



*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

## Detailed Site Plan

## DSP-09010

Application	General Data	
<b>Project Name:</b> Chinese Bible Church of College Park  <b>Location:</b> West side of Autoville Drive, 800 feet south of its intersection with Cherry Hill Road  <b>Applicant/Address:</b> Chinese Bible Church of College Park 9618 Autoville Drive College Park, MD 20740	Planning Board Hearing Date:	06/03/10
	Staff Report Date:	05/20/10
	Date Accepted:	03/18/10
	Planning Board Action Limit:	Waived
	Plan Acreage:	4.73
	Zone:	R-55, M-U-I
	Dwelling Units:	N/A
	Gross Floor Area:	15,853 sq. ft.
	Planning Area:	66
	Tier:	Developed
	Council District:	01
	Election District	21
	Municipality:	College Park
200-Scale Base Map:	212NE04	

Purpose of Application	Notice Dates	
A 22,760-square-foot church addition to an existing 15,853-square-foot church in the R-55 and M-U-I Zones and associated parking.	Informational Mailing:	11/04/09
	Acceptance Mailing:	03/12/10
	Sign Posting Deadline:	05/04/10

Staff Recommendation		Staff Reviewer: Fields, Meika	
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-09010  
Type II Tree Conservation Plan TCPII/043/93-01  
Chinese Bible Church of College Park

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 April 2002 *Approved College Park US 1 Corridor Sector Plan and Sectional Map Amendment* and the standards of the Development District Overlay Zone (DDOZ);
- b. The requirements of the Zoning Ordinance in the DDOZ and the Rural Residential (R-R) and Mixed Use-Infill (M-U-I) Zones;
- c. The requirements of Preliminary Plan of Subdivision 4-07078;
- d. The requirements of the *Prince George's County Landscape Manual*;
- e. The requirements of the Woodland Conservation and Tree Preservation Ordinance;
- 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 application is for approval of a 22,760-square-foot church addition to an existing 15,853-square-foot church in the R-55 (Single-Family Residential) Zone and M-U-I (Mixed Use-Infill) Zone.

2. **Development Data Summary:**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone	R-55/D-D-O (2.35 acres)	R-55/D-D-O (2.35 acres)
	M-U-I/D-D-O (2.38 acres)	M-U-I/D-D-O (2.38 acres)
Use(s)	Lot 1–Church Parcel 17–Single-Family/Residential	Church
Acreage	4.73	4.73
Lots	1	0
Parcels	1	1
Square Footage/GFA		
Church Seating	279	599

**OTHER DEVELOPMENT DATA**

Parking Requirements Per Section 27-568(a) and 27-566

<b>Uses</b>	<b>Parking Spaces</b>
Church (599 seats)	150 (maximum) 135 (minimum)
Parking Provided*, all surface spaces	136 spaces
Handicapped spaces required	5 spaces
Handicapped spaces provided	5 spaces

Note: \*See Finding 7 for discussion.

The minimum number of off-street parking spaces permitted for each land use type shall be reduced by ten percent from the required spaces of Section 27-568(a) of the Zoning Ordinance pursuant to Site Design S2. Parking Area, Standard T of the April 2002 *Approved College Park US 1 Corridor Sector Plan and Sectional Map Amendment*.

3. **Location:** The 4.73-acre property is located along the west side of Autoville Drive, approximately 800 feet south of its intersection with Cherry Hill Road.
4. **Surrounding Uses:** To the north and south are detached single-family dwellings located in the M-U-I/D-D-O Zone. To the west are detached single-family dwellings located in the R-55/D-D-O Zone. To the east are primarily commercial uses fronting Baltimore Avenue, within the C-S-C/D-D-O and C-O/D-D-O Zones.
5. **Previous Approvals:** The southern portion of the property, Lot 1, was previously subdivided through Preliminary Plan of Subdivision 4-93038, which was approved by the Planning Board on September 23, 1993 for the development of a church building with 300 seats. The lot has a final

plat recorded in Plat Book VJ 172 @ 45 on March 29, 1995. The Planning Board's action for Preliminary Plan 4-93038 is contained in PGCPB Resolution No. 93-243.

