



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

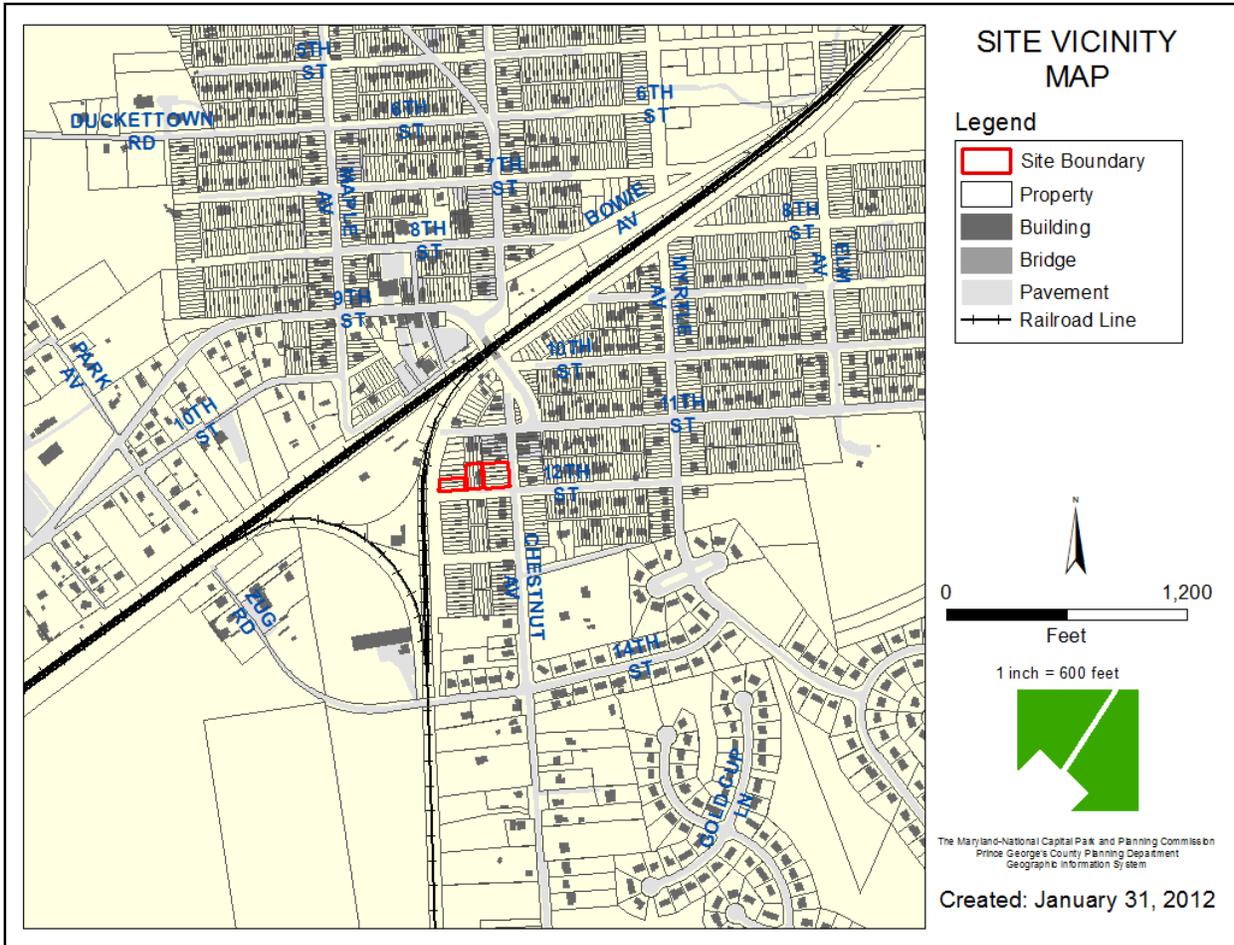
Detailed Site Plan

DSP-12007

| Application | General Data | |
|--|------------------------------|---------------|
| Project Name: Knights of St. John Commandery Location: Located in the northwestern quadrant of the intersection of Twelfth Street and Chestnut Avenue. Applicant/Address: St. John Ascension Association 13004 12 th Street Bowie, MD 20715 | Planning Board Hearing Date: | 12/13/12 |
| | Staff Report Date: | 11/29/12 |
| | Date Accepted: | 08/10/12 |
| | Planning Board Action Limit: | 11/09/12 |
| | Plan Acreage: | 0.73 |
| | Zone: | M-U-I/D-D-O |
| | Dwelling Units: | N/A |
| | Gross Floor Area: | 2,476 sq. ft. |
| | Planning Area: | 71B |
| | Tier: | Developing |
| | Council District: | 04 |
| | Election District: | 14 |
| | Municipality: | Bowie |
| 200-Scale Base Map: | 211NE11 | |

| Purpose of Application | Notice Dates | |
|---|------------------------|----------|
| A 1,036-square-foot building addition to an existing 1,440-square-foot historic community building. | Informational Mailing: | 01/31/12 |
| | Acceptance Mailing: | 08/08/12 |
| | Sign Posting Deadline: | 11/13/12 |

| | | | |
|-----------------------------|---------------------------------|--|-------------------|
| Staff Recommendation | | Staff Reviewer: Meika Fields Phone Number: 301-780-2458 E-mail: Meika.Fields@ppd.mncppc.org | |
| 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-12007
Knights of St. John Commandery

The Urban Design staff has completed its review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions, as described in the Recommendation Section of this report.

