



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-3796

October 17, 2007

Marlboro Meadows Baptist Church
8329 Old Marlboro Pike
Upper Marlboro, MD 20772

**Re: Notification of Planning Board Action on
4-06070 - Marlboro Meadows Baptist Church**

Dear Applicant:

Enclosed please find a Corrected Resolution for the above referenced case.

Please direct any future communication or inquiries regarding this matter to the Development Review Division at (301) 952-3530.

Very truly yours,

Reyna Kosla
Development Review Division

c: Persons of Record

Attachment

PGCPB No. 07-03

4. Total development within the subject property shall be limited to *~~12,300~~27,300 square feet of church facilities and a 75-student day care facility, or equivalent development which generates no more than 33 AM peak hour, 33 PM peak hour, and 343 Sunday peak hour vehicle trips. Any development generating a traffic impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.
5. At the time of final plat approval, the applicant shall dedicate right-of-way along Dower House Road of 40 feet from centerline, as shown on the submitted plan.
6. Dower House Road at the site entrance: Prior to the issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurances through either private money or full funding in the county's capital program, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:
 - a. Construction of acceleration and deceleration lanes along westbound Dower House Road in accordance with DWP&T requirements.
 - b. Construction of a left-turn lane along eastbound Dower House Road in accordance with DWP&T requirements.
7. Development must be in accordance with the approved stormwater management concept plan and any subsequent revisions.
8. An automatic fire suppression system shall be provided in all proposed buildings in accordance with National Fire Protection Association Standard 13 and all applicable Prince George's County laws.
9. Any residential development of the subject property, other than one single-family dwelling, shall require the approval of a new preliminary plan of subdivision prior to the approval of any building permits.
10. Any abandoned septic tank must be pumped out by a licensed scavenger and either removed or backfilled in place as part of the grading permit. The location of the septic system shall be located on the preliminary plan prior to signature approval.

*Denotes correction

[Brackets] denotes deletion

Underlining denotes addition

6. **Environmental**—The Environmental Planning Section has reviewed the revised Preliminary Plan of Subdivision, 4-06070, received by the Environmental Planning Section on July 31, 2006. The site has no regulated features and is exempt from the provisions of the Woodland Conservation Ordinance because it contains less than 10,000 square feet of woodland and has no previously approved tree conservation plans. The Environmental Planning Section has no previous records for this site. The proposal is for the construction of a church on one lot in the R-R zone.

SITE DESCRIPTION

This 5.93-acre property in the R-R zone is located on the northeast side of Dower House Road where it intersects with Rosemont Street. Regulated features, such as streams, wetlands, and 100-year floodplain do not occur on the property. Based on the most recent *Air Installation Compatible Use Zone Study* released to the public in August 1998 by the Andrews Air Force Base, aircraft generated noise is significant. The soils found to occur according to the Prince George's County Soil Survey are Beltsville, Galestown, Mattapex, Sandy Land, and Sassafras. According to available information, Marlboro clay is not found to occur on this property. According to information obtained from the Maryland Department of Natural Resources Natural Heritage Program publication titled *Ecologically Significant Areas in Anne Arundel and Prince George's Counties, December 1997*, rare, threatened, or endangered species are not found to occur in the vicinity of this property. There are no designated scenic and historic roads associated with this site. This property is located in the Charles Branch subwatershed of the Patuxent River Basin and in the Developing Tier as reflected in the 2002 adopted General Plan. The site is not within any network of the Countywide Green Infrastructure Plan.

ENVIRONMENTAL REVIEW

A staff signed Natural Resources Inventory, NRI/082/06, was submitted with the application. There are no regulated features on this site. The site contains a small area of scattered trees on the northeast portion of the property. The NRI correctly shows all of the required information and the Preliminary Plan is consistent with the NRI. No further action is required with regard to sensitive environmental features on this site.

This property is exempt from the provisions of the Prince George's County Woodland Conservation Ordinance because the site contains less than 10,000 square feet of woodland and has no previously approved tree conservation plans.

A letter of exemption was issued for this site on June 19, 2006. The exemption has an expiration date two years from the date of issuance. A copy of the exemption letter is required with any permit applications for this site. No further information is required regarding woodland conservation.

Public facilities in the area include Melwood Elementary School, James Madison Middle School, and Sherwood Forest Community Park along MD 223 (Woodyard Road). The master plan recommends a side path along MD 223, which will accommodate pedestrians and cyclists along this road.

In order to facilitate pedestrian access in the community, staff recommends the provision of a standard sidewalk along the subject site's frontage of Dower House Road. This is in anticipation that ultimately sidewalks may be desired along the entire length of the road in order to safely accommodate pedestrians walking between residential communities and to the nearby public facilities. The master plan bikeway can be accommodated with bikeway signage and bicycle compatible road improvements such as paved shoulders or wide outside curb lanes.

10. **Transportation**—The Transportation Planning Section has reviewed the subdivision application referenced above. The subject property consists of approximately 5.93 acres of land in the R-R zone. The property is located on the northeast side of Dower House Road at Rosemont Street, approximately 2,000 feet west of its intersection with MD 223. The applicant proposes church facilities of approximately *~~12,300~~27,300 square feet, along with day care services for 75 students.

