

Case No. DSP-98001-02
Woodstream Church

Applicant: Woodstream Church, Inc.

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

ORDER OF APPROVAL WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that the decision of the Planning Board in PGCPB No. 14-76, to approve with conditions a detailed site plan, DSP-98001-02 Woodstream Church, for a 69,060-square-foot family life center and building additions to an existing church in order to add a private school with 445 students and a 250-child day care center, located in the southwestern quadrant of the intersection of Lottsford Road and Ruby Lockhart Boulevard, in Planning Area 73A and Council District 5, is AFFIRMED.

On October 6, 2014, this matter came before the District Council for mandatory review pursuant to Zoning Map Amendment A-9604-C. In approving DSP-98001-02 pursuant to Section 27-290(d) of the Zoning Ordinance, the District Council makes the same findings as the Planning Board in Resolution PGCPB No. 14-76. Our final decision to approve DSP-98001-02, adopts and incorporates, as is fully restated herein, the required findings and conclusions of the Planning Board, set forth in Section 27-285(b) of the Zoning Ordinance, as embodied in PGCPB No. 14-76.

Approval of DSP-98001-02 is subject to the following conditions:

1. Prior to certification of this detailed site plan (DSP), the following revisions shall be made, or information shall be provided:
 - a. Add a general note to the DSP that lists the previous approvals and relevant resolutions of approval or zoning orders.

- b. Add a note to the DSP to state that direct vehicular access to Lottsford Road is denied.
- c. Add a note to the DSP to state that an automatic fire suppression system shall be provided in all new buildings proposed on the property unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.
- d. Delineate a 35-foot-wide landscaped buffer along Lottsford Road.
- e. Provide the church's tax-exempt identification number in a general note.
- f. Identify the play areas that will be used for the day care and those that will be used for the private school on the site plan. The play areas for the day care shall not include obstructions or play equipment that is not suitable for small children.
- g. Provide texture or color changes in the pavement areas that will be used for the primary pedestrian crossings for children.
- h. Provide locations and details of signage that will be utilized along the western drive aisle to announce children crossing or children at play.
- i. Provide a pedestrian connection between the east side of the church or school building and Lottsford Road, subject to modification by the Prince George's County Department of Public Works and Transportation (DPW&T).
- j. Add a note to the DSP limiting the hours of the outdoor play areas. If the play areas are to be used after dark, then appropriate lighting shall be provided.
- k. Reduce conflicts of proposed structures with the existing public utility easement to the extent required by the relevant utility companies.
- l. Label all dumpster locations and provide screening in accordance with Section 4.4 of the 2010 *Prince George's County Landscape Manual*. Any proposed dumpster

enclosures shall be approved by the Urban Design Section as designee of the Planning Board.

- m. Provide Section 4.7 schedules or notes for each shared property line that indicate that no buffer is required.
- n. Add a note to state that the private school and day care will not operate at the same time as the church.
- o. Add the number of bicycle parking spaces provided to the parking schedule.
- p. Provide the following health impact related notes:
 - (1) All proposed exterior light fixtures will be shielded and positioned so as to minimize light trespass caused by spill light.
 - (2) The applicant will conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.
 - (3) The applicant will conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.
- q. Provide a 15-foot clearance between fire hydrants and the building, or as required by the Washington Suburban Sanitary Commission (WSSC).
- r. Indicate the location of a new meter vault and show all of the proposed Washington Suburban Sanitary Commission (WSSC) easements.
- s. Revise the project name and approval blocks to read "Woodstream Church."

- 2. Prior to certification of the detailed site plan, the Type 2 tree conservation plan shall be revised as follows:
 - a. Revise the legend to include the symbol for the proposed chain-link fence that is shown on the plan.

- b. Revise the location of the label for the “open play area” on the plan so that the label is no longer shown over the proposed parking area.
 - c. Revise the approval block to show an additional column indicating the associated case number.
 - d. Have the qualified professional who prepared the plan sign and date it and update the revision box with a summary of the revision.
3. A 35-foot-wide landscaped buffer along Lottsford Road shall be retained and shall be planted in accordance with the requirements of Section 4.6(c)(2), Buffering Development from Special Roadways, of the 2010 *Prince George’s County Landscape Manual*.

Ordered this 20th day of October, 2014, by the following vote:

In Favor: Council Members Campos, Davis, Franklin, Harrison, Lehman, Olson, Patterson, Toles and Turner.

Opposed:

Abstained:

Absent:

Vote: 9-0

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: _____
Mel Franklin, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council