EVALUATION

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

- a. The requirements of the February 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B*.
- b. The requirements of the Zoning Ordinance in the Mixed-Use-Infill (M-U-I) Zone and the Development District Overlay (D-D-O) Zone;
- c. The requirements of the 2010 *Prince George's County Landscape Manual*;
- d. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- e. The requirements of the Tree Canopy Coverage Ordinance; and
- f. Referrals.

FINDINGS

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

1. **Request:** The subject detailed site plan (DSP) is for a 1,036-square-foot building addition to an existing 1,440-square-foot historic community building in the Bowie Old Town Development District Overlay Zone.

2. **Development Data Summary:**

| | Existing | Proposed |
|---------------------------------------|--------------------|--------------------|
| Zone | M-U-I/D-D-O-Z | M-U-I/D-D-O-Z |
| Use | Community Building | Community Building |
| Total Site Area | 0.73 acres | 0.73 acres |
| Total Building Gross Floor Area (GFA) | 1,440 sq. ft. | 2,476 sq. ft |

Parking Data:

| Required | Proposed |
|------------------|--|
| 26 spaces (max.) | 26 total spaces provided (11 off-street and 15 on-street spaces) |
| 17 spaces (min.) | |

For additional discussion of the parking calculations in see Finding 7(b)(2).

3. **Location:** The 0.73 acre property is located in the northwestern quadrant of the Chestnut Avenue/Twelfth Street intersection in Old Town Bowie.
4. **Surrounding Uses:** The subject property is surrounded by a mix of commercial and residential uses. The property is bordered to the north by commercial properties in the Mixed-Use-Infill (M-U-I) Zone and Development District Overlay (D-D-O) Zone of the February 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B*. To the east the property is bounded by the Chestnut Avenue right-of-way. To the south the property is bounded by the Twelfth (12th) Street right-of-way. To the west the property is bounded by a railroad right-of-way.
5. **Previous Approvals:** There are no previous site plan approvals for the subject property. The existing historic building was built circa 1907 as a meeting place for the Knights of St. John, African-American members of the local Ascension Catholic Church. The building is operated for various meeting functions and community service activities. The property was designated as a historic site in 2006 through the Approved Bowie and Vicinity Master Plan and Sectional Map Amendment.

Between 2000 and 2005, parking along 12th Street was constructed by the City of Bowie as a City Improvement Project. It appears that the 11-space on-site parking lot and a stormwater management pond were also constructed at the same time.

6. **Design Features:** The subject application proposes the construction of a one-story, 1,036-square-foot building addition on the east side of an existing 1,440-square-foot historic community building. The existing 1,440-square-foot hall is sited on a .73 acre parcel comprising lots 19-31. An 11-space parking lot is located immediately west of the building, as well as a storm water management area, and a grassy field is located to the east at the corner of 12th and Chestnut Streets. This field has never been improved with a structure. The historic site is characterized by the building's simple linear form, regularly spaced shuttered windows, boldly-painted roof, and an overall rural-like quality and setting.

Architecture

The Knights of St. John Hall is a front-gabled building of wood-frame construction. It is a one-story structure resting on a partial basement. The foundation is cast-in-place concrete, painted gray. The original wood siding is covered by vinyl siding, the windows have been replaced by vinyl windows, and the window frames and sills are covered with white aluminum. Non-historic board shutters cover the windows and are secured with zinc-plated strap hinges. Double-leaf, flush panel metal doors serve as the entrance. The roof is protected with a panel metal roof painted red. A handicapped-accessible entrance with a ramp and stairs is located at the rear (north) elevation of the building.

The applicant is proposing to construct a 1,036-square-foot, one-story meeting room addition to the east, connected to the existing building via an eight-by-ten-foot passage way, or hyphen. The 12/8 pitch of the proposed roof matches that of the existing hall. The wood frame addition is proposed to be clad in vinyl siding with a roof of painted standing-seam metal to match the existing roof. The addition would be accessed from the outside by a front-gable-roof covered entrance portico over a side-loaded stair and a shed-roof-covered entrance in the hyphen, both located on the rear façade. Four windows are proposed for the front elevation and three windows and a door for the rear, the window closest to the historic building being smaller to accommodate a restroom. The gable-end wall facing Chestnut Street is not articulated with windows, doors, or other features. In its review of the proposal, the Historic Preservation Commission did not recommend the use of any additional ornamentation or architectural features along this elevation to ensure highest compatibility with the historic site, which is has a simple architectural character.

COMPLIANCE WITH EVALUATION CRITERIA

7. **The Old Town Bowie Development District Overlay Zone (D-D-O-Z):** The subject site is located within the Old Town Bowie Development District Overlay Zone (D-D-O-Z). The February 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B* defines the vision of the D-D-O-Z, as follows:

The vision for Old Town Bowie is a revitalized village with a mix of small-scale retail shops, restaurants, museums, and residential uses carefully designed to complement the historic character of Old Town, drawing visitors from throughout the area to shop, eat, and socialize in a safe, pedestrian-friendly environment.

(Page 67)

In order to achieve this vision, Development District Standards were created to address new development and redevelopment proposals in the development district, and to ensure that development is compatible with the historic pattern of development of Old Town. These development standards are organized into four categories: (1) building envelope standards; (2) streetscape standards; (3) architecture and landscape standards; and, (4) parking standards.

In accordance with Section 27-548.25 of the Zoning Ordinance, in approving the detailed site plan, the Planning Board must find that the site plan meets applicable Development District Standards. If the applicant so requests, the Planning Board may apply development standards which differ from the Development District Standards, most recently approved or amended by the District Council, unless the sectional map amendment text specifically provides otherwise. The Planning Board must find that the alternate Development District Standards will benefit the development and the Development District and will not substantially impair implementation of the master plan, master plan amendment, or sector plan.