A Detailed Site Plan (DSP-94047) was approved by the Planning Board on March 9, 1995 for a 9,996-square-foot church building with a maximum of 279 seats on Lot 1. The prior approved preliminary plan and detailed site plan for the church consisted of 2.3± acres in the R-55 Zone. The applicant subsequently acquired the abutting 2.38-acre parcel to the north (Parcel 17), and is now proposing to construct a 22,760-square-foot building addition for a multipurpose room with a stage and classrooms. The 22,760-square-foot building was approved as a part of Preliminary Plan of Subdivision 4-07078, which combined Parcel 17 with Lot 1 to propose one record parcel (Parcel A) and one overall building site consisting of 4.73 acres. The new parcel will have split zoning designations consisting of 2.35 acres within the R-55/D-D-O Zone (Lot 1) and 2.38 acres within the M-U-I/D-D-O Zone (Parcel 17).

The Detailed Site Plan (DSP-09010) is currently under review for one integrated church site.

6. **Design Features:** The Chinese Bible Church property is an irregularly-shaped site at the end of Autoville Drive in the City of College Park. The addition will be located on largely flat open terrain on the north side of the existing building. Site access is from Autoville Drive. A driveway for the church is proposed along the north side of the addition and will link to a parking area at the rear of the site. On the south side of the site, there is a private road, Park Drive, which provides access for the single-family homes west of the church site.

The new construction will be an addition to the 15,853-square-foot existing church constructed in 1995. The existing church sanctuary is a two-story building with a main entrance facing north to the parking lot. The addition is designed to blend with the form and materials of the existing church which utilizes textured, cream and pink-toned concrete masonry units (CMU) and glass block as primary exterior materials. Notes on the submitted elevation drawings indicate the concrete masonry units are a mix of split face and ground face.

#### COMPLIANCE WITH EVALUATION CRITERIA

7. **The 2002 Approved College Park US 1 Corridor Sector Plan and Sectional Map Amendment and the Standards of the Development District Overlay Zone (DDOZ):** The 2002 College Park US 1 Corridor Plan defines long-range land use and development policies, detailed zoning changes, design standards, and a DDOZ for the US 1 Corridor area. The land use concept of the sector plan divides the corridor into six areas for the purpose of examining issues and opportunities and formulating recommendations. Each area has been further divided into subareas for the purpose of defining the desired land use types, mixes, and development character.

The subject site is in Area 5 (Autoville Drive Residential Area), Subarea 5b. The vision for Area 5 is for residential uses only. The land use recommendation for Subarea 5b, east of Autoville Drive and west of Baltimore Avenue, is for a comprehensively-planned residential neighborhood with a mix of single-family attached and multifamily housing types, including limited retail along Cherry Hill Road, and an opportunity to use traditional neighborhood design techniques.

The land use map on page 32 of the sector plan reflects a mix of land uses on the two properties subject to this application. Public/quasi-public land uses are recommended on Lot 1, while a mix

of single-family attached and multifamily land uses are recommended on Parcel 17. This application conforms to the land-use recommendations of the April 2002 *Approved College Park US 1 Corridor Sector Plan and Sectional Map Amendment* for public/quasi-public land uses on Lot 1, but does not conform to the recommended single-family attached and multifamily residential uses for Parcel 17. Staff notes that the ongoing August 2009 Preliminary Central US 1 Corridor Sector Plan and Proposed Sectional Map Amendment recommends civic land uses on both properties. Churches are a permitted use both in the R-55 and the M-U-I Zones, and are not inconsistent with a residential character.

Section 27-548.25(b) of the Zoning Ordinance requires that the Planning Board find that the site plan meets applicable development district standards. Development district standards are organized into three categories: public areas, site design, and building design. The applicant has submitted a statement of justification that provides a detailed explanation of how the proposed church addition conforms to each development district standard and why the amendments are required.

- a. The detailed site plan meets most of the standards with the exception of several development district standards for which the applicant has requested an amendment. In order to allow the plan to deviate from the development district standards, the Planning Board must find that the alternative development district standards will benefit the development and the development district, and will not substantially impair implementation of the sector plan. The amendments that the applicant has requested are discussed below.

## **SITE DESIGN**

### **S3. Building Siting and Setbacks**

- C. **A front build-to line between 10-20 feet from the ultimate right-of-way shall be established for all buildings in areas 4, 5, and 6. See Type II Street Edge.**

**Comment:** The applicant has requested an amendment to this standard to allow for the addition to be built with the same setback as the existing church sanctuary. Staff believes that the approval of this amendment will create more consistency in the church design. It should also be noted that the front yard will have additional landscaping and all existing parking in the front yard will be eliminated.

