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## Detailed Site Plan

## DSP-02018/02

Application	General Data	
<b>Project Name:</b> Greater Morning Star Pentecostal Church  <b>Location:</b> North side of Ritchie Marlboro Road at the intersection of Sansbury Road  <b>Applicant/Address:</b> Greater Morning Star Pentecostal Church 1700 Ritchie Marlboro Road Largo, MD 20774	Staff Report Date:	09/15/09
	Date Accepted:	09/11/07
	Planning Board Action Limit:	N/A
	Plan Acreage:	54.0
	Zone:	I-3/R-T/R-55
	Dwelling Units:	N/A
	Gross Floor Area:	28,635 sq. ft.
	Planning Area:	73
	Tier:	Developing
	Council District:	06
	Election District:	13
	Municipality:	N/A
	200-Scale Base Map:	202SE09

Purpose of Application	Notice Dates	
Enlarge the main entrance canopy of the church, revision to the landscape plan, and to request validation of an existing sign.	Informational Mailing:	04/17/07
	Acceptance Mailing:	N/A
	Sign Posting Deadline:	08/25/09

Staff Recommendation		Staff Reviewer: Lareuse/Jones	
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-02018/02  
Greater Morning Star Pentecostal Church

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

EVALUATION

The revision to the detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a. Conformance to Zoning Map Amendments A-9991-C and A-9992-C.
- b. Conformance to Conceptual Site Plan CSP-96073 (PGCPB Resolution No. 97-224).
- c. Conformance with Preliminary Plan of Subdivision 4-97107 (PGCPB Resolution No. 97-364), Final Plat VJ 183 @ 22, and Record Plat VJ 183 @ 21.
- d. Conformance with Detailed Site Plan DSP-02018 and Variance VD-02018 (PGCPB Resolution No. 02-185).
- e. Conformance with Departure from Sign Design Standards DS-612 (PGCPB Resolution No. 04-242).
- f. Conformance with the *Prince George's County Landscape Manual*.
- g. Conformance with the site design guidelines as outlined in Part 3, Division 9, Subdivision 3 of the Prince George's County Zoning Ordinance.
- h. Referrals.

FINDINGS

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

1. **Request:** The applicant is requesting a revision of previously approved Detailed Site Plan

DSP-02018 to validate the enlargement of the main entrance canopy (size 20 feet by 20 feet) to shelter the drop-off zone in front of the church, a revision to the landscape plan to eliminate certain planting requirements, and to validate an existing sign that was placed on the property. This application also contains a request for Alternative Compliance (AC-07024) and revisions to the conditions previously imposed by the Planning Board. In addition, the applicant has submitted a Variance Request (VD-02018/02) in conjunction with the subject DSP revision, in order to request relief from the setback requirements of Section 27-474(b) of the Zoning Ordinance.

2. **Development Data Summary**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone(s)	I-3/R-T/R-55	I-3/R-T/R-55
Use(s)	Church	Church
Acreage	54.00 acres	54.00 acres
Lots	1	1
Parcels	1	1
Square Footage/GFA	28,365 sq. ft.	28,365 sq. ft.

**Other Development Data relating to the I-3 Zone only**

Gross Tract Area	37.34 acres
Net Tract Area	(the property contains no floodplains, perennial streams or nontidal wetlands per Preliminary Plan 4-97107)
Max. Building Coverage Permitted	45%/16.8 acres
Building Coverage Provided	12.5%/0.47 acres
Green Area Required	15%/5.63 acres
Green Area Provided	85%/31.74 acres
Gross Floor Area	20,324 sq. ft.
Proposed Height	44' 9"
Proposed Seats	1,500 seats

**Parking**

Parking Required	(1 space per four seats) 375
Parking Provided	
Standard Spaces	402 spaces
Handicap Spaces	9 spaces
Total Spaces	411 spaces

**Loading**

Loading Required (12' x 33')	1 space
Loading Provided (12' x 33')	2 spaces
Internal Parking Lot Green Required	10%/4.71 acres
Internal Parking Lot Green Provided	12.3%/5.58 acres

