

Case No.: DSP-16040

Applicant: Mt. Olives United
Missionary Baptist Church

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL

FINAL DECISION — APPROVAL OF DETAILED SITE PLAN

Pursuant to Section 25-210 of the Land Use Article and Section 27-290 of the Prince George's County Code, the District Council has jurisdiction to issue the final decision in this Detailed Site Plan Application Number 16040 ("DSP-16040").¹

Planning Board's Resolution No. 17-71 ("PGCPB No. 17-71") approving Applicant's request for a 2,840-square-foot addition to an existing 1,306-square-foot church (total 4,146 square feet) located at 6659 Annapolis Road in Hyattsville, Maryland in Councilmanic District 5, is hereby AFFIRMED.¹ As the basis for this final decision, the District Council adopts the findings of facts and conclusions of law set forth in PGCPB No. 17-71, except as otherwise stated herein.

- A. The District Council approves the following alternative development district standard for:
 - 1. **Standard VI.D.2.a.**—To allow the substitution of the required four-foot-wide landscape strip and a 3- to 4-foot-tall, brick, stone or finished concrete wall, screening the parking lot, with a 2.5-foot-wide landscape strip with a screening fence, a 3- to 4-foot-tall hedge, and other planting of shrubs and perennials.
 - 2. **Standard IV.A:** To allow the existing building to sit four feet beyond the maximum front building placement line of 75 feet (permit a 79-foot building placement line).

¹ See also *Cnty. Council of Prince George's Cnty. v. Zimmer Dev. Co.*, 444 Md. 490, 569, 120 A.3d 677, 725 (2015) (stating that the District Council is expressly authorized to review a final decision of the county planning board to approve or disapprove a detailed site plan and the District Council's review results in a final decision).

- B. The District Council approves Detailed Site Plan 16040 for Mt. Olives United Missionary Baptist Church, subject to the following conditions:
 - 1. Prior to certification of the detailed site plan (DSP), the applicant shall revise the plan and submit additional documentation as follows:
 - a. Add shrubbery/a hedge across the project's Annapolis Road frontage in order to screen the parking area and replace the handicapped parking space located along the Annapolis Road (MD 450) frontage with a street tree and evergreen ground cover. Move the handicapped parking space to the current location of the two spaces located most proximate and adjacent to the church. The subject site shall have no more than 5 compact parking spaces (6.5 feet by 8 feet) and a minimum of one shade tree in a ten-foot-wide parking island every ten parking spaces. Compact parking spaces shall not be adjacent to the ADA (Van-Accessible) parking space. Final design of this landscaping and the parking adjustments shall be reviewed and approved by the Urban Design Section as the designee of the Planning Board.
 - b. The applicant shall revise the architecture of the eastern, northern, and southern elevations to replace standard siding with aluminum siding to meet the requirements of the building code.
 - c. The applicant shall revise the parking schedule for the project to include the dimensions for the standard, compact and handicapped parking spaces provided for the project.
 - d. The plans shall be revised to include a detail of the method to be utilized to identify the accessible parking space on-site.
 - e. Remove the note on Sheet 4 of the plan set stating that: "All materials/colors are subject to availability. Any substitutions are to be approved by the architect or engineer. Final approval must be obtained from the City of Gaithersburg prior to installation."

- f. Add the following two notes to the general notes for the plan set:
 - (1) During the demolition and construction phases, this project will conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.”
 - (2) During the demolition and construction phases, this project will conform to construction activity noise control requirements as specified in the Code of Maryland Regulations (COMAR).
- g. Wheel stops or curbing shall be added to all parking spaces adjacent to landscaped or pedestrian areas on the detailed site and landscape plans for the project.
- h. The applicant shall add the year of construction of the original church to in a general note on the detailed site plan.
- i. Remove the general note regarding invasive species and their removal and deal with invasive species as required by the 2010 *Prince George’s County Landscape Manual*.
- j. Include a detail of the existing sign on-site, to scale, specifying color, sign face area and material.
- k. The HVAC equipment to be located behind the church, shall be shown on both the DSP and the landscape plan and shall be hidden from all public streets, walks, and from all adjacent property containing residential, commercial, and mixed uses, including the adjacent townhome development to the southwest of the subject site, which shall be correctly labeled as such on both the DSP and landscape plan. Screening shall

be by either locating such equipment upon a roof behind a parapet wall or other device, or by utilizing landscaping, buffer walls, or other methods. Additionally, this adjacent land use shall be correctly labeled as a townhouse development on both the DSP and the landscape plan. The Urban Design Section, as designee of the Planning Board, shall approve the required screening.

- l. Revise the DSP to correctly identify the approved development district standard amendment granted herein.
- m. After the parking configuration on the site is revised, revise the parking schedule, if necessary, to reflect accurately the number and types of parking spaces included on the site.
- n. The 2010 *Prince George's County Landscape Manual* schedules for Sections 4.2, 4.3, and 4.7 and the note regarding the "Central Annapolis Road Approved Sector Plan and Sectional Map Amendment" shall be removed from Sheet L-2, Landscape Plan Notes.
- o. The name of the project shall be corrected to Mount Olives United Missionary Baptist Church throughout the plan set.
- p. The note regarding the survey of the property shall be corrected to reflect that one-foot contour lines are shown thereon.
- q. The second redundant reference to the stormwater management concept plan shall be removed from the general notes of the DSP.
- r. The "vehicle turning" sheet shall be removed from the plan set.
- s. The typical concrete retaining wall section shall be removed from the "Details and Notes" Sheet.

- t. The compact spaces in accordance with the requirements of Part 11 of the Prince George's County Zoning Ordinance, shall be dimensioned on the site plan.
- u. A minimum of 60 square feet of continuous pervious land area shall be provided for each tree. No tree planting area shall be less than five feet wide.

ORDERED this 12th day of September, 2017, by the following vote:

In Favor: Council Members Davis, Franklin, Glaros, Harrison, Lehman, Taveras, Toles and Turner.

Opposed:

Abstained:

Absent: Council Member Patterson.

Vote: 8-0

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON
REGIONAL DISTRICT IN PRINCE GEORGE'S
COUNTY, MARYLAND

By: _____
Derrick Leon Davis, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council