- b. Staff finds that the application does not require amendment to the following standards. However, the following standards warrant discussion:

## **PUBLIC AREAS**

### **P2 Sidewalks, Bikeways, Trails and Crosswalks**

- A. **All roads within the development district shall have a continuous system of sidewalks on both sides of the street.**

**Comment:** The site plan proposes five-foot-wide sidewalks and a six-foot-wide planting strip along Autoville Drive, consistent with the “Type II Street Edge” discussed in the sector plan.

**P4 Street Trees**

- B. Medium to large deciduous shade trees shall be utilized for street trees, and shall be planted between 30 and 40 feet on center. Street trees shall be installed at a minimum height of 12 feet and 2 ½ inch caliper.**

**Comment:** The landscape and lighting plan shows Willow Oaks with a 3–3½ inch caliper planted 35 feet on center along the street, which meets this requirement. Streetscape improvements shall be coordinated with the City of College Park.

**P5 Lighting**

- D. Light levels from nonresidential uses shall not negatively impact adjacent residential properties and neighborhoods. Within the development district, light fixtures shall incorporate internal cut-off shields to direct light to intended areas and reduce light spill-over to adjacent properties.**

**Comment:** The applicant has submitted a lighting plan which proposes use of an EMCO Ecolume luminaire, which provides full cut-off capabilities. The lighting plan shows minimal light impacts across the property’s boundaries.

**P6 Utilities**

- A. All new development within the development district shall place utility lines underground. Utilities shall include, but are not limited to, electric, natural gas, fiber optic, cable television, telephone, water and sewer service.**

**Recommended condition:** Staff recommends that a note be placed on the site plan stating that the new construction shall incorporate underground utilities.

**SITE DESIGN**

**S2. Parking Areas**

- A. Surface parking lots shall be located to the side or rear of buildings to reduce the visual impact of parked cars and large expanses of asphalt adjacent to public streets. The number of parking spaces located between buildings and the street frontage of roadways shall be minimized.**

**Comment:** All parking will be located at the rear of the expanded church building. There will be no parking located between the building and street frontage. There is an existing parking lot in the front yard of the church. The detailed site plan proposes the complete removal of that lot and enhancement of the front yard with landscape features.

**S. The maximum number of off-street surface parking spaces permitted for each land use type shall be equal to the minimum number of required off-street parking spaces in accordance with Section 27-568(a) of the Zoning Ordinance.**

**Comment:** The Chinese Bible Church has a multilingual membership base which serves the College Park community. The church currently offers concurrent sessions of Mandarin worship, Cantonese worship, English worship, and children's Sunday school. The variety of services currently makes use of the main sanctuary, church basement, and church houses simultaneously.

For churches, the Zoning Ordinance defines permitted parking based on church seating at a rate of one space for four seats. In the detailed site plan, the applicant only made note of the existing seats in the sanctuary (279 seats), but did not give any information on the plan noting the use of additional facilities during the time of the main sanctuary use. In follow-up conversations and written correspondence, it became clear to staff that, due to the nature of concurrent activities and proposed facilities in the 22,760-square-foot addition, additional parking requirements are warranted.

The plan provides a total of 136 parking spaces. Initially, the applicant provided an incorrect justification of the parking proposal based on the demographics of the church population. The church currently serves a population of 300, of which many are college students. The Zoning Ordinance does not use existing church membership size as the definitive criterion for parking allocations. The Zoning Ordinance defines required parking for churches based on concurrent activities and the capacity of proposed facilities. The proposed addition will house two concurrent language services and youth services in the educational wing, while the main sanctuary is in use. The new facility will function as additional worship space with an additional 320 usable seats, 180 for the multipurpose room, and 140 for the new educational wing. This proposal builds in church growth. In total, 599 seats are proposed in the entire church complex. Five hundred and ninety-nine seats establishes a minimum of 150 parking spaces in conformance with Section 27-568 of the Zoning Ordinance. However, in the DDOZ, those 150 spaces become the maximum number of spaces to be provided. With 136 spaces provided, the application is in conformance with parking requirements.

The parking proposal will not require an amendment to development overlay standards due to the facilities proposed in the addition, the nature of the multilingual church, the scheduling of church activities, and the stance of the Zoning Ordinance.