3. **Location:** The subject site is located in the Developing Tier, at the northeast quadrant of the intersection of the Capital Beltway (I-95/495) and Ritchie Marlboro Road. The subject property is located in Planning Area 73, Largo-Lottsford, Council District 6.
4. **Surrounding Uses:** The site is bounded to the south by the right-of way for Ritchie Marlboro Road. Ritchie Marlboro Road is an arterial roadway. The property on the opposite side of Ritchie Marlboro Road is zoned M-X-T (Mixed Use-Transportation Oriented), R-R (Rural Residential), and R-E (Residential Estate). An area of wooded floodplain that is owned by The Maryland-National Capital Park and Planning Commission (M-NCPPC) bounds the subject site to the north and the west, and is zoned R-O-S (Reserved Open Space). Access to the park property is via Southern Springs Lane. The park now serves as a buffer between the future development of the site and the existing residential development to the north. A smaller site to the west, close to Ritchie Marlboro Road, is zoned I-3 (Planned Industrial Employment Park). To the east of the subject site is the existing Greenwood Manor residential neighborhood zoned R-80 (One-Family Detached Residential).
5. **Previous Approvals:** The subject site was rezoned by the 1990 *Approved Master Plan and Adopted Sectional Map Amendment for Largo-Lottsford, Planning Area 73* from the R-80 Zone to I-3 Zone. The Largo-Lottsford master plan placed the site within Employment Area 4 in the I-3 Zone. However, employment uses never emerged.

The property is the subject of previously approved Conceptual Site Plan CSP-96073 (PGCPB Resolution No. 97-224) for a church complex consisting of five buildings, dated July 24, 1997.

On January 22, 1998, the Planning Board approved Preliminary Plan of Subdivision 4-97107. A Type I Tree Conservation Plan, TCPI/67/97, and Stormwater Management Plan 968010300 were approved at that time. A final plat of subdivision was approved for the site (VJ 183 @ 21) describing the property as Greenwood Park, Lot 1. It should be noted that the site is subject to a joint driveway maintenance agreement recorded in Liber 12094 Folio 176.

On July 25, 2002, the original Detailed Site Plan (DSP-02018) for the subject site was approved. A Variance (VD-02018) from Section 27-471(f)(2) of the Prince George's County Zoning Ordinance was approved with conditions as part of the detailed site plan to allow 100 percent of the church's parking to be located in front of the main entrance of the proposed building. A Type II Tree Conservation Plan (TCPII/53/02) was also approved with DSP-02018.

On October 21, 2004, the Planning Board approved a Departure from Sign Design Standards (DSDS-612, PGCPB Resolution No. 04-242) from Section 27-614(d)(3) of the Zoning Ordinance to allow freestanding signs at each entrance along Ritchie Marlboro Road instead of one along the entire property line.

On August 15, 2005, a revision (DSP-02018/01) was approved by the Planning Director to allow minor revisions to the approved tree conservation and landscape plans to increase the size of the stormwater management facility.

On September 8, 2008, the District Council approved zoning changes, which rezoned 5.99 acres from the I-3 Zone to the R-55 Zone (A-9991) and 10.67 acres from the I-3 Zone to the R-T Zone (A-9992).

6. **Design Features:** The subject application is for the enlargement of the canopy on the main building to extend over the drop-off/pick-up zone, a revision to the landscape plan to eliminate certain planting requirements, and to validate an existing sign that was placed on the property.

The main church building, approved in DSP-02018, has been built out and has a central position within the site. The architecture is in general conformance with architecture approved in DSP-02018 except for a canopy (26 feet by 20 feet), which extends over the drop-off zone.

The previous approvals associated with this case allowed the applicant to have two entrances to the church property. Both entrances are at previously existing intersections along Ritchie Marlboro Road. The easternmost entrance is opposite Ritchie Marlboro Road where it intersects with White House Road. This entrance is full access. The westernmost entrance only provides partial access (right-in and right-out) to the site due to weave problems created by its proximity to the I-95/495 interchange. This access point is subject to a joint driveway maintenance agreement recorded in Liber 12094 Folio 176. The two ingress/egress entrances from Ritchie Marlboro Road provide access to surface parking, and a drop-off zone in front of the church. The site has a large surface parking lot, which is placed in front of the building as approved by Variance VD-02018.

The applicant has provided five-foot sidewalks along its frontage on Ritchie Marlboro Road in compliance with the Department of Public Works and Transportation (DPW&T) standards and regulations. However, internal pedestrian access and circulation has been provided only immediately adjacent to the main church building. At this time, there are no pedestrian connections from the church to Ritchie Marlboro Road, and no connection between the church and the remainder of the site. It is assumed that the pedestrian circulation will be improved as the remainder of the church complex and residential development is proposed. There are no bike racks, street furniture, or pedestrian amenities proposed for the subject property.