Due to the nature of the existing historic building, some amendments of development district standards are needed, and have been requested by the applicant.

a. The applicant requests **amendments** of the following development district standards:

(1) **Building Envelope Standards** (Pages 73-76)

Buildings should be aligned and close to the street. (Standard A(1))

Build-to Line: A build-to line between 2 and 10 feet from the right-of-way shall be established for all buildings along the Village Street. Buildings along the Village Street shall not be located further than 10 feet from the right-of-way. (Standard B (c)(1))

Buildable Area: Buildings shall only occupy the building envelope delineated in the siting specifications. All buildings are required to be located along the build-to line. (Standard B (c)(3))

Corner lots: Corner lots shall be treated as having street frontage on both the front and side streets and shall meet the requirements of the Village Street type on both frontages. (Standard B (c)(8))

Comment: Staff concurs with the basic premise of the applicant's justification. As the existing building does not meet the sector plan's required build-to-line, it is impractical for the proposed addition to meet the build-to-lines on 12th Street and Chestnut Avenue. Furthermore, if the building addition were designed to meet the required build-to-lines (BTL), it could create outcomes that are both visually undesirable and non-functional.

It is equally important to note that the existing building is a historic building. Modifications of the building are required to meet Subtitle 29, Preservation of Historic Resources, and the Secretary of the Interior's *Standards for Rehabilitation*. In order to find conformance with the latter of these standards the Maryland Historic Trust has requested that the building addition be located closer to the rear of the existing structure, in order to minimize impact to the historic structure. For this reason, and reasons stated above, staff recommends that the amendments of the above standards pertaining to building placement be approved.

Building Height: Principal building height is measured in stories. All buildings shall be a minimum of 1½ stories and a maximum of 3 stories in height. (Standard B(a)(1))

Applicant's Justification: The applicant provided the following justification for the amendment request:

“The existing structure contains one (1) floor that is 9’ tall, with a total building height of 18’. Due to the architectural requirements involving Historic Preservation, the proposed addition will match these dimensions.”

Comment: Staff concurs with the above justification. The proposed addition will match the height of the existing building.

Ground Story Fenestration: The ground story façade shall provide between 70-90 percent fenestration for all ground floor building façades along any street frontage(s). Blank wall lengths along any street frontage(s) shall be prohibited. (Standard B(b)(1))

Building Frontage: The building street façade shall be built to a minimum of 75 percent of the overall frontage of the lot along the build-to line. The street façade shall be a single plane, limited to façade projections or recesses of less than 24 inches in depth. (Standard B (c)(2))

Applicant's Justification: The applicant provided the following justification for the amendment request:

“Due to the historic nature of the existing structure (age, dimension, architectural features) and the architectural requirements of the addition, this standard should not be applicable to this application.”

Comment: Staff concurs with the above justification and supports the amendment requests. The Historic Preservation Commission does not recommend the use of any additional ornamentation or architectural features on the addition to ensure highest compatibility with the historic site, which is has a simple architectural character.

(2) **Streetscape Standards** (Pages 78-82)

Pedestrian-Scaled Street Lights: Pedestrian-scaled street lighting fixtures (at heights no greater than 16 feet) shall be installed on both sides of all streets at no more than 60-foot intervals measured parallel to the street. At the time of development, the developer/property owner (including the developer and the applicant's heirs, successors, and/or assignees) is responsible only for the installation of street lights on the side of the street that is being developed. One consistent style of ornamental pole and luminaire should be used, to be coordinated with the appropriate public agencies. (Standard A (5))

Applicant's Justification: The applicant requests a waiver from the above standard. There are existing light fixtures along 12th Street, which are proposed to remain, and the applicant believes that the existing light fixtures meet the intent of the above standard.

Comment: There are pedestrian-scaled light fixtures along 12th Street that have been installed at approximately 80 feet on center. This spacing does not meet the sector plan standard. Staff believes that although the spacing of the light fixtures is wider than recommended, these existing decorative fixtures do meet the intent of the sector plan standard.

The site plan does not locate any existing pedestrian-scaled light fixtures on Chestnut Avenue and none are currently proposed. At least two light fixtures

along Chestnut Avenue should be provided in accordance with the sector plan's standards. Prior to signature approval, a photo of the existing light fixtures to remain should be provided on the detailed site plan, and a detail of a similar light fixture for use on Chestnut Avenue should be provided. The provision of street lights and their location is subject to modification by the Department of Public Works and Transportation (DPW&T).

Building Orientation: The streetscape and building façade shall be the primary focus of the development. All buildings shall front the primary street(s). Buildings on corner lots shall be architecturally treated as having frontage on all façades along a street. (Standard A (10))

Applicant's Justification: The applicant provided the following justification for the amendment request:

“The existing structure was constructed in 1907 and is about 25 feet from the street. The proposed addition will be connected to this structure further away from the street. The interior layout of the existing building and the proposed architectural intent of the addition make this necessary.”

Comment: Staff recommends that the amendment request be approved. The existing historic building was constructed more than 130 feet from Chestnut Avenue. While the DSP does include corner lots, the existing building does not have frontage along both rights-of-way. The building addition cannot correct this existing condition.

It does appear possible for a structure to be located fronting Chestnut Avenue in the future, in the vacant portion of the property. The subject application does not preclude that future possibility.

(3) **Architecture and Landscape Standards (Pages 83-88)**

Prohibited Building Materials: Exterior Insulation and Finish Systems (EIFS), concrete, concrete masonry units, and vinyl siding shall not be permitted. (Standard A(1))

Comment: The existing hall is currently clad in vinyl siding. It appears that the existing vinyl siding has been applied over the meeting hall's original wood siding. The condition of the underlying wood siding is unknown. Ideally in the future, when funds are available, the existing vinyl siding will be removed and the original wood siding will be restored. Staff recommends that a waiver of the above standard be approved to permit the existing vinyl siding on the historic structure to remain intact, until such time as the historic siding is restored.

