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## Detailed Site Plan Alternative Compliance

**DSP-95092-09**  
**AC-00046-04**

Application	General Data	
<b>Project Name:</b> Cornerstone Assembly of God Church  <b>Location:</b> North of Annapolis Road (MD 450), approximately 400 feet east of its intersection with Race Track Road.  <b>Applicant/Address:</b> Cornerstone Assembly of God Church 16010 Annapolis Road Bowie, MD 20715	Planning Board Hearing Date:	12/01/11
	Staff Report Date:	11/17/11
	Date Accepted:	08/08/11
	Planning Board Action Limit:	Waived
	Plan Acreage:	7.83
	Zone:	R-E
	Dwelling Units:	N/A
	Gross Floor Area:	51,000 sq. ft.
	Planning Area:	71B
	Tier:	Developing
	Council District:	04
	Election District:	14
	Municipality:	Bowie
200-Scale Base Map:	209NE14	

Purpose of Application	Notice Dates	
Add a day care facility to an existing church and private school.	Informational Mailing:	05/23/11
	Acceptance Mailing:	08/04/11
	Sign Posting Deadline:	11/01/11

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Jill Kosack <b>Phone Number:</b> 301-952-4689 <b>E-mail:</b> Jill.Kosack@ppd.mncppc.org	
<b>APPROVAL</b>	<b>APPROVAL WITH CONDITIONS</b>	<b>DISAPPROVAL</b>	<b>DISCUSSION</b>
	X		

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-95092-09  
Alternative Compliance AC-00046-04  
Cornerstone Assembly of God Church

The Urban Design staff has reviewed the revision to a detailed site plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions.

EVALUATION

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

- a. The requirements of the Prince George's County Zoning Ordinance in the Residential-Estate (R-E) Zone, specifically Section 27-445.03 regarding a day care center for children.
- b. The requirements of Detailed Site Plan SP-95092 and its revisions.
- c. The requirements of the *Prince George's County Landscape Manual*.
- d. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance and the Tree Canopy Coverage Ordinance.
- e. Referral comments.

FINDINGS

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

1. **Request:** The subject application is for approval of a day care center, with a maximum enrollment of 48 children, within an existing church and private school.

2. **Development Data Summary**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone(s)	R-E	R-E
Use(s)	Church/Private School	Church/Private School/ Day Care
Total Site Area	7.83	7.83
Uses	800-seat church, 204-student private school	800-seat church, 48-child day care, 204-student private school
Total Building Gross Floor Area	51,000 sq. ft.	51,000 sq. ft.

**Other Development Data:**

Parking Required	240 spaces
Church–800 seats @ 1 space per 4 seats	200 spaces
Day care Center–48 Children @ 1 space per 8 children	6 spaces
Private School–204 students @ 1 space per 6 students	34 spaces
Parking Provided	286 spaces
Standard Spaces	233 spaces
Compact Spaces (80 spaces allowed)	44 spaces
ADA Spaces	2 spaces
Van-Accessible ADA Spaces	7 spaces
Loading Spaces Required	1 space
Loading Spaces Provided	1 space
Play Area Required for Day care	1,800 square feet
48 children x 0.5 x 75 square feet	
Play Area Provided for Day care	2,575 square feet
Play Area Required for Private School	20,400 square feet
204 students x 100 square feet	
Play Area Provided for Private School	20,400 square feet

3. **Location:** The subject property is located on the north side of Annapolis Road (MD 450), approximately 400 feet east of its intersection with Race Track Road.

4. **Surrounding Uses:** North of the site is an existing single-family residential subdivision, Idlewild at Belair, zoned R-80 (One-Family Detached Residential); to the east is a vacant undeveloped property owned by the Corporation of Roman Catholic Clergymen of Maryland zoned R-E; to the west is Beall Crossing, which includes an undeveloped single-family residential subdivision and an existing funeral home, both of which are zoned R-80; Annapolis Road (MD 450) abuts the property to the south, with an undeveloped R-A zoned (Residential-Agricultural) property beyond.