The applicant has an approved departure from sign design standards to allow one sign at each entrance to the subject property. Only one sign has been built at the western entrance. The original DSP-02018 approved one sign at the eastern entrance, which was never built out. The sign at the western entrance complies with Departure from Sign Design Standards DSDES-612 (PGCPB Resolution No. 04-242), but was not approved through a detailed site plan. As such, the subject detailed site plan will validate the existing sign at the western entrance.

The majority of the site surrounding the church is open space with some tree cover. A stormwater management pond has been built to the west of the parking lot. The large surface parking lot is arranged in front of the church, between the building and Ritchie Marlboro Road. The applicant has provided four large berms, to be vegetated along its frontage with Ritchie Marlboro Road.

The existing landscaping of the church site is minimal at this stage. Parking lot plantings and buffers have been established. Street trees have been planted in accordance with the DPW&T standards. However, a majority of the remaining landscaping is the subject of Alternative Compliance AC-07024, which is being presented in conjunction with this DSP revision.

Site lighting was part of the original Detailed Site Plan, DSP-02018. Lighting revisions are not proposed in the subject application.

7. **Conformance to Zoning Map Amendments A-9991-C and A-9992-C:** Zoning Map Amendments A-9991 and A-9992 rezoned 16 acres collectively from the I-3 Zone to the R-T and R-80 Zones. This rezoning has changed the zoning of the property since the approval of the CSP,

preliminary plan, the previously approved DSP, and final plat for this site. The recent zoning of the site does not have any impacts on the current revision for the validation of an extension of the building canopy to shelter the drop-off zone in front of the church, a revision to the landscape plan to eliminate certain planting requirements, and to validate an existing sign that was placed on the property. However, the recent zoning impacts the previous approvals in the following ways:

- a. The rezoning significantly reduces the amount of I-3-zoned property that is subject to previously approved Conceptual Site Plan CSP-96073. A revised CSP should be submitted prior to any future revisions to the plans to provide a comprehensive vision of how the proposed church complex will be developed and how it will relate to the adjacent residential properties.
- b. The rezoning results in the need for a variance, as stated below.

8. **Conformance to approved Conceptual Site Plan CSP-96073 (PGCPB Resolution No. 97-224):** The validation of a canopy extension (existing) to shelter a drop-off zone in front of the church, a revision to the landscape plan to eliminate certain planting requirements, and the validation of an existing sign that was placed on the property are in general conformance with the standards of approved Conceptual Site Plan CSP-96073 (PGCPB Resolution No. 97-224).

However, due to the recent rezoning of 16 acres of I-3 property, proposed residential development, and other changes in the layout of the church complex, subsequent applications for development will require a revised CSP that creates a comprehensive vision of how the church complex and residential development will be configured.

9. **Conformance with Preliminary Plan of Subdivision 4-97107 (PGCPB Resolution No. 97-364), Final Plat VJ 183 @ 22, and Record Plat VJ 183 @ 21:** The approved Detailed Site Plan (DSP-02018) for the main church building (Phase I of a complex of five buildings) and the subject revision to validate the extension of the canopy to shelter a drop-off zone in front of the church (DSP-02018/02) conform with the standards and conditions required by Preliminary Plan of Subdivision 4-97107, Final Plat VJ 183 @ 22, and Record Plat VJ 183 @ 21.

The layout of the preliminary plan of subdivision conformed to the approved conceptual site plan. However, the approved request to rezone 16 acres of frontage on Ritchie Marlboro Road to residential zoning changes the church complex significantly from the approved conceptual site plan. The applicant should submit a revised conceptual site plan before the subsequent development phases are approved in the residential or I-3 Zones.