Regarding the building addition, staff does not recommend the use of vinyl siding on the new addition. Vinyl siding is discouraged by the sector plan and Historic Preservation Commission policies. The detailed site plan should be revised to indicate the use of a smooth-finished fiber cement lap siding in the area of the building addition.

- b. If approved with conditions, the application will **conform** to the following development district standards and some discussion is warranted:

(1) **Streetscape Standards** (Pages 78-82)

Streetscape elements (including but not limited to street trees, street furniture, landscaping and planters, decorative paving, sculpture/artwork, and bus shelters) shall be required for all development. All proposed streetscape elements shall be indicated on detailed site plan submittals and shall include information on location, spacing, quantity, construction details, and method of illumination. (Standard A(2))

Comment: A decorative patterned sidewalk exists along the 12th Street frontage. A bench and trash receptacle street furniture were placed along the Chestnut Avenue frontage of the property as well as in other locations in Old Bowie using grant funds secured by the City of Bowie. Utilizing existing streetscape elements, including existing street furniture along Chestnut Avenue, and proposed tree and shrub plantings, this application meets this standard.

Street trees shall be provided along the Village Street when the build-to line exceeds 8 feet from the edge of the right-of-way and should be provided whenever possible otherwise. Street trees shall be planted at the time of development, shall be spaced between 30 and 40 feet on center, have a minimum caliper of 2½ to 3 inches, and a minimum clear trunk height of 8 feet. Where necessary, spacing allowances may be made to accommodate fire hydrants, utility vaults, and other infrastructure elements. (Standard A(4))

Comment: The site plan conforms to this standard. Street trees (Red Maple trees and Pin Oak trees) are proposed. The City of Bowie recommends some modification of the proposed tree species, due to the determination that Red Maple trees have been overused and Pin Oak trees are susceptible to bacteria that attacks the leaves. The City of Bowie recommends that American Yellowwood trees replace the Red Maple trees and White Oak trees replace the proposed Pin Oak trees. Staff supports this recommendation.

(2) **Architecture and Landscape Standards** (Pages 83-88)

Afforestation shall be accomplished through the provision of shade and ornamental trees for all sites. Tree canopy coverage shall be provided for a minimum of 20 percent of the gross site area for sites that are exempt from the Woodland Conservation Ordinance. Exceptions to this standard shall be considered on redevelopment sites where the provision of 10-year tree canopy coverage is not feasible due to existing buildings and site features. The planting of trees on sites for new development and/or redevelopment shall be counted toward meeting the Woodland Conservation Ordinance requirements (if applicable). Street trees planted on abutting road rights-of-way may also be counted toward meeting that requirement.

| | |
|-----------------------------------|-----------------------|
| Required Tree Canopy: | 20 % or 6,329 sq. ft. |
| Total Provided Tree Canopy: | 22% or 7,063 sq. ft. |
| Of which Existing Trees | 2,563 sq. ft. |
| Of which Proposed Landscape Trees | 4,500 sq. ft. |

Comment: The application exceeds the sector plan’s afforestation and tree canopy coverage requirements through the use of 2,563 square feet of existing trees and the provision of 20 additional landscape trees. The site plan should be revised to indicate 225 square feet of tree canopy credit for each 2.5-3 inch caliper shade tree, which is most consistent with the County’s policies.

Bufferyard requirements are waived throughout the Old Town Bowie Development District. (Standard D(3))

Comment: There are no buffers for incompatible uses within the Old Town Bowie Development District. The application conforms to this standard.

(3) **Parking Standards** (Pages 89-95)

Minimum Requirements: The minimum number of off-street surface parking spaces permitted for each land use type shall be equal to 50 percent of the minimum number of required off-street parking spaces in accordance with Section 27-568(a) of the Zoning Ordinance. Development of less than 1,000 square feet of total gross floor area (GFA) has no minimum parking requirements not subject to the requirements of Section 27-568(a) of the Zoning Ordinance... (Standard A (1))

Maximum Requirements: The maximum number of off-street surface parking spaces permitted for each land use type shall be equal to 80 percent of the minimum number of required off-street parking spaces in accordance with Section 27-568(a) of the Zoning Ordinance...(Standard A (2))

| Required | Proposed |
|--------------------------------------|--|
| 26 spaces (max.) 17 spaces (min.) | 26 total spaces provided (11 off-street and 15 on-street spaces) |

Comment: Per Section 27-568(a) of the Zoning Ordinance, one parking space is required per four auditorium seats. The subject site proposes 129 seats in total. Per the February 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B*, the maximum number of parking spaces shall be equal to 80 percent of the minimum required by Section 27-568(a) of Part 11 of the Zoning Ordinance, and the minimum number of surface parking spaces shall be 50 percent of the minimum required by Section 27-568(a) of Part 11 of the Zoning Ordinance.

The subject site also has 333 linear feet of frontage on 12th Street, which has available on-street parking. The February 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B* states that each 20 feet of linear frontage on a street with on-street

parking may be substituted for one space to satisfy the minimum off-street parking requirements. The subject site may receive credit for up to 16 on-street parking spaces.

Parking lots shall be screened from roadways and public areas (such as sidewalks, plazas, and abutting open space) with appropriate landscaping, a continuous low (3 to 4 feet in height) masonry wall, or other appropriate screening techniques....(Standard B(2))

Comment: The existing building location screens the parking lot from most of the public rights-of-way. In addition the application proposed evergreen plant material between the parking lot and 12th Street.