**Recommended Condition:** Prior to signature approval of the detailed site plan, the parking schedule shall be revised to accurately account for all proposed seating in the building addition.

**S4. Buffers and Screening**

**E. The bufferyard requirements within the development district may be reduced to facilitate a compact form of development compatible with the urban character of the US 1 Corridor. The minimum bufferyard**

**requirements (landscape yard) for incompatible uses in the Landscape Manual (Section 4.7) may be reduced by 50 percent. The plant units shall also be reduced by 50 percent. Alternative Compliance shall not be required for these reductions.**

**A six-foot-high, opaque masonry wall or other opaque screening treatment shall be provided in conjunction with the reduced width of the bufferyard between office/ retail/commercial uses and residential uses.**

**Comment:** *The Prince George's County Landscape Manual* defines churches as a medium-impact use and single-family homes as a low-impact use. The adjacency of these incompatible uses requires a Type C bufferyard. This bufferyard requires a 40-foot minimum building setback from the property line and a 30-foot minimum landscape yard. The applicant has reduced the bufferyard requirement in half per the sector plan. However, the detailed site plan does not show a six-foot-high, opaque masonry wall or other opaque screening treatment in conjunction with the reduced bufferyard. For most of the site, the reduced bufferyard is not needed, and a full 30 feet of landscape yard is provided by the applicant. The bufferyard should be expanded or a wall/ treatment needs to be provided along the northern property line from the public utility easement (PUE), approximately 115 feet west. In this area, the bufferyard is insufficient and does not meet the requirements of the Landscape Manual or the sector plan.

**Recommended Condition:** Prior to signature approval of the detailed site plan, the requirements of Section 4.7 of the *Prince George's County Landscape Manual* shall be met for the north site boundary, which extends from Autoville Drive. A reduced bufferyard requirement shall be permitted if a six-foot-high, opaque masonry wall or other opaque screening treatment is used.

## **BUILDING DESIGN**

### **B3. Architectural Features**

- A. High quality building materials which are durable and attractive shall be used on all proposed non-residential and vertical mixed-use buildings within the development district. Exterior building material such as precast concrete, brick, tile, wood and stone are recommended. Tilt-up concrete panels, smooth faced concrete masonry units and prefabricated metal panels are not permitted.**

**Comment:** The addition is designed to blend with the form and materials of the existing church which utilizes textured, concrete masonry block and glass block as primary exterior materials. Notes on the submitted elevation drawings indicate the concrete masonry units are a mix of split face and ground face. The concrete masonry units on the existing building are textured and not smooth faced. The applicant should clarify that the split face and ground face on the addition will provide a textured surface and demonstrate compliance with the building design standard.

**Recommended Condition:** Prior to signature approval of the detailed site plan, a note shall be placed on the DSP stating that smooth or ground-faced concrete masonry units may be employed only in limited quantities as an accent material, and that the CMU the applicant is proposing will provide a textured, natural stone appearance.

**B6. Building Services**

**F. Dumpsters shall be enclosed with a continuous solid, opaque masonry wall or other opaque screening treatment. Buildings should consolidate their garbage storage needs in a single, central location away from public view.**

**Comment:** There is an existing dumpster on-site enclosed by a painted, board-on-board fence, which is in significant disrepair. This dumpster location will be retained. Additional plantings which screen the dumpster are proposed by the applicant. Staff recommends a new enclosure for the dumpster. Additionally, trash storage behind the parishioner's building should be screened from view.

8. **Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements of the Development District Overlay Zone (DDOZ), the Mixed Use-Infill Zone (M-U-I), and the One-Family Detached Residential Zone (R-55) as follows:

a. Under Section 27-548.26(b)(5) of the Zoning Ordinance, the Planning Board is required to find that the proposed development conforms to the purposes and recommendations for the development district as stated in the master plan, master plan amendment, or sector plan, and meets applicable site plan requirements. The development generally conforms to the applicable site plan requirements. As mentioned in Finding 7 above, the applicant has applied for an amendment to the development district standards. The sector plan does not contain a purpose section, but identifies four primary goals under sector plan summary (p. 159) to be implemented through the development district standards:

**First, to create an attractive and vibrant gateway corridor leading to The University of Maryland and the City of College Park.**

**Second, to promote quality development by transforming US 1 into a gateway boulevard, main street, and town center in a pedestrian and bicycle-friendly environment.**