10. **Conformance with approved Detailed Site Plan DSP-02018 (PGCPB Resolution No. 02-185):** Detailed Site Plan DSP-02018 includes the following conditions that are relevant to the processing of this revision:

1. **Prior to signature approval, the following revisions shall be made or information supplied:**
  - b. **The landscape schedule and landscape plans shall be revised to include an increase in the size and quantity of plant materials for Bufferyard One as follows;**

**A 20% increase in the total number of shade and evergreens over what is**

already shown on the plans (dated 6/6/02): Plant materials to be utilized shall include, but not be limited to, the following:

*Shade Trees*

Pin Oaks (*Quercus palustris*)

*\*Evergreen Trees*

White Pine (*Pinus strobus*)

Austrian Pine (*Pinus nigra*)

American Holly (*Ilex opaca*)

**\*40% of evergreens shall be 8 - 10 feet in height**

**60% of evergreens shall be 10-12 feet in height**

**20% of the evergreens shall be American Holly and shall be 8 - 10 feet in height.**

*Ornamental Trees*

Redbuds (*Cercis canadensis*)

Dogwoods (*Cornus florida*)

Japanese Snowbell (*Styrax japonicus*)

*Shrubs*

Mountain Laurel (*Kalmia latifolia*)

Rhododendron P. J. M.

Shadblow Serviceberry (*Amelanchier canadensis*)

**The Pin Oaks shall be planted in a staggered row on both sides of the easement 40 feet on center. The evergreens shall be planted on the eastern side of the easement in a double staggered row with ornamental trees and shrubs being planted as an understory.**

**Comment:** The applicant is requesting relief from this condition in regard to the requirement of a 20 percent increase in the landscaping shown on the DSP. The applicant would like to be given credit for the preservation of existing woodland on the property, which qualifies for fulfilling the landscape manual requirements. Further, the rezoning of a portion of the property to residential zones, on 15 acres of the site, has created a compatible future development with the adjoining property. Therefore, the applicant has revised the landscape plan to eliminate some of the planting in the area adjacent to the residential development to the east, where the properties are now considered compatible based on the rezoning case.

- c. **The landscape plans and schedule shall be revised to include three- to four-inch Pin Oaks (*Quercus palustris*) along the easement located on the western property line. The applicant shall obtain an easement from the adjoining property owner to provide Pin Oaks on the western side of the easement. These Pin Oaks shall be planted in a staggered row on both sides of the easement 40 feet on center. Should the applicant be unable to obtain an easement from the adjoining property owner, the Pin Oaks shall be planted in a staggered row 30 feet on center.**

**Comment:** The applicant is requesting relief from this condition as well in order to reduce the amount of planting at this location. The plans continue to provide for the planting of three to four inch pin oaks in this area, at approximately 45 feet on center, but the numbers have been reduced. The site plan indicates the existence of the 50-foot-wide landscape easement. The Staff finds that the reduction in plant material will not have a detrimental effect on the design of the entrance.

- d. The plans shall be revised to include a berm or a berm/masonry wall combination (at least six feet in height), with landscaping on both sides of said berm or berm/masonry wall. This berm or berm/masonry wall shall be located between the parking lot and the proposed commercial industrial landscape strip located adjacent to Ritchie-Marlboro Road. The materials for the wall, should a wall be utilized, shall be of the same materials as the ground-mounted signage.**

**Comment:** The plans have been graded to provide the berms. The applicant has filed an Alternative Compliance Application (AC-07024) in order to address this condition, see below.

- e. A note shall be put on the plan stating that no pylon-mounted signage shall be allowed. The signage shall be revised to include a ground-mounted sign with associated details, including but not limited to: materials, colors, lighting, location, and a 20-scale landscape plan shall be included for the area of the signage. This signage shall be in accordance with Section 27-617 of the Zoning Ordinance.**

**Comment:** In addition to the condition above, on October 21, 2004, the Planning Board approved a Departure from Sign Design Standards, DSDES-612 (PGCPB Resolution No. 04-242), from Section 27-617 of the Zoning Ordinance to allow two freestanding signs at each entrance along Ritchie Marlboro Road, instead of one along the entire property line. The plans show that an existing sign is located at the westernmost entrance of the site. As part of the review of this DSP, the applicant is asking for approval of the existing sign in order to validate its location and its design. It appears that the existing sign, based on the details provided on the site plan, meets the requirements of Section 27-617 of the Zoning Ordinance.

- g. The architectural elevations shall be revised to indicate the following: colors, materials, roof pitches, lighting. The portico shall be removed and all appropriate plans and elevations shall be revised accordingly.**

**Comment:** It appears that an earlier condition of approval of the Planning Board required the removal of a portico from the plans. This application replaces the portico with a canopy as shown on the architectural exhibit.