Interior planting shall be required for any parking lot which is 6,000 square feet or larger. At least six percent of the lot must be interior planting area.... (Standard B(5))

Comment: The existing parking lot is less than 6,000 square feet; therefore the interior planting requirements do not apply.

8. **Zoning Ordinance:** The subject site plan has been reviewed for conformance with the requirements of the M-U-I and D-D-O Zone. The following discussion is offered regarding these requirements.
- a. Section 27-546.17(a), Uses, states that all uses permitted by right or by Special Exception in the C-S-C Zone, as provided in Section 27-461(b), are generally permitted by right in the M-U-I Zone. The proposed community building use is permitted in the M-U-I Zone and is not prohibited in the February 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B*.
 - b. **Requirements of the M-U-I-Zone**
Section 27-546.19. Site Plans for Mixed Uses
 - (c) **A Detailed Site Plan may not be approved unless the owner shows:**
 - (1) **The site plan meets all approval requirements in Part 3, Division 9;**
Comment: Section 27-285 of the Zoning Ordinance contains required findings for detailed site plan approval. These required findings are provided under Finding 13 and 14 below.
 - (2) **All proposed uses meet applicable development standards approved with the Master Plan, Sector Plan, Transit District Development Plan, or other applicable plan;**
Comment: The proposal has been evaluated for conformance with the requirements of the February 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B*. See Finding 7 for additional discussion.
 - (3) **Proposed uses on the property will be compatible with one another;**

Comment: The proposed community building and functions that are generally associated with community buildings are compatible with one another.

- (4) **Proposed uses will be compatible with existing or approved future development on adjacent properties and an applicable Transit or Development District; and**

Comment: The proposed community building has a historic character that is consistent with the well-preserved historic character within Old Town Bowie. It is consistent with existing and future development based upon the vision set forth within the master plan.

- (5) **Compatibility standards and practices set forth below will be followed, or the owner shows why they should not be applied**

(A) **Proposed buildings should be compatible in size, height, and massing to buildings on adjacent properties;**

(B) **Primary facades and entries should face adjacent streets or public walkways and be connected by on-site walkways, so pedestrians may avoid crossing parking lots and driveways;**

(C) **Site design should minimize glare, light, and other visual intrusions into and impacts on yards, open areas, and building facades on adjacent properties;**

(D) **Building materials and color should be similar to materials and color on adjacent properties and in the surrounding neighborhoods, or building design should incorporate scaling, architectural detailing, or similar techniques to enhance compatibility;**

(E) **Outdoor storage areas and mechanical equipment should be located and screened to minimize visibility from adjacent properties and public streets;**

Comment: No outdoor storage or mechanical equipment is proposed.

(F) **Signs should conform to applicable Development District Standards or to those in Part 12, unless the owner shows that its proposed signage program meets goals and objectives in applicable plans; and**

Comment: No additional signs are proposed.

(G) **The owner or operator should minimize adverse impacts on adjacent properties and the surrounding neighborhood by appropriate setting of:**

(i) **Hours of operation or deliveries;**

- (ii) **Location of activities with potential adverse impacts;**
- (iii) **Location and use of trash receptacles;**
- (iv) **Location of loading and delivery spaces;**
- (v) **Light intensity and hours of illumination; and**
- (vi) **Location and use of outdoor vending machines.**

Comment: The application complies with the above standards. The proposal is compatible with residential and commercial buildings on adjacent properties. The application exceeds the requirements of some standards, and the owner has requested alternate development district standards for others, as required.

c. **Development District Overlay Zone Required Findings
Section 27-548.25 Site Plan Approval**

- (a) **Prior to issuance of any grading permit for undeveloped property or any building permit in a Development District, a Detailed Site Plan for individual development shall be approved by the Planning Board in accordance with Part 3, Division 9. Site plan submittal requirements for the Development District shall be stated in the Development District Standards. The applicability section of the Development District Standards may exempt from site plan review or limit the review of specific types of development or areas of the Development District.**

Comment: The DSP has been submitted in fulfillment of the above requirement.

- (b) **In approving the Detailed Site Plan, the Planning Board shall find that the site plan meets applicable Development District Standards.**
- (c) **If the applicant so requests, the Planning Board may apply development standards which differ from the Development District Standards, most recently approved or amended by the District Council, unless the Sectional Map Amendment text specifically provides otherwise. The Planning Board shall find that the alternate Development District Standards will benefit the development and the Development District and will not substantially impair implementation of the Master Plan, Master Plan Amendment, or Sector Plan.**

Comment: In response to Section 27-548.25 (b) and (c) of the Zoning Ordinance, the applicant requests that the Planning Board apply development standards which differ from the Development District Standards. Staff believes that the alternate Development District Standards will benefit the development, because the alternate standards will preserve the historic character of the site. The alternate standards will not substantially impair implementation of the February 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74.*

- (d) **Special Exception procedures shall not apply to uses within a Development District. Uses which would normally require a Special Exception in the underlying zone shall be permitted uses if the Development District Standards so provide, subject to site plan review by the Planning Board. Development District Standards may restrict or prohibit any such uses. The Planning Board shall find in its approval of the site plan that the use**

complies with all applicable Development District Standards, meets the general Special Exception standards in Section 27-317 (a)(1), (4), (5), and (6), and conforms to the recommendations in the Master Plan, Master Plan Amendment, or Sector Plan.

Comment: No uses that would typically require special exception are proposed.

(e) If a use would normally require a variance or departure, separate application shall not be required, but the Planning Board shall find in its approval of the site plan that the variance or departure conforms to all applicable Development District Standards.

Comment: No variance or departure is required.

