of Exemption describing the proposed use of the property as a church.
- g. The applicant shall submit a revised statement of justification deleting all reference to a day care or special use permit applied for on the subject property.
- h. The applicant shall replace the specification for a wood/chain-link fence on the three sides of the subject property with a specification for a non-white, non-wood, low sheen, sight-tight fence and provide a detail for same in the plans. The same type fencing shall be utilized for the dumpster enclosure and the detail in the plans shall be revised to reflect same. Design of said detail shall be approved by the Urban Design staff as designee of the Planning Board.
- i. The applicant shall provide a legible color detail for the proposed sign that indicates its height and the materials to be utilized in its construction. Final design of said detail shall be approved by the Urban Design staff as designee of the Planning Board.