- 11. Conformance with Variance VD-02018 (PGCPB Resolution No. 02-185):** The original detailed site plan was approved with a Variance (VD-02018) from Section 27-471(f)(2) of the Zoning Ordinance to allow 100 percent of the parking associated with the church to be placed in front of the building. The validation of the canopy extension to shelter the drop-off zone in front of the church is generally in conformance to Detailed Site Plan DSP-02018 and Variance VD-02018.

12. **Request for Variance from Section 27-474(b), Table I of the Zoning Ordinance:** Variance VD-02018/02 seeks a variance to Section 27-474(b), Table I—Setbacks, of the Zoning Ordinance to allow the existing parking lot to remain within 50 feet to one of the newly created zoning lines, and a portion of the parking lot to remain in the residential zone (an approximate 20-foot encroachment) until such time as the residential development or church complex is built out. This request is for 100 percent of the required setback. The applicant proposes to revise the parking lot to bring it into conformance at the time of residential development.

The applicant provided the following statement in regard to the request for an additional variance (VD-02018/02) to allow the edge of the church’s parking lot to remain within 50 feet of the area recently rezoned residential and to allow part of the parking lot to remain within the limits of the residential zone:

“The subject property, Parcel A, is comprised of approximately 54-acres, and is located at 1700 Ritchie Marlboro Road in Upper Marlboro. The property is zoned I-3, R-T and R-55. It is an improved property with a Church that was constructed in 2007. The property was also the recent subject of two re-zoning approvals, A-9991 and A-9992. These cases rezoned a 16-acre section of the property in the front of the parcel to R-T and R-55 in anticipation of a residential development by a third party developer. Prior to the rezoning the church building and parking lot were already constructed, however the new zoning line is within 50 feet of the parking lot and in one area the line extends into the parking lot. In the near future when the residential developer prepares site plans for the residential development it will reconfigure the Church’s parking to be setback a minimum of three feet from the zoning line. The residential design and parking lot reconfiguration is still in the design stages and the setbacks may change, but prior their finalization a variance is needed for the on-going detailed site plan revision. Section 27-474(b) of the Zoning Ordinance requires that parking lots in the I-3 Zone be setback 50 feet from any residential zone, therefore a variance of 47 feet is requested.

“The following variance is being requested:

**“VARIANCE REQUEST:**

“Section 27-474 (b) (Table I) ‘Setbacks’- 50 foot setback for parking lot in I-3 Zone.

“Approval of this variance for 50-feet should be granted because the variances meet the following criteria per Section 27-230(a) of the Zoning Ordinance;

**“JUSTIFICATION:**

- (1) **“A specific parcel of land has exceptional narrowness, shallowness, or shape, exceptional topographic conditions, or other extraordinary situations or conditions;**

- “At this time the rezoning cases A-9991 and A-9992 has created an extraordinary situation for this property; however, when the site planning phase for the residential development begins the parking lot will be reconfigured to be brought closer to conformance with the 50’ setback. A preliminary sketch prepared in conjunction with the residential

development shows the reconfigured parking lot setback approximately three to eight feet from the zoning lines. The residential development is still in early in its design phase and will be designed to provide for screening and buffering between the two uses. The approval of this variance will have no effect on the adjoining Heritage Glen subdivision since the parking lot is located in the center of the Church's property, over 430' away from the closest house and it will be buffered by natural and planted vegetation.

(2) **“The strict application of this Subtitle will result in peculiar and unusual practical difficulties to, or exceptional or undo hardship upon, the owner of the property; and**

- “The strict application of this subtitle will create an exceptional hardship for the Greater Morning Star Pentecostal Church. The Church and Developer have been working closely for a number of years on seeing the full development potential of this property realized. The zoning lines were delineated so the developer could achieve the residential density needed to make the project viable; otherwise the rezoning would not have occurred. Not allowing the variance will be detrimental to both the Church and residential development. The residential development will occur on 16-previously disturbed acres that contain no woodlands or any sensitive environmental feature.

(3) **“The variance will not substantially impair the intent, purpose, or integrity of the General Plan or Master Plan.**

- “The granting of the variance will not impair the intent of the Largo-Lottsford Master Plan, or General Plan. We are requesting the minimum variance, and at time of residential development the parking lot will be reconfigured to bring it closer to code conformance.”