9. **2010 Prince George’s County Landscape Manual:** The development district standards contained in the February 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B* modify those contained in the 2010 *Prince George’s County Landscape Manual*. The sector plan states that Sections 4.2, 4.3, and 4.7 only apply as modified in the development district. The discussion of the DSP’s conformance with the landscape-related development district standards is provided in Finding 7 above.
10. **Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance:** The property is exempt from the Woodland Conservation and Wildlife Habitat Ordinance, because the property is less than 40,000 square feet in size and has no previous tree conservation plan approvals. A Standard letter of Exemption Number 4724 was issued on January 25, 2012. That exemption remains valid until January 25, 2014.
11. **Tree Canopy Coverage Ordinance:** The February 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B* contains its own tree canopy coverage requirements; therefore it is not subject the requirements of the Tree Canopy Coverage Ordinance. For the Planning Board’s information the tree canopy coverage requirement contained within the 2006 *Approved Bowie and Vicinity Master Plan and Sectional Map Amendment* is 20 percent, which is twice the requirement contained in the Tree Canopy Coverage Ordinance.
12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
 - a. **Community Planning North Division**—In a memorandum dated September 5, 2012, the Community Planning North Division provided referral comments on the subject application, as follows:
 - (1) **2002 Prince George’s County Approved General Plan**
This application is consistent with the 2002 *Prince George’s County Approved General Plan* development pattern policies for the Developing Tier and does not violate the General Plan’s growth goals for the year 2025 based upon a review of the Prince George’s County’s current General Plan Growth Policy Update.

There are no General Plan issues raised by this application. The 2006 *Approved Bowie and Vicinity Master Plan and Sectional Map Amendment* includes this property as part of Old Town Bowie. “The vision for Old Town Bowie is a

revitalized village with a mix of small scale retail shops, restaurants, museums, and residential uses designed to complement the historic character of Old Town Bowie drawing visitors from throughout the area to shop, eat, and socialize in a safe, pedestrian-friendly environment. The intent of the standards is to create an attractive development pattern compatible with the village feel and historic character of Old Town Bowie.” The mixed -use land use designation for Old Town Bowie calls for a planned residential and commercial development as a cohesive pedestrian-oriented, mixed–use community.

(2) **2006 Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment**

The application conforms with the mixed-use land use recommendations of the February 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B*.

The master plan sets a vision and goals for new development and redevelopment in Old Town Bowie through the Development District Overlay Zone (D-D-O-Z) which is superimposed over Old Town Bowie. The D-D-O-Z is implemented through the Development District Standards that implement the Bowie and Vicinity Master Plan. The submitted application does not meet some standards. The applicant should request (in writing) amendments to the Development District Standards as appropriate.

Comment: Modifications of development district standards have been requested. See Finding 7 for additional discussion.

- b. **The Transportation Planning Section**—In a memorandum dated November 19, 2012, the Transportation Planning Section provided comment on the subject detailed site plan. Regarding accessibility to the existing and expanded facility, the proposed expansion will not have any negative impacts. The site is currently served by 11 parking spaces, with access to sufficient additional parking on nearby 12th Street. Consequently, the proposed expansion will not have a negative impact on the availability of parking.

Regarding on-site circulation and overall site access, this application will have no impact, hence staff has no issue.
- c. **Trails**—On August 22, 2012 a referral of no comment was provided.
- d. **The Environmental Planning Section**—The site is exempt from the Woodland and Wildlife Habitat Conservation Ordinance, and no Natural Resource Inventory (NRI) is required.
- e. **The Subdivision Review Section**—In a memorandum dated September 21, 2012, the Subdivision Review Section provided comment on the subject detailed site plan. The site is located on Tax Map 29 in Grid B-2, known as Lots 19-31 and including a five-foot-wide alley, is zoned M-U-I and is 0.72 acres. The site is currently improved with a 1,440-square-foot community building.

Lots 19-31 and the five-foot-wide alley are reflected on the 1870 plat of Huntington City, however the plat was not entered into Land Records at the time it was prepared. A portion of the plat (approximately 40 percent) was entered into Land Records in 1932. That portion was entered under Plat Book A, Pages 133, A, B, C & D. All of the lots, streets, alleys and parcels reflected on those plats are deemed to be the subject of a Record Plat of Subdivision. The subject site does not fall within the portion that was recorded in 1932. Lots 19-31 and five-foot-wide alley are considered as deed parcels and are not the subject of a Record Plat. The proposed addition over the five-foot alley will not require the vacation of the alley since the alley was not dedicated by a plat.

Pursuant to Section 24-107(c)(7)(B) development on site is less than 5,000 square feet; therefore a preliminary plan of subdivision is not required. A note regarding the date of construction of the existing community building should be added to the DSP. There are no other subdivision issues at this time.

- f. **Historic Preservation Section**—The subject property is the Knights of St. John Hall, 13004 12th Street, Bowie, Maryland, 20715, identified within the inventory as Historic Site 71B-002-23. The property was designated as a historic site in 2006 through the February 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B*, and includes an environmental setting of approximately 31,645 square feet made up of lots 19-31, Block 19, Bowie/Huntington City.

The existing historic building was built circa 1907 as a meeting place for the Knights of St. John, African-American members of the local Ascension Catholic Church. The building is operated for various meeting functions and community service. It is a symbol of the early black Roman Catholic population of the railroad junction town of Bowie.