5. **Previous Approvals:** Originally, the site was the subject of Detailed Site Plan SP-91037, which was approved by the Planning Board on July 25, 1991 (PGCPB Resolution No. 91-263), for a 100-student private school on the site of an existing 325-seat church. One subsequent revision, SP-91037, was approved at staff level on December 9, 1992 for the addition of a parking area and storage building. Detailed Site Plan SP-95092 was approved for the subject property by the Planning Board on February 29, 1996 (PGCPB Resolution No. 96-71) for a 5,200-square-foot building addition, to accommodate a maximum private school enrollment of 80 students and a 330-seat church. The subsequent SP-95092/01 revision was approved by the Planning Board on September 16, 1999 (PGCPB Resolution No. 99-162) for a 4,239-square-foot building addition to provide an additional 328 seats in the sanctuary, for a total of 658 seats in the church and 94 students. Several more minor detailed site plan (DSP) revisions were approved by the Planning Board's designee for various site improvements between 1999 and 2002. The subsequent DSP-95092/07 was approved by the Planning Board on July 29, 2004 (PGCPB Resolution No. 04-191) to construct a 24,044-square-foot building addition, expand the parking lot, increase the maximum number of students in the private school to 300, expand the size of the play area, and add an access drive to Race Track Road via an existing access easement. Detailed Site Plan DSP-95092/08 was submitted to address landscape buffer requirements along three property lines; however, it was never fully pursued and remains dormant at the time of the writing of this staff report.

This subject property also has an approved Alternative Compliance, AC-00046, which was originally approved with SP-95092/04, a revision (AC-00046/01) which was approved with DSP-95092/07, and a revision (AC-00046/02) which was submitted in relation to DSP-95092/08, but was denied. The site also has an approved Departure from Design Standards, DDS-457, by the Planning Board on February 26, 1996 (PGCPB Resolution No. 96-72), for access to a loading space within 50 feet of residentially-zoned property. The property is recorded on Record Plat NLP 109@100.

6. **Design Features:** The subject property is a rectangular shape that has a shorter frontage on Annapolis Road (MD 450) and then extends over 900 feet to the north. The site has had multiple approvals for various stages of development over the years for the existing church and private school. The current 51,000-square-foot, 35-foot-high, one-story building sits within 150 feet of the Annapolis Road right-of-way and extends northward in a generally rectangular fashion. Two access drives off of Annapolis Road, one in the east and one in the west, provide the main vehicular access to the parking areas which include three rows between the building and Annapolis Road, two rows along the west side of the building, and a larger parking field to the north of the building, where it is not visible from Annapolis Road. There is also an additional access drive from the northwest corner of the parking area that runs within an existing 50-foot-wide ingress/egress easement that traverses the adjacent undeveloped residential subdivision, Beall Crossing, to the west of the subject property and exits onto Race Track Road.

The building is an assemblage of multiple additions, but is generally a contemporary style with pitched roofs and is finished in tan and cream masonry products. Multiple building entrances include an entrance facing Annapolis Road, a covered drop-off on the west side of the building, and minor entrances on the north side. A small, existing storage building and a shed sit near the southeast corner of the main building next to an existing dumpster. The proposed loading space sits near the southwest corner of the building and another dumpster sits along the western property line. The outdoor day care play area is proposed within a courtyard area near the southeast corner of the building. It will be surrounded by the existing building on three sides and by a portion of the school play area to the northeast. The remainder of the outdoor school play

area is located near the northeastern corner of the property. No other revisions are proposed with this DSP except some additional landscaping.

## COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the R-E Zone and the site plan design guidelines of the Zoning Ordinance.

The subject detailed site plan is in conformance with Section 27-441, Uses Permitted in Residential Zones and Section 27-427, R-E Zone (Residential-Estate) of the Zoning Ordinance. Churches and private schools are permitted uses. The site plan is also in conformance with the requirements of Section 27-443 regarding private schools in residential zones.

The proposed day care center for children as an accessory to a church, on a lot of two acres or more, is a permitted use in the R-E Zone in accordance with Section 27-445.03(a)(1), which sets forth additional requirements for a day care center for children as follows:

- (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 (75) square feet of play space per child for fifty percent (50%) of the licensed capacity or seventy-five (75) square feet per child for the total number of children to use the play area at one (1) time, whichever is greater;**

**Comment:** According to this requirement, an 1,800-square-foot outdoor play area is required for 24 children, half of the proposed day care center's maximum enrollment of 48 children. The applicant indicated on the DSP that the proposed play area is over 2,575 square feet. Therefore, this requirement is met.