**Comment:** Staff recommends approval of the variance but for other reasons than the applicant has stated in the justification. The subject development is a church complex and a portion of the property has been rezoned to residential. The church is located within the I-3 Zone, which in itself is a somewhat unusual circumstance. In the I-3 Zone, a typical development would be an office park. In any other zone where a church was located directly adjacent to a townhouse development in the R-T Zone, the required setback would be set by *the Prince George's County Landscape Manual*, which requires a 40-foot setback of a building and a 30-foot setback for the landscaped yard. If the extraordinary situation of the property is the development of a church in the I-3 Zone, rather than a planned Employment/Industrial Park, and the Planning Board accepts the applicant's argument in regard to the exceptional hardship and that there is not an impairment of the General Plan or the master plan, then the variance could be approved. The staff recommends that the variance be approved for a maximum reduction of 20 feet of the 50-foot requirement, on the basis that parking placed 30 feet from the property line is in keeping with other similar developments in the county.

13. **Conformance with Departure from Sign Design Standards DSDS-612 (PGCPB Resolution No. 04-242):** The departure approved two signs, one at each entrance. At the time of the writing of this report, the applicant has built one sign at the western entrance. A sign was also approved at the eastern entrance as part of DSP-02018 and was allowed through the Departure from Sign Design Standards. The subject Detailed Site Plan (DSP-02018/02) proposes to validate the sign at the western entrance.

The proposed validation and revision will have no impact on the standards set by this departure from sign design standards. No additional conditions of approval were required by this departure.

14. **Conformance with the *Prince George's County Landscape Manual*:** Alternative Compliance AC-07024 seeks alternative compliance to the *Prince George's County Landscape Manual* as follows:

Alternative Compliance is requested from the requirements of Section 4.2 (Commercial and Industrial Landscape Strip Requirements) along the right-of-way of Ritchie Marlboro Road, and from the requirements of Section 4.7 (Buffering Incompatible Uses) of the *Prince George's County Landscape Manual*, along the eastern and northeastern property lines.

**Location:**

The subject property is located on the north side of the intersection of Ritchie Marlboro Road and White House Road.

**Background:**

The subject property, the Greater Morning Star Pentecostal Church, is a 28,635-square-foot church constructed on a 54-acre site in the I-3 (Planned Industrial/Employment Park), R-T (Townhouse), and R-55 (One-Family Detached Residential) Zones. The site is classified as a medium-impact use and abuts a single-family detached residential subdivision to the east. To the north and northwest is parkland owned by The Maryland-National Capital Park and Planning Commission (M-NCPPC), including a playground. To the southwest, the site abuts vacant property owned by the State Highway Administration (SHA).

The underlying case is a revision to a previously approved detailed site plan for the church and is being processed as Detailed Site Plan DSP-02018/02.

The property was rezoned from the R-80 (One-Family Detached Residential) Zone to the I-3 Zone through the 1990 *Approved Master Plan and Adopted Sectional Map Amendment for Largo-Lottsford, Planning Area 73*. In 1997, the property was the subject of a conceptual site plan. A condition of approval of Conceptual Site Plan CSP-96073 established a minimum 150-foot building setback from the eastern boundary to buffer potential employment or industrial uses on the property from the adjoining single-family detached residential subdivision.

In 2002, the Planning Board reviewed a detailed site plan for the construction of a church. The Prince George's County Planning Board approval, PGCPB Resolution No. 02-185, for Detailed Site Plan DSP-02018 included three conditions relevant to this application. First, it conditioned approval on the construction of berms or a berm/masonry wall, a minimum of six feet high and landscaped on both sides along Ritchie Marlboro Road. Second, it conditioned approval on the inclusion of Pin Oaks planted 40 feet on center on both sides of an access easement along the southwestern property line. And third, it conditioned approval on a 20 percent increase in the total number of shade and evergreen trees shown on the detailed site plan.

Subsequently on December 11, 2008, per zoning cases A-9991-C and A-9992-C, 10.67 and another 5.99 acres of the subject property were rezoned to the R-T and R-55 zones, respectively. The rezoned portions of the subject property were released from the previous conditions attached to the I-3 Zone requiring a 150-foot building setback and the requirement for 20 percent additional landscaping along the eastern boundary.

REQUIRED: Section 4.2 (Commercial and Industrial Landscape Strip Requirements), along the right-of-way of Ritchie Marlboro Road.