**Third, to provide a diverse mix of land uses in compact and vertical mixed-use development forms in appropriate locations along the corridor.**

**Fourth, to encourage multifamily development to reduce the use of the automobile and also to expand the opportunity for living, working and studying within the corridor.**

The vision for Subarea 5b is for a comprehensively-planned residential neighborhood with a mix of single-family attached and multifamily housing types. This application does not conform to the land use recommendations of the April 2002 *Approved College Park US 1 Corridor Sector Plan and Sectional Map Amendment* for single-family attached and multifamily residential uses. However, churches are a permitted use in both the R-55 and M-U-I Zones and are therefore, not inconsistent with the community

character. Additionally, the ongoing August 2009 Preliminary Central US 1 Corridor Sector Plan and Proposed Sectional Map Amendment recommends civic land uses on both properties. The proposed development conforms to the purposes for the development district as stated in the master plan.

- b. The general purpose of the M-U-I Zone is to permit, where recommended in applicable plans (in this case the 2002 *Approved College Park US 1 Corridor Sector Plan and Sectional Map Amendment*), a mix of residential and commercial uses as infill development in areas that are already substantially developed. Section 27-546.19(c) of the Zoning Ordinance also has specific requirements for detailed site plan approval within the M-U-I Zone as follows:

- (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;**
  - (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**
  - (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 above compatibility standards will be met by the applicant with the submitted detailed site plan, subject to conditions of approval. There is an existing condition on the preliminary plan to which the applicant is subject which limits the hours of operation for the church.

- c. The main purpose of the R-55 Zone is to encourage variation in the size, shape, and width of one-family detached residential subdivision lots. The development standards for the Development District Overlay Zone alter many of the standards in the underlying R-55 Zone which are discussed in Finding 7 above. There are additional regulations in Section 27-442 of the Zoning Ordinance concerning the location, size, and other provisions for churches in the R-55 Zone which warrant discussion as follows:

- **Lot Coverage (Maximum % of Net Lot Area):**
- **Other allowed uses: 60%**

**Comment:** There is no mention of a lot coverage requirement within the College Park US 1 Corridor DDOZ for nonresidential development, therefore, regulations of the underlying zone are applicable. Lot coverage calculations include the building footprint and parking and paving areas. The applicant should demonstrate, prior to signature approval of the detailed site plan, that the portion of the site in the R-55 Zone does not exceed net lot coverage of 60 percent.

9. **Preliminary Plan of Subdivision 4-07078:** The Planning Board approved Preliminary Plan of Subdivision 4-07078 and Type I Tree Conservation Plan TCPI/022/93-01 on April 20, 2010, with 14 conditions. The following conditions are applicable to the review of this DSP.

2. **At the time of detailed site plan, a Type II tree conservation plan shall be approved.**

**Comment:** Staff recommends approval of the TCPII with conditions.

8. **Prior to the approval of a final plat, the applicant, the applicant's heirs, successors and/or assignees shall have a detailed site plan approved by the Planning Board in accordance with Part 3, Division 9 of the Zoning Ordinance.**

**Comment:** Part 3, Division 9 of the Zoning Ordinance requires, in the order of approvals, the approval of a detailed site plan prior to final plat. The subject detailed site plan has been submitted in fulfillment of this condition.

11. **A note shall be placed on the final plat of subdivision stating the following:**

**“With the exception of parking provided on the existing driveway near the western property boundary, all on-site parking shall be accessed from Autoville Drive only.”**

**Comment:** The applicant has not submitted a final plat for the subject property. However, the submitted detailed site plan is in conformance with this required plat note.

12. **No church functions (excluding normal business or counseling) shall be allowed during non-holiday weekday morning (7:00–9:00 a.m.) and evening (4:00–6:00 p.m.) peak hours.**

**Comment:** The detailed site plan, in General Note 30, acknowledges this restriction on the hours of operation.

13. **Total development within the subject property shall be limited to the existing church facilities plus 22,760 square feet of additional church facilities, or equivalent additional development (beyond the existing church facilities), which generates no more than 4 AM peak hour and 5 PM 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.**

**Comment:** The Transportation Planning Section determined conformance with this condition during their review of the detailed site plan. The additional facilities proposed would generate 4 AM and 5 PM weekday peak-hour vehicle trips.