- (ii) **All outdoor play areas shall be located on the same lot as the center at least twenty-five (25) feet from any dwelling on an adjoining lot, and shall be enclosed by a substantial wall or fence at least four (4) feet in height;**
- (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;**

**Comment:** The proposed outdoor play area is not located within 25 feet of any dwelling on any adjoining lot and is proposed to be completely enclosed by buildings and a fence. The proposed play area is located in an internal courtyard area in the southeast corner of the building that is surrounded on three sides by the existing building. Therefore, a greater setback or higher fence is not necessary to protect the health and safety of the children utilizing the play area. However, no detail or label was provided on the plan specifying the type or height of the proposed fence. Therefore, a condition has been included in the Recommendation section of this report requiring this to be added prior to certification.

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

**Comment:** The proposed play area is located in an internal courtyard that is partially grassed and partially concrete. There are no existing trees in the area, but the existing building surrounds the play area to the west, south, and most of the east and north sides. This 35-foot-high building will provide a sufficient amount of shade for 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**

**Comment:** The DSP indicates that the day care hours of operation will be 6:30 a.m. to 6:00 p.m.; however, at some times of the year, it is dark before 6:00 p.m. Therefore, a condition has been included in the Recommendation section of this report to limit the play area to daylight hours.

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

**Comment:** The DSP indicates that the day care hours of operation will be 6:30 a.m. to 6:00 p.m.; however, the plans do not indicate use times of the day care's outdoor play area. Therefore, a condition has been included in the Recommendation section of this report that this be added prior to certification.

8. **Conformance to Detailed Site Plans SP-91037 and SP-91037/01:**

- a. **Detailed Site Plan SP-91037:** The Planning Board approved SP-91037 on July 25, 1991 with three conditions, which warrant the following discussion:

2. **The easternmost driveway which enters the site from MD 450 shall remain closed with a locked gate. If that driveway is to be used during the week for the purpose of dropping off or picking up students, the entrance shall be redesigned for right-in/right-out only per SHA standards and as outlined in a June 26, 1991 memo from the Transportation and Public Facilities Planning Division.**

**Comment:** The submitted DSP revision shows an existing gate on the easternmost driveway off of Annapolis Road (MD 450) and gives no indication that this entrance will be used for student drop-off or pick-up.

- b. **Detailed Site Plan SP-91037/01:** The Planning Director approved SP-91037/01 on December 9, 1992 with no conditions.

9. **Conformance to Detailed Site Plans SP-95092 and its revisions:**

- a. **Detailed Site Plan SP-95092:** The Planning Board approved SP-95092 on February 29, 1996 with two conditions, which warrant the following discussion:

1. **Prior to certificate approval, the following modifications or revisions shall be made to the Detailed Site Plan:**

- b. **A plant schedule shall be provided for the "C" buffer required along the eastern property line, and the required plants shall be shown on the plan.**

**Comment:** The submitted DSP revision provides a schedule for the Type 'C' buffer along the eastern property line. However, it lists 14 proposed evergreen trees, which are shown on the plan, but not labeled as to plant type and size. Therefore, a condition has been included in the Recommendation section of this report that this be added prior to certification.

- c. **A plant schedule shall be provided for the perimeter landscape strip along the western property line, and the required plants shall be shown on the plan.**

**Comment:** The submitted DSP revision does not provide a schedule for the perimeter landscape strip along the western property line. A preliminary review shows that the requirement is probably being met; however, this needs to be verified with the appropriate schedule. Therefore, a condition has been included in the Recommendation section of this report that this be added prior to certification.

2. **The easternmost driveway which enters the site from MD 450 shall remain closed with a locked gate. If that driveway is to be used during the week for the purpose of dropping off or picking up students, the entrances shall be redesigned for right-in/right-out only per SHA standards and as outlined in a June 26, 1991 memo from the Transportation and Public Facilities Planning Division.**

**Comment:** The submitted DSP revision shows an existing gate on the easternmost driveway off of Annapolis Road (MD 450) and gives no indication that this entrance will be used for student drop-off or pick-up.

