

R E S O L U T I O N

WHEREAS, Chinese Bible Church is the owner of a 4.73-acre tract of land known as Parcel 17, Lot 1, and Chinese Bible Church of Maryland, VJ 172@45, located on Tax Map 25 in Grid D-2, said property being in the 21st Election District of Prince George's County, Maryland, and being zoned R-55/D-D-O & M-U-I/D-D-O; and

WHEREAS, on February 25, 2008, Chinese Bible Church of College Park, Inc. filed an application for approval of a Preliminary Plan of Subdivision (Staff Exhibit #1) for 1 parcel; and

WHEREAS, the application for approval of the aforesaid Preliminary Plan of Subdivision, also known as Preliminary Plan 4-07078 for Chinese Bible Church was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission on July 3, 2008, for its review and action in accordance with Article 28, Section 7-116, Annotated Code of Maryland and the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended APPROVAL of the application with conditions; and

WHEREAS, on July 3, 2008, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board APPROVED the Type I Tree Conservation Plan (TCPI/022/93-01), and further APPROVED Preliminary Plan of Subdivision 4-07078, Chinese Bible Church, for Parcel A with the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision the plan shall be revised as follows:
 - a. Remove the "proposed" centerline along Autoville Drive, and only show the existing centerline.
 - b. Revise the right-of-way dedication to demonstrate that 30 feet from the existing centerline will be dedicated to public use.
 - c. Remove all other dimensions within the Autoville Road right-of-way, and label Autoville Road as having a 60-foot-wide right-of-way width in accordance with the College Park US 1 Corridor Sector Plan.

- d. Provide dimensions for all structures, and the gross floor area for the existing church building, the proposed building addition, and the existing parsonage located on Lot 1.
- e. Remove the proposed loading space from the TCPI.
- f. Provide a clear delineation of the limits of the western portion of the front parking area, which demonstrates that there is an existing western driveway entrance.
- g. Remove note No. 16 from the preliminary plan and the TCPI relating to required building setbacks.
- h. Delineate the entire limits of the existing driveway that is located within the 20-foot-wide private right-of-way easement using a darker/bolder font so that it can be clearly distinguished from the overhead power lines that are shown within the easement. Show the northern and southern limits of the driveway which extends through the WSSC sewer easement to serve Parcel 21.
- i. Revise the label for the 20-foot-wide private right-of-way easement to indicate that the easement is also serving Parcel 21.
- j. Label abutting Parcel 20 on the preliminary plan, and abutting Parcel 21 on the TCPI.
- k. Provide a general note on the plan which provides the acreage of the property by zoning category (R-55/DDOZ and M-U-I/DDOZ), and revise general Note 2 to provide a correct acreage for Parcel 17 (2.38 acres). Remove any reference to the "Residue" of Lot 1, and provide one overall gross tract area for Lot 1 (2.35 acres).
- l. Remove the two separate right-of-way dedication lines, and the two separate 10-foot-wide, public utility easements shown on Lot 1. Once the right-of-way dedication is shown correctly across the entire property at 30 feet from the existing centerline of Autoville Drive, delineate one 10-foot-wide, public utility easement continuous and adjacent to the public right-of-way, and update the square footage of the proposed dedication area.
- m. Revise general Note 14 on the preliminary plan and the TCPI from stating that no rare, threatened, or endangered species were observed on the site during a field visit, to "By letter dated September 7, 2007, from the Maryland Department of Natural Resources, Wildlife and Heritage Service, no rare, threatened or endangered species occur within the boundaries of the subject property."
- n. Provide a general note which indicates that this property is subject to the requirements within the College Park US 1 Corridor Sector Plan.

- o. Revise general Note 28 to remove the reference to DSP-94097, and update this note to provide the correct application number for the prior Detailed Site Plan (DSP-94047). Also include a reference within general Note 28 to the prior approved Alternative Compliance Application (AC-95017).
 - p. Designate the property as one overall parcel, (Parcel A), and delineate the existing property line located between Lot 1 and Parcel 17, as a zoning line only.
 - q. Label the existing one-story brick building on Lot 1 as “rectory/parsonage.”
- 2. At the time of detailed site plan, a Type II tree conservation plan shall be approved.
- 3. Development of this site shall be in conformance with Stormwater Management Concept Plan, No. 1296-2008, and any subsequent revisions.
- 4. Prior to the issuance of the first building permit, all afforestation and associated permanent protection fencing shall be installed. 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.
- 5. Development of this subdivision shall be in conformance with approved Type I Tree Conservation Plan (TCPI/22/93-01). The following note shall be placed on the final plat of subdivision:

“This development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCPI/22/93-01) and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince Georges County Planning Department.”
- 6. Prior to signature approval of the preliminary plan, the applicant, the applicant’s heirs, successors and or assignees, shall record the existing dwelling located on Parcel 17 on a Maryland Inventory of Historic Properties (MIHP) form. Two copies of the MIHP form shall be submitted to the Historic Preservation Section prior to signature approval of the preliminary plan.
- 7. In conformance with the Adopted and Approved College Park US 1 Corridor Sector Plan and Development District Standards, the applicant, 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.
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.
9. Prior to the removal of any of the existing structures, a raze permit must be obtained through the Department of Environmental Resources, Office of Licenses and Permits. Any hazardous materials located in the structures must be removed and properly stored or discarded prior to the structures being razed.
10. Prior to signature approval of the preliminary plan of subdivision, the applicant shall submit two copies of the approved stormwater management concept plan, signed by DPW&T, and two copies of the concept approval letter. The stormwater management concept plan approval number and approval date shall be delineated on the preliminary plan and TCPI. Any required stormwater management facilities shall be shown on the TCPI.
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."
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.
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.
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.

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

1. The subdivision, as modified, meets the legal requirements of Subtitles 24 and 27 of the Prince George's County Code and of Article 28, Annotated Code of Maryland.
2. The