14. **At the time of final plat, the applicant, the applicant's heirs, successors and/or assignees shall dedicate right-of-way along Autoville Drive of 30 feet from the existing centerline.**

**Comment:** The detailed site plan accurately reflects the dedication as required in this condition.

10. ***Prince George's County Landscape Manual:*** The 2002 *Approved College Park US 1 Corridor Sector Plan and Sectional Map Amendment* and the standards of the Development District Overlay Zone (DDOZ) have modified Section 4.7, Buffering Incompatible Uses, of the Landscape Manual. In this case, the site plan is subject to Section 4.2, Commercial and Industrial Landscaped Strip Requirements, Section 4.3, Parking Lot Requirements, and Section 4.4, Screening Requirements of the Landscape Manual.

- a. The subject site is bounded by a public right-of-way (ROW) on the east and by a private access drive along the south. The landscape plan provides a 15-foot-wide landscape strip along Autoville Drive and Park Drive in accordance with Section 4.2.
- b. Section 4.3(c), Interior Planting, requires a certain percentage of the parking lot, according to the size of the lot, to be interior planting area and to be planted with one shade tree for each 300 square feet of interior landscaped area provided. The DSP has approximately 24,487 square feet of surface parking lot for 136 spaces. A minimum five percent of the parking lot, approximately 1,224 square feet, should be interior planting area. The applicant provides 2,507 square feet of interior landscaped area which complies with Section 4.3(c).
- c. Section 4.4 requires that all dumpsters and loading spaces be screened from all adjacent public roads. The DSP shows an existing dumpster west of the building. The dumpster will not be visible from any public street due to its location at the rear of the building, the presence of existing buffers, and proposed vegetation. As discussed in Finding 7 above, the building design standards for the Development District Overlay Zone require that dumpsters additionally be enclosed with a continuous, solid, opaque masonry wall or other opaque screening treatment. The dumpster conforms with Section 4.4.

11. **Woodland Conservation and Tree Preservation Ordinance:** This property is subject to the provisions of the Prince George's County Woodland Conservation and Tree Preservation Ordinance.
- a. The site has a staff signed Natural Resources Inventory (NRI/043/06-01). There are no sensitive environmental features on the site, such as streams and wetlands.
  - b. The site is subject to the Prince George's County Woodland Conservation Ordinance because the site has an approved Type I Tree Conservation Plan (TCPI/022/93-01). The submitted TCPII is in conformance with the previously approved Type I tree conservation plan.
  - c. According to the *Prince George's County Soil Survey*, the soils found to occur on the site are considered highly erodible. No further action is needed as it relates to this detailed site plan review. If basements are proposed, then a soils report will be required by the county pursuant to County Council Bill CB-94-2004.
  - d. An approved Stormwater Management Concept Letter and Plan (1296-2008) were included in the submittal package. In addition to a fee-in-lieu payment, the site is required to provide a stormceptor to treat stormwater. A recommended condition that the stormceptor be located on the detailed site plan has been incorporated into the conditions of approval.
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 April 7, 2010, the Community Planning North Division noted that the application is consistent with the 2002 *Prince George's County Approved General Plan* Development Pattern policies for Centers in the Developed Tier. This application conforms to the land use recommendations of the 2002 *Approved College Park US 1 Corridor Sector Plan and Sectional Map Amendment* for public/quasi-public land uses on Lot 1, but does not conform to the land use recommendations of the sector plan for single-family attached and multifamily residential uses for Subarea 5b and Parcel 17. However, churches are a permitted use both in the R-55 and M-U-I Zones, and are not inconsistent with a residential character.  
  
The Community Planning North Division provided additional comments regarding the DSP's conformance with multiple development district standards. These recommendations have been incorporated into the technical staff report and conditions of approval.
  - b. **The Transportation Planning Section**—In a referral dated May 12, 2010, The Transportation Planning Section noted that access and on-site circulation are acceptable. The Transportation Planning Section also stated that:
    - (1) Autoville Drive is a master-plan primary roadway, and in accordance with Condition 14 of the preliminary plan, sufficient right-of-way consistent with master plan requirements is shown for dedication.