- b. **Detailed Site Plan SP-95092/01:** The Planning Board approved SP-95092/01 on September 16, 1999 with two conditions, which warrant the following discussion:

1. **Prior to certificate approval, the applicant shall obtain approval of a Departure from Parking and Loading Standards from the City of Bowie, or the applicant shall demonstrate to the satisfaction of the Planning Board or designee that the requirements of Section 27-586 of the Zoning Ordinance allowing reduced parking for churches have been met.**

**Should the written agreement with the adjacent property owner expire or become void, the applicant shall obtain a Departure from Parking and Loading Standards from the City of Bowie.**

**Comment:** The submitted DSP revision does not involve a change to the parking spaces on-site and the parking requirement is being met.

2. **Prior to issuance of the Certificate of Occupancy, the applicant, his heirs, successors and/or assigns shall construct a right-in/right-out island at the eastern access point along MD 450 per State Highway Administration (SHA) standards.**

**Comment:** The submitted DSP revision shows an existing island at the eastern access point along MD 450.

- c. **Detailed Site Plan SP-95092/02, 03, 04, and 06:** The Planning Director approved these four revisions to the subject DSP between 1999 and 2002 for various site improvements with no conditions.
- d. **Detailed Site Plan DSP-95092/07:** The Planning Board approved DSP-95092/07 on July 29, 2004 with ten conditions, which warrant the following discussion:

**1. Prior to the issuance of any building permit, the applicant shall construct a raised channelized, right-in, right-out island at the eastern access point along MD 450 subject to the approval of the State Highway Administration.**

**Comment:** The submitted DSP revision shows an existing island at the eastern access point along MD 450.

**4. A full traffic signal system shall be installed at the Marquette Lane and Idlewild Lane intersections with Race Track Road prior to access being permitted from the proposed driveway connecting the site to Race Track Road.**

**Comment:** The applicant submitted photographic evidence that there are traffic signals at the Marquette Lane and Idlewild Lane intersections with Race Track Road.

**6. At least 50 percent of landscaping plant units shall be native species.**

**Comment:** The submitted DSP revision includes some proposed planting materials, but does not specify whether they are native or non-native species. Therefore, a condition has been included in the Recommendation section of this report that this be added prior to certification.

**8. As an amenity to users of the site, several benches shall be provided near the two entrances to the new building. Details of the benches shall be provided prior to certification of the plans.**

**Comment:** The submitted DSP revision does not show the benches near the entrances of the buildings as was previously approved. Therefore, a condition has been included in the Recommendation section of this report that this be added prior to certification.

**9. The applicant shall make widening improvements to the east side of Race Track Road, between the proposed church entrance to Idlewild Drive, including roadway widening to the standard width, addition of new curb and gutter, sidewalk, and installation of a closed drainage system, minor grading and additional paving to match the existing road surface, as directed by the Department of Public Works and Transportation.**

**Comment:** The applicant submitted photographic evidence that the east side of Race Track Road, in this area, includes curb and gutter, sidewalk, and a closed drainage system.



**10. If determined to be warranted in the future by the Prince George’s County Department of Public Works and Transportation, the applicant shall install a traffic signal at the proposed Race Track Road entrance.**

**Comment:** The submitted DSP revision does not indicate any improvements at the site’s Race Track Road entrance, which has been previously constructed without a traffic signal. The Department of Public Works and Transportation (DPW&T) was referred the subject DSP and did not provide any comments regarding this requirement; therefore, it can be determined that a traffic signal is not warranted at this time.

e. **Detailed Site Plan DSP-95092/08:** This DSP revision was submitted but is now dormant.