Due to the uses proposed, staff deemed that a traffic study should be done. It was determined that the Sunday analysis should be limited to the site access, while the weekday analysis would be extended to the nearest major intersection. The resulting study has been referred to the county Department of Public Works and Transportation (DPW&T) and the Maryland State Highway Administration (SHA), and the comments from these agencies were received. Therefore, the findings and recommendations outlined below are based upon a review of these materials and analyses conducted by the staff of the Transportation Planning Section, consistent with the "Guidelines for the Analysis of the Traffic Impact of Development Proposals."

Growth Policy—Service Level Standards

The subject property is in the developing tier, as defined in the General Plan for Prince George's County. As such, the subject property is evaluated according to the following standards:

Links and signalized intersections: Level-of-service (LOS) D, with signalized intersections operating at a critical lane volume (CLV) of 1,450 or better is required in the developing tier.

*Denotes correction

[Brackets] denotes deletion

Underlining denotes addition

BACKGROUND TRAFFIC CONDITIONS					
Intersection	Critical Lane Volume (AM & PM & Saturday)			Level of Service (LOS, AM & PM & Sat.)	
	MD 223 and Dower House Road	1,202	1,313		C
Dower House Road and Rosemont Street/site entrance	13.8*	16.0*	10.9*	--	--

*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the *Guidelines*, delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as "+999" suggest that the parameters are beyond the normal range of the procedure, and should be interpreted as a severe inadequacy.

A *~~12,300~~27,300 square foot church with seating for 544 is proposed. Also, a 75-student day care facility is proposed. The following are noted:

- Using rates shown in the Institute of Transportation Engineers' *Trip Generation Manual*, the church would generate 9 AM (5 in and 4 out) and 8 PM (4 in and 4 out) weekday peak hour vehicle trips. During the church's hour of highest usage on a Sunday, it would generate 343 trips (180 in and 163 out).
- Using rates shown in the Institute of Transportation Engineers' *Trip Generation Manual*, the day care facility would generate 60 AM (31 in and 29 out) and 62 PM (30 in and 32 out) weekday peak hour vehicle trips. The use would not generate travel on Sundays.
- The traffic study assumes that 60 percent of trips using the day care facility would be pass-by trips, i.e., the trips would already be on the local roadway; in this case, Dower House Road. This assumption is acceptable. However, the traffic study erroneously omits inclusion of pass-by trips in the analysis. Pass-by trips do not merely disappear, they have a direct impact on traffic operations at the entrance to the site. The analysis on which the findings are based includes the effect of the pass-by trips. With consideration of pass-by trips, the day care use would generate 24 AM (12 in and 12 out) and 25 PM (12 in and 13 out) NEW weekday peak hour vehicle trips.

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11. **Fire and Rescue**—The Historic Preservation & Public Facilities Planning Section has reviewed this subdivision plan for adequacy of fire and rescue services in accordance with Section 24-122.01(d) and Section 24-122.01(e)(1)(B)-(E) of the Subdivision Ordinance.

The existing fire engine at Forestville Fire Station, Company 23, located at 8321 Old Marlboro Pike has a service travel time of 5.82 minutes, which is beyond the 3.25 minutes travel time guideline.

The existing paramedic service at Clinton Fire Station, Company 25, located at 9025 Woodyard Road has a service travel time of 6.73 minutes, which is within the 7.25 minutes travel time guideline.

The existing ladder-truck service at Clinton Fire Station, Company 25, located at 9025 Woodyard Road has a service travel time of 6.73 minutes, which is beyond the 4.25 minutes travel time guideline.

In order to alleviate the negative impact on fire and rescue services due to the inadequate service discussed, an automatic fire suppression system shall be provided in all new buildings proposed in this subdivision, unless the Prince George's County Fire/ EMS Department determines that an alternative method of fire suppression is appropriate.

The above findings are in conformance with the *Adopted and Approved Public Safety Master Plan 1990* and the "Guidelines for the Analysis of Development Impact on Fire and Rescue Facilities."

12. **Police Facilities**—The approved 2002 General Plan addresses the provision of public facilities that will be needed to serve existing and future developments. The plan includes planning guidelines for police and they are:

Station space per capita: 141 square feet per 1,000 county residents.

The police facilities test is done on a countywide basis in accordance with the policies of the Planning Board. There is 267,660 square feet of space in all of the facilities used by the Prince George's County Police and the latest population estimate is 825,520. Using the 141 square feet per 1000 residents, it calculates to 116,398 square feet of space for police. The current amount of space, 267,660 square feet is above the guideline.

13. **Schools**—The Historic Preservation and Public Facilities Planning Section has reviewed this preliminary plan for school facilities in accordance with Section 24-122.02 of the Subdivision Regulations and CB-30-2003 and CR-23-2003 and concluded that the Marlboro Meadows subdivision is exempt from review because it is a non-residential use.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with Circuit Court for Prince George's County, Maryland within thirty (30) days following the adoption of this Resolution.

* * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Clark, seconded by Commissioner Squire, with Commissioners Clark, Squire, Eley, Vaughns and Parker voting in favor of the motion at its regular meeting held on Thursday, January 4, 2007, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 25th day of January 2007.

R. Bruce Crawford
Executive Director

Frances J. Guertin
By Frances J. Guertin
Planning Board Administrator

RBC:FJG:IT:bjs

APPROVED AS TO LEGAL SUFFICIENCY.
Serge...
M-NCPPC Legal Department
Date 10/17/07

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M-NCPPC Legal Department
Date _____