- (2) The subject property was given subdivision approval pursuant to a finding of a de minimus transportation impact made in 2008 during review of Preliminary Plan of Subdivision 4-07078.
  - (3) The site was also reviewed for master-plan trail compliance on May 13, 2020. Recommendations for trail/sidewalk improvements are included in the recommended conditions of approval.
- c. **The Environmental Planning Section**—In a memorandum dated April 20, 2010, the Environmental Planning Section recommended approval of Detailed Site Plan DSP-09010 and Type II Tree Conservation Plan TCPII/043/93-01 subject to conditions.
  - d. **The City of Greenbelt**—The City of Greenbelt provided a referral of no comment dated March 22, 2010.
  - e. **The City of College Park**—The City of College Park had not responded to the detailed site plan referral request at the time of the writing of this technical staff report.
  - f. **The Department of Public Works and Transportation (DPW&T)**—In a memorandum dated April 13, 2010, DPW&T stated that the facilities proposed do not impact any county-maintained roadways. Additionally, DPW&T wrote that the proposed detailed site plan is not consistent with approved Stormwater Management Concept Plan 1296-2008. The approved concept needs to be revised.  
  
Those issues will be reviewed and enforced at the time of the issuance of access permits by DPW&T.
  - g. **Verizon**—Verizon stated, in referral comments dated April 20, 2010, that the public utility easement (PUE) along Autoville Drive is sufficient.
  - h. **The Historic Preservation Section**—In a memorandum dated April 2, 2010, it was stated that the DSP proposal has no effect on archeological or historic resources.
  - i. **The Permit Review Section**—The Permit Review Section provided detailed referral comments in a memorandum dated April 19, 2010. Revisions to the detailed site plan have been incorporated in the recommended conditions of approval.
13. As required by Section 27-285(b), the detailed site plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

## 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-09010, Chinese Bible Church of College Park, and Type II Tree Conservation Plan TCPII/043/93-01 with the following conditions:

1. Prior to signature approval of the detailed site plan, the following information shall be provided or revisions made:
  - a. The applicant shall demonstrate that the net lot area for the portion of the site in the R-55 Zone does not exceed net lot coverage of 60 percent.
  - b. The requirements of Section 4.7 of the *Prince George's County Landscape Manual* shall be met for the north site boundary which extends from Autoville Drive. A reduced bufferyard requirement shall be permitted if a six-foot-high, opaque masonry wall or other opaque screening treatment is provided.
  - c. A note shall be placed on the DSP stating that smooth or ground-faced concrete masonry units may be employed only in limited quantities as an accent material, and that the CMU the applicant is proposing will provide a textured, natural stone appearance.
  - d. The parking schedule shall be revised to account for all of the additional proposed seating in the building addition.
  - e. Van-accessible ADA (Americans with Disabilities) spaces shall be noted on the DSP.
  - f. Parking for the parsonage shall be included in the parking schedule.
  - g. The DSP and TCPII shall be revised to show the location of the proposed stormceptor.
  - h. A note shall be placed on the detailed site plan stating that the new construction shall incorporate underground utilities.
  - i. The dumpster shall be screened with a six-foot-high, non-wood, non-white fence, or opaque masonry wall, in character with the new construction.
  - j. Screening in the form of a fence, wall, or opaque landscape treatment shall be provided between the trash storage behind the parishioner's building and the new parking lot. The screening shall conform with D-D-O-Z standards.
2. Afforestation and associated permanent protection fencing shall be installed prior to the issuance of the first building permit. A certification prepared by a qualified professional may be used to provide verification that the afforestation has been completed. It must include, at a minimum, photos of the afforestation areas and the associated fencing for each lot, with labels on the photos identifying the locations and a plan showing the locations where the photos were taken.
3. The Stormwater Management Concept Plan, 1296-2008, shall be revised prior to certificate of approval of the detailed site plan.

4. In conformance with the 2002 *Approved College Park US 1 Corridor Sector Plan and Sectional Map Amendment* and approved Preliminary Plan of Subdivision 4-07078 (PGCPB Resolution No. 08-103), the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:
  - a. The installation of a five-foot-wide sidewalk along the subject property's entire street frontage of Autoville Drive, unless modified by the City of College Park. The sidewalk shall include curb cuts that comply with ADA regulations.
  - b. A sidewalk connection and crosswalk from Autoville Drive to the proposed internal sidewalk along the north side of the proposed building (south side of the proposed driveway entrance), unless modified by the City of College Park.
  - c. A striped crosswalk and ADA-compatible curb cuts and ramps at the subject site's ingress/egress point along Autoville Drive.