The Prince George's County Historic Preservation Commission reviewed the subject application at its November 27, 2012 meeting, and voted 7-0-1 to approve the subject application with the following conclusions:

- (1) The subject detailed site plan application is intended to provide for the expansion of the historic site in order to enhance its role as an historic community meeting place. Although this project does not directly address the preservation of the historic component of the building, an addition characterized by sensitive siting and the use of high-quality design elements and materials should render the new construction compliant with the Old Town Bowie Development District Standards and compatible with the character of the historic meeting hall, and should guide any future efforts to rehabilitate or restore the original portion of the building.
- (2) Review and approval of the proposed addition by both the Maryland Historical Trust and the Historic Preservation Commission are intended to ensure the compatibility of proposed new construction. The design, materials and details for the proposed addition were initially reviewed by the Maryland Historical Trust in 2008 and comments and improvements were suggested. The project was reviewed by MHT again in September 2012 and additional comments provided. A set of revised architectural elevations reflecting the most recent changes requested by MHT was received by the Historic Preservation Section on November 8, 2012.

- (3) Although the Old Town Bowie Development District Standards are designed to ensure compatibility with existing conditions and high-quality infill development and new construction, they do not specifically address conditions present at individual historic resources located within the overlay district. In this case, when applied to the proposed addition to the Knights of St. John Commandery Historic Site, strict application of the standards would result in an overly detailed building that does not effectively acknowledge the straightforward, vernacular character of the property. Therefore, the Historic Preservation Commission concluded that the proposed fenestration of the addition, with its blank end wall facing Chestnut Street, was compatible with the historic site and was supportive of the applicant's interest in seeking relief from this design standard.
- (4) The applicant has submitted an HAWP application (HAWP 25-12) that addresses the proposed construction of a one-story frame addition (1,036 square feet) at the northeast corner of the existing historic meeting hall. Nevertheless, the application must be reviewed by the Historic Preservation Commission in accordance with the Historic Preservation Ordinance, the Historic Preservation Commission's Rules of Procedure, and relevant HPC policies and guidelines, and should be found to be consistent with the Old Town Bowie Development District Standards.
- (5) A Phase I archeological survey is not recommended on the subject property. Grading to the east of the existing building has likely disturbed any archeological deposits.

g. **The Permit Review Section**—In memorandum dated August 24, 2012, the Permit Review Section provided comment on the subject detailed site plan. The following revisions should be provided:

- (1) One van accessible parking spaces is required per the Maryland Accessibility Code, and should be provided.
- (2) The parking schedule must include the numbers, types, and dimensions of all parking spaces provided.
- (3) The width of the driveway and drive aisles must be dimensioned on the site plan.
- (4) The use should be clarified on the site plan.

Comment: The Permit Review Section staff comments have been addressed through plan revisions or recommended conditions of approval.

h. **The Department of Public Works and Transportation (DPW&T)**—In a memorandum dated August 28, 2012, DPW&T offered the following comments:

- (1) The property is located on the western corner of the intersection of 12th Street and Chestnut Avenue. Chestnut Avenue is a county-maintained roadway and 12th Street is maintained by the City of Bowie. Right-of-way dedication and frontage improvements are required in accordance with DPW&T's standards for Chestnut Avenue.
- (2) Conformance with DPW&T's street tree and street lighting standards is required.

- (3) Stormwater Concept Management approval is required.

Comment: As the subject site is a detailed site plan and not a preliminary plan of subdivision, right-of-way dedication is not required as a part of this detailed site plan approval.

The site has an approved Stormwater Management Concept 02-0212-211NE11 from the City of Bowie Department of Public Works.

- i. **Prince George’s County Police Department**—In a memorandum dated August 30, 2012, the Prince George’s County Police Department stated that there are no Crime Prevention through Environmental Design (CPTED) concerns regarding the subject application.
- j. **Prince George’s County Health Department**—In a memorandum dated August 31, 2012, the Environmental Engineering Program of the Prince George’s County Health Department provided a health impact assessment for the subject site. The Health Department provided the following recommendations:
- (1) During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.
 - (2) During the construction phases of this project, no noise should be allowed to adversely impact activities on adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George’s County Code.
- Comment:** Notes should be provided on the detailed site plan to indicate conformance with the above provisions.
- k. **Maryland Historic Trust**—The proposed addition will use \$250,000 in state funds in the form of a 2005 Bond Bill (SB87; HB257). Pursuant to Sections 5A-325 and 5A-326 of the State Finance and Procurement Article of the Annotated Code of Maryland, the project was reviewed for compliance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties by the Maryland Historical Trust (MHT). Regarding the proposed addition, MHT issued a finding of “no adverse effect” upon the hall and surrounding neighborhood on October 9, 2012.
- l. **The City of Bowie**—The application was referred to the City of Bowie for their review. In a letter dated October 17, 2012, the Bowie City Council provided comment on the subject application.

On Monday, October 15, 2012, the Bowie City Council conducted a public hearing on the above referenced Detailed Site Plan (DSP) application, which proposes the construction of an addition onto the existing building owned and used by the Knights of St. John as a church and a community building/meeting facility. The proposed addition is intended for the same uses. The subject property is located in the northwestern quadrant of the Chestnut Avenue/Twelfth Street intersection in Old Town Bowie. The site contains 0.72 acres and is zoned M-U-I (Mixed-Use Infill) in a Development District Overlay Zone (D-D-O-Z).

The subject property was rezoned from C-S-C (Commercial Shopping Center) to M-U-I via the Sectional Map Amendment process (SMA-18) during the adoption of the 2006 Bowie and Vicinity Master Plan/Sectional Map Amendment. At the same time, a D-D-O-Z was superimposed over 62.6 acres of commercial and industrial properties located on the northern and southern sides of the Amtrak rail lines in Old Bowie (SMA-17), including the subject property. The City endorsed the rezoning and implementation of a D-D-O-Z in Old Bowie in supporting the 2006 Master Plan and SMA update.