10. **Prince George’s County Landscape Manual:** The proposed day care use and associated outdoor play area are exempt from the requirements of the 2010 *Prince George’s County Landscape Manual* because Section 1.1(d) states that, if proposed improvements will not require a building or grading permit, will not involve a change of use from a lower to a higher intensity use category or from a residential to a nonresidential use, and will not involve an increase in gross floor area (GFA), the application is exempt. However, during the review of this DSP, discrepancies were noted between the on-site as-built conditions and the previously approved DSPs. The majority of these issues are addressed through conditions in the Recommendation section of this report; however, one more major issue, relating to Section 4.7., Buffering Incompatible Uses, as previously shown and approved in the plans along the eastern property line, requires an alternative compliance approval. Therefore, the applicant has filed a request for Alternative Compliance (AC-00046-04) from Section 4.7, along the eastern property line, to allow for a reduced bufferyard width between the existing, but not previously approved, private school play area and an existing, but not previously approved, sitting area consisting of a wooden arbor and paver memorial garden, and the adjacent vacant single-family detached residentially-zoned property. The findings of the Alternative Compliance Committee for AC-00046-04 are as follows:

**Request:**

REQUIRED: 4.7 Buffering Incompatible Uses, along the eastern property line, adjacent to vacant single-family detached zoned property.

Length of bufferyard	856 feet
Minimum building setback	40 feet
Landscape yard	30 feet
Percentage of bufferyard occupied by existing trees	18%
Fence or wall	Yes, for 35 feet
Plant Units (120 per 100 l.f.)	843

PROVIDED: 4.7 Buffering Incompatible Uses, along the eastern property line, adjacent to vacant single-family detached zoned property.

Length of bufferyard	856 feet
Minimum building setback	5 feet*
Landscape yard	1-30 feet**
Percentage of bufferyard occupied by existing trees	18%
Fence or wall	Yes, for 35 feet
Plant units	844

*\*This reduction was approved with AC-00046 for the modular classroom and shed.*

*\*\*Some of this reduction is due to the proposed play area and memorial garden.*

**Justification of Recommendation:**

The DSP proposes the addition of a 48 enrollment day care center for children, within the existing church and private school building. The property is a large, rectangular lot, already developed with one large building and paved areas that are to remain unchanged. No increase in GFA is proposed. A Section 4.7, Type ‘C’ bufferyard, which requires a 40-foot building setback and a 30-foot landscaped yard, is required along the eastern property boundary, adjacent to a vacant single-family detached residentially-zoned property. This required bufferyard is also the subject of the original Alternative Compliance (AC-00046) approval, which allowed the encroachment of an existing shed and modular classroom within the required building setback and landscape yard.

The applicant is now requesting approval of a minimum one-foot landscape yard along the eastern property line to validate existing conditions in the field of the existing private school play area and an existing ten-foot by ten-foot sitting area with an open wooden arbor on pavers, that is used as a memorial garden. As an alternative, the applicant proposes a new section of six-foot-high, sight-tight fence along the play area, existing decorative shrub and vine plantings around the arbor area, and a total of 844 plant units along the entire length of the bufferyard, meeting the full requirement along the eastern property line.

The Alternative Compliance Committee finds that the combination of fencing and plant material along the eastern property line will result in a buffer that is equal or better to normal compliance with the 1990 Prince George’s County Landscape Manual.

**Recommendation:**

The Alternative Compliance Committee recommends APPROVAL of Alternative Compliance for Section 4.7 of the 1990 Prince George’s County Landscape Manual along the eastern property line for Cornerstone Assembly of God Church, Parcel A.

11. **Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance and the Tree Canopy Coverage Ordinance:** The subject DSP proposes to add a day care use to an existing developed site with a previously approved Detailed Site Plan (SP-95092) and Type II Tree Conservation Plan TCPII/ 123/91-01. The project proposes less than 5,000 square feet of disturbance and will not require a grading permit. Because there are no substantial changes to the previously approved limits of disturbance (LOD), the site is not subject to the requirements of the new Woodland and Wildlife Habitat Conservation Ordinance or the Tree Canopy Coverage Ordinance.

The project is not subject to the environmental regulations in Subtitle 27 that came into effect on September 1, 2010 because there is an approved detailed site plan for the property and, as such, the project is considered grandfathered from these provisions.