Option 2 (Minimum 10 feet, maximum 20 feet, with an average width of at least 15 feet)

Length of Landscape strip:	1,180 linear feet
Berms:	Yes, 6 feet high
Plant materials:	34 shade trees
(1 shade tree and 5 shrubs/35 linear feet):	169 shrubs

PROVIDED: Section 4.2 (Commercial and Industrial Landscape Strip Requirements), along the right-of-way of Ritchie Marlboro Road.

Option 2 (The landscape strip exceeds 20 feet)

Length of Landscape strip:	1,180 linear feet
Berms:	Yes, 6 feet high (planted with wildflowers)
Plant materials:	7 shade trees

**Justification of Section 4.2 Recommendation:**

The six-foot-high berms have been constructed. The applicant is requesting relief from the full quantity of plant material required and to be permitted to plant seven shade trees to complete the gaps in the existing tree cover between the church's parking lot and Ritchie Marlboro Road. The applicant asserts that the existing six-foot-high berms proposed to be seeded with wildflowers, in conjunction with the approximate 970-foot building setback from Ritchie Marlboro Road, the proposed shade trees, and preserved natural tree cover, serve as a more effective planting screen than what is required by Section 4.2 of the Landscape Manual. Further, since the rezoned portions of the property are located between the church and the roadway, landscaping at this time may not be prudent, as the planting may have to be removed for future development. The Alternative Compliance Committee finds that the proposed combination of berms, tree cover, and setback will result in a screen that is equal to or better than normal compliance with the Landscape Manual.

REQUIRED: Section 4.7 (Buffering Incompatible Uses), along the eastern and northeastern boundary of the property adjacent to a single-family detached residential subdivision and a playground within parkland.

Length of bufferyard:	1,892 linear feet
Building setback:	40 feet (superseded by a 150-foot setback required by CSP-96073)
Landscape yard:	30 feet
Fence:	No
Existing woodland:	Yes, 50%
Plant materials at 120 PUs/100 LF:	1,136 plant units

PROVIDED: Section 4.7 (Buffering Incompatible Uses), along the eastern and northeastern boundary of the property adjacent to a single-family detached residential subdivision and a playground within parkland.

Length of bufferyard:	1,892 linear feet
Building setback:	530 feet, approximately
Landscape yard:	60–500 feet, approximately
Fence:	No
Existing woodland:	Yes, 50%
Plant materials:	1,370 plant units

**Justification of Section 4.7 Recommendation:**

During the construction of the church, the applicant was able to retain the existing woodland and vegetation along the eastern boundary north of the existing driveway. The applicant suggests that the woodland and vegetation, in conjunction with the 530-foot building setback, serve as an equally effective buffer. The Alternative Compliance Committee finds that the proposed combination of existing woodland and building setback will result in buffers that are equal to or better than the normal requirements of the Landscape Manual.

**Recommendation:**

The Planning Director recommends approval of alternative compliance pursuant to Section 4.2 of the *Prince George's County Landscape Manual* along the right-of-way of Ritchie Marlboro Road.

In addition, the Planning Director recommends approval of alternative compliance pursuant to Section 4.7 of the *Prince George's County Landscape Manual* along the eastern and northeastern property lines.

**REFERRALS**

15. **Community Planning Division:** In a memorandum dated June 15, 2009 (Abdelfattah to Lareuse), the Community Planning Division provided the following comments.

“The application is consistent with 2002 General Plan Development Pattern policies for the Developing Tier that recommend low- to moderate-density development and the preservation of existing environmental features.

“The application is not in conformance with the land use recommendations of the 1990 Largo-Lottsford Approved Master Plan Amendment & Adopted Sectional Map Amendment for planned industrial park uses on this development site.

**“Land Use–Employment:** The master plan places the development site in Employment Area 4 (pages 85 and 90) and is designated as an appropriate location for industrial park/business campus uses. The master plan (pages 90) recommends buffering, including landscaping and reduced building heights, to protect adjacent residential areas from potential impacts. The plan also states (page 90) that, ‘A minimum 150-foot building setback shall be required where the property abuts land in a residential zone or comprehensive design zone planned for residential uses. In addition, development or use of the subject property shall be substantially buffered from such residential uses by maintaining existing vegetation, where appropriate, and by the use of other buffers and screening techniques, such as fences, walls, berms, and landscaping.