During the public hearing, the Bowie City Council expressed its support and enthusiasm for the project. Additionally, the Council requested that the Knights of St. John organization work with City staff to provide a third handicap parking space, in addition to the one recommended by staff, on the property. At the conclusion of the hearing, the City Council voted unanimously to recommend approval of the subject application, with the following conditions which are intended to enhance the site, complement the Development District Standards and achieve compatibility with the City's adopted development review guidelines and policies:

- (1) The proposed 11 Red Maple trees shall be substituted with 11 American Yellowwood trees, and the proposed 10 Pin Oak trees shall be substituted with 10 White Oak trees.
- (2) Any building-mounted lighting that will either be replaced or supplemented shall be shielded with full cut-off fixtures to minimize glare and off-site light dispersion.
- (3) Building security and mechanical equipment for the addition shall be placed in a discrete location not easily visible to the public, and where it will not obstruct or hinder the movements of pedestrians or bicyclists. All mechanical equipment shall be screened by fencing or landscaping.
- (4) A second handicap parking space shall be provided within the 11-vehicle on-site parking lot. This space shall be a van accessible handicap parking space and shall be identified as such in the field. Both handicap spaces shall be painted entirely in blue, in accordance with adopted City of Bowie policy in addition to providing the standard pavement-painted symbol and signage at the head of each parking space. Additionally, the applicant shall work with the City staff to provide a third on-site handicap parking space.
- (5) Up to six inverted "U"-type racks shall be installed in the existing on-site parking. A detail of these racks shall be included on the site plan.

Comment: Staff recommends approval of the application with all of the City's recommended conditions above.

13. Based on the foregoing and as required by Section 27-285(b)(1), 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.
14. Section 27-285(b)(4) requires that regulated environmental features be preserved and/or restored in a natural state to the fullest extent possible. As there are no regulated environmental features on the subject site, this required finding does not apply.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends the following:

- A. Staff recommends APPROVAL of the alternative development district standards for:
 1. Building Envelope Standards B(c)(1), B(c)(3), and B(c)(8) to allow for increased building setbacks from 12th Street and Chestnut Avenue.
 2. Building Envelope Standards B(a)(1) to allow a reduced building height of 18 feet.
 3. Building Envelope Standards B(b)(1) to allow the proposed simple architectural style with limited architectural articulation and fenestration.
 4. Building Envelope Standards B(c)(2) to allow a building that covers less than 75 percent of the site street frontage.
 5. Architectural and Landscape Standard A(1) to allow the existing vinyl siding on the historic building until the time the original building's wood siding is restored.
 6. Streetscape Standard A(5) to permit the existing street lights along 12th Street to meet the sector plan standards along that frontage.
- B. Staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-12007, Knights of Saint John Commandery, subject to the following conditions:
 1. Prior to certification of the detailed site plan, the plans shall be revised as follows:
 - (a) General notes shall be revised to indicate that the proposed use is a community building.
 - (b) General notes shall be revised to indicate that the site is located within the M-U-I and Old Town Bowie Development District Overlay Zone (D-D-O-Z).

- (c) Provide a noted indicating that the existing community building was constructed in 1907.
 - (d) The proposed gross floor area (GFA) and the proposed lot coverage shall be corrected within the general notes.
 - (e) The parking schedule shall be revised to reflect the total required parking spaces for the existing hall and meeting room, and that provided. The parking schedule shall reflect credit for on-street parking spaces, as permitted by the D-D-O-Z. The parking schedule shall include the numbers, types, and dimensions of all parking spaces provided.
 - (f) One van accessible parking space shall be provided on-site.
 - (g) The width of the driveway and the dimensions of the provided parking shall be provided on the site plan.
 - (h) A photograph of the existing light fixtures to remain shall be provided, as well as a detail of a similar light fixture for use on Chestnut Avenue.
 - (i) A plant schedule shall be added to the plan that indicates the total number of plants proposed.
 - (j) Indicate 225 square feet of tree canopy credit for each proposed 2.5 to 3-inch caliper shade tree.
 - (k) The proposed 11 Red Maple trees shall be substituted with 11 American Yellowwood trees, and the proposed 10 Pin Oak trees shall be substituted with 10 White Oak trees.
 - (l) Up to six inverted “U”-type bicycle racks shall be installed in the existing on-site parking. A detail of these racks shall be included on the site plan.
 - (m) The architectural elevation and any necessary notes shall be revised to indicate the use of a smooth-finished fiber cement lap siding on the building addition. Vinyl siding is not permitted on the building addition.
 - (n) Provide a plan note that indicates the applicant’s intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.
 - (o) Provide a plan note that indicates the applicant’s intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George’s County Code.
2. Any building-mounted lighting that will either be replaced or supplemented shall be shielded with full cut-off fixtures to minimize glare and off-site light dispersion.

3. Building security and mechanical equipment for the addition shall be placed in a discrete location not easily visible to the public, and where it will not obstruct or hinder the movements of pedestrians or bicyclists. All mechanical equipment shall be screened by fencing or landscaping.
4. A second handicap parking space shall be provided within the 11-vehicle on-site parking lot. This space shall be a van accessible handicap parking space and shall be identified as such in the field. Both handicap spaces shall be painted entirely in blue, in accordance with adopted City policy, in addition to providing the standard pavement-painted symbol and signage at the head of each parking space. Additionally, the applicant shall work with the Bowie City staff to provide a third on-site handicap parking space.
5. Two pedestrian-scaled street lights shall be provided along the site's Chestnut Avenue frontage, subject to modification by the Department of Public Works and Transportation (DPW&T).
6. Prior to the approval of building permits the applicant shall obtain final approval of a Historic Area Work Permit (HAWP) for the subject proposal.