Because the subject detailed site plan revision will not require a grading permit per Section 4-273(a)(6)(A) of the Prince George's County Code, the following items are not required for this review:

- A natural resources inventory (NRI)
- A Type 2 tree conservation plan (TCP2) or a letter of exemption
- Demonstration of compliance with Division 3 of Subtitle 25, The Tree Canopy Coverage Ordinance

However, the Environmental Planning Section reviewed the DSP stamped as received August 8, 2011. This plan was compared to the approved TCPII/123/91-01 on file. Comments on these plans were provided by the Environmental Planning Section on September 2, 2011 requiring a revision to the TCPII to show the current as-built conditions and to address woodland edge management on the northeastern portion of the property.

No revised TCPII has been received at the time of the writing of this staff report; however a letter prepared by JM Forestry Services, LLC was stamped as received by the Environmental Planning Section November 7, 2011, which addresses the woodland edge management concerns previously outlined. The letter indicates that a portion of the roots of the trees along the northeastern 30-foot-wide bufferyard/existing woodland edge may have been cut in the past, but no evidence of lasting damage was noted. The landscaped area adjacent to the woodland edge has recently been planted with the addition of approximately 12 inches of mulch. The letter recommends that the property owner notify the grounds maintenance crew to apply mulch at a depth of no more than four inches. Staff recommends that the mulch within this area be reduced to no more than four inches and should the removal of excess mulch reveal bare roots, additional edge management may be necessary. It is recommended that an evaluation by an arborist or professional forester be conducted subsequent to the removal of excess mulch. Additional root pruning, fertilization, or possibly the addition of soil to cover bare roots and to stabilize the woodland edge may be necessary. If additional woodland in this area is proposed to be removed to stabilize the area, the TCPII must be revised to account for the requirements of the additional clearing. The use of fee-in-lieu for any additional woodland conservation requirement would be supported because no woodland conservation is currently approved on-site, the off-site requirement was secured approximately a decade ago, and any additional requirement would remain low. Any remediation should be determined by an arborist or professional forester and should be carried out prior to issuance of any permits for the site. It is important to ensure that this area is adequately stabilized and that the trees are healthy to prevent property damage from trees falling onto adjacent buildings and parking areas.

The letter also identifies a single eight-inch diameter yellow poplar in poor condition along the existing woodland edge and further recommends that the tree be removed. The removal of any dead, dying, or hazardous tree is allowed without revision to the TCPII. No revision to the TCPII is necessary to address this concern.

Lastly, the letter provides information on regeneration that has occurred on the slope below a storm drain headwall near the eastern property line. Regeneration in these areas is common; no additional information is needed.

Based on the information provided to date, the Environmental Planning Section recommends approval of the detailed site plan with the following recommended conditions:

- Prior to certification of the detailed site plan, the TCPII shall be revised to show the as-built conditions of the site.
- Prior to issuance of the next permit for the site, the existing mulch on the northeastern property corner adjacent to the existing 30-foot bufferyard area shall be reduced to a maximum of four inches. A statement from an arborist or professional forester shall be provided subsequent to the removal of excess mulch to evaluate the area. Should the removal of excess mulch reveal bare roots, the arborist or professional forester shall provide a remediation plan which shall be implemented prior to issuance of permits. Evidence of compliance with this condition shall be included in the permit application package.

**Comment:** Environmental staff's recommended conditions have been included in the Recommendation section of this report.

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

- a. **Community Planning Division**—In comments dated August 25, 2011, the Community Planning Division stated that the application is consistent with the 2002 *Prince George's County Approved General Plan* Development Pattern policies for the Developing Tier and conforms with the residential low-development land use recommendations of the 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B*. They noted that there are no General or master plan issues raised by this application.
- b. **Transportation Planning Section**—In a memorandum dated August 8, 2011, the Transportation Planning Section indicated that this site was subdivided as Preliminary Plan of Subdivision 4-78281 and that there are no known outstanding conditions or trip cap conditions that would affect the development of the site. Access and circulation are acceptable and not proposed to be modified.
- c. **Permit Review Section**—In a memorandum dated August 10, 2011, the Permit Review Section offered several comments, which are either not applicable at this time, have been addressed through revisions to the plans, or are addressed through proposed conditions of approval of this detailed site plan.
- d. **Environmental Planning Section**—In an e-mail dated November 7, 2011, the Environmental Planning Section provided a review of the DSP's conformance with the previously approved TCPII which is discussed further in Finding 11 above.
- e. **Department of Public Works and Transportation (DPW&T)**—In a memorandum dated October 3, 2011, DPW&T stated that this site does not impact any county-maintained roadways. Annapolis Road (MD 450) is a state-maintained roadway; therefore, coordination with the Maryland State Highway Administration (SHA) is required. Additionally, the reviewer stated that an approved stormwater management concept plan is required prior to detailed site plan approval.