“The 1990 Largo-Lottsford Approved Master Plan Amendment and Adopted Sectional Map Amendment (1990) recommended four new employment areas along the eastern side of the Capital Beltway within Planning Area 73. One of these employment areas (Employment Area 4) was recommended for the northeast quadrant of the then-proposed Ritchie Marlboro Road/Capital Beltway interchange, including the development site (pages 85 and 90). The SMA classified the property in the I-3 Zone to facilitate the future development of employment-generating land uses, and the plan (page 90) mandated a 150-foot building setback along the proposed employment area’s eastern boundary to buffer adjacent residentially zoned land.

“In the years following approval of the Largo-Lottsford master plan, new employment generating uses did not develop in the master plan-designated Employment Area 4. In 2002, the applicant obtained Planning Board approval (PGCPB Resolution 02-185) to construct a new sanctuary on the development site. Although the church was not the use envisioned by the master plan, it is a permitted use in the I-3 Zone. In 2005, the applicant received Planning Director approval for minor revisions to the approved Tree Conservation and Landscaping Plan.”

16. **Transportation Planning Section:** The Transportation Planning Section stated that the right-of-way (ROW) shown on the plans is correct. The plans continue to be consistent with previously approved plans. The addition of a canopy on the building will not have an impact on the previous findings concerning transportation-related systems.
17. **Subdivision Section:** A memorandum dated April 21, 2009 (Nguyen to Lareuse), indicated that the final plat (5-98053) was approved on April 30, 1998 subsequent to the approval of Preliminary Plan of Subdivision 4-97107 and recorded in Plat Book VJ 183 @ 22 for the property, known as Lot 1, Greenwood Park.

The following comments from the Subdivision Section apply to the subject application:

- a. The site plan does not show all the WSSC easements as indicated on the Record Plat VJ 183 @ 21. The 22-foot-wide easement through Lot 1 for access to Lots 2 and 3 and the 50-foot-wide easement for public access to the M-NCPPC Parcel A are shown on the site

plan as indicated on the record plat. Appropriately, the landscape plan for the alternative compliance does not propose any plant materials within these two easements.

- b. As stated in the application, the church was approached by a developer to purchase 16 acres of the church's property along Ritchie Marlboro Road, but the property has not been sold to the developer. However, the subject 16 acres were rezoned from I-3 Zone to the R-55 and R-T Zones and approved by the District Council on September 8, 2008. If and when the church decides to sell the 16-acre portion of Lot 1, a preliminary plan of subdivision will be required.
18. **Department of Parks and Recreation (DPR):** In an email memorandum dated June 22, 2009 (Asan to Lareuse), the DPR indicated no comment at this time.
19. **Permit Review Section:** In a memorandum dated April 23, 2009 (Hampton to Lareuse), comments were provided that relate to the proposed revision to DSP-02018/02. The comments have been addressed in the revised plans.
20. **Environmental Planning Section:** In an e-mail memorandum dated May 14, 2009 (Shoulars to Lareuse), the Environmental Planning Section indicated that the proposed revision, DSP-02018/02 is in conformance with the approved Type II Tree Conservation Plan (TCP/053/02-01). There are no other environmental issues or comments.
21. **Fire Department:** In a memorandum dated January 22, 2008 (Oladeinde to Lareuse), the Fire Department indicated no comment at this time.
22. As required by Section 27-280(b) of the Zoning Ordinance, the detailed site plan to validate the extension of the canopy of the church to shelter a drop-off zone in front of the church 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-02018/02, Variance Request VD-02018/02 from Section 27-474(b) Table I-Setbacks of the Zoning Ordinance to reduce the requirement from 50 feet to 30 feet, and Alternative Compliance AC-07024 with the following conditions:

1. Prior to approval of any subsequent preliminary plan of subdivision, detailed site plan, or other development application for the property included in the original Conceptual Site Plan CSP-96073 for the church, a revised conceptual site plan (CSP) shall be approved for the remaining I-3 zoned property to conceptually show how the remainder of the church complex will be built and its relationship to the adjacent residentially-zoned land.
2. Prior to signature approval of the plans, the site plan shall be revised to show all the Washington Suburban Sanitary Commission (WSSC) easements as indicated on the Record Plat VJ 183 @ 21.