**Comment:** No stormwater management concept plan is required for this DSP revision as the approval is only for the addition of a day care use with no external site improvements.

- f. **City of Bowie**—In a letter dated September 7, 2011 addressed to Chairwoman Hewlett, the City of Bowie indicated that the City Council had reviewed the DSP and concluded that all of the required criteria in Section 27-445.03 of the Zoning Ordinance are met and that the revision represents a reasonable alternative for satisfying the site design guidelines, without detracting substantially from the utility of the proposed development for its intended use. The City Council recommends approval of DSP-95092-09.
13. As required by Section 27-285(b) of the Zoning Ordinance, the detailed site plan revision represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.
14. Per Section 27-285(b)(4) of the Zoning Ordinance, which became effective on September 1, 2010, a required finding for approval of a detailed site plan is as follows:

**The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible.**

**Comment:** The site is not subject to the environmental regulations of Subtitle 27 that became effective on September 1, 2010, because the site has a previously approved detailed site plan; hence, the finding of “fullest extent possible” per Section 27-285(b)(4) is not required for the subject site.

## 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-95092-09 and Alternative Compliance AC-00046-04 for Cornerstone Assembly of God Church, subject to the following conditions:

1. Prior to certification of the DSP, the following modifications shall be made:
  - a. Provide a north arrow on the site plan.
  - b. Revise General Note 4 to note that the existing zoning is R-E.
  - c. Revise General Note 27 to note that the parking required for the day care is 6 spaces, the total parking required is 240 spaces, and the total compact spaces allowed is 240 divided by 3, which equals 80 spaces.
  - d. Revise General Note 29 to note that the smaller school play area is 4,720 square feet.
  - e. Provide a plant list for all proposed plantings, including the 14 evergreen trees along the eastern property line, that includes common name, scientific name, quantity, and planting size of each plant type.

- f. A plant schedule showing the requirement being met shall be provided for the parking lot perimeter landscape strip along the western property line.
  - g. Add a note to the detailed site plan that the day care's outdoor play area shall be limited to daylight hours between 7:00 a.m. and 9:00 p.m.
  - h. Revise the detailed site plan to show the benches near the two entrances as shown on the previously approved DSP-95092/07 revision.
  - i. Revise the Type II tree conservation plan (TCPII) to show the as-built conditions of the site and to match the detailed site plan.
  - j. Provide details and labels for all of the proposed fences around the play areas. This should, at a minimum, be five-foot-high, vinyl covered chain-link fence, except where a six-foot-high, sight-tight fence is proposed as part of Alternative Compliance AC-00046-04.
  - k. Provide a landscape schedule showing that at least 50 percent of the proposed plants are native species, as required by previous DSP approvals.
  - l. Label the height and square footage of all structures on the site plan.
  - m. Provide the church's tax-exempt identification number on the site plan.
  - n. Revise the landscape schedules for Sections 4.2, 4.3(c), and 4.7, the northern property line along Idlewild at Belair, such that the listed existing plant materials match what is shown on the landscape plan.
  - o. Either revise the landscape schedules and plan for the Section 4.7 bufferyards along the northern and southern property lines adjacent to the access road to Race Track Road to match the previously approved DSP in terms of amount of plant material, or obtain Planning Director approval of a revision to Alternative Compliance AC-00046, allowing a reduction in the required amount of plant material.
2. Prior to issuance of any permits for the site, the existing mulch on the northeastern property corner adjacent to the existing 30-foot bufferyard area shall be reduced to a maximum of four inches. A statement from an arborist or professional forester shall be provided, subsequent to the removal of the excess mulch, evaluating the area. If the removal of the excess mulch reveals bare roots, the arborist or professional forester shall provide a remediation plan, which shall be implemented prior to issuance of permits. Evidence of compliance with this condition shall be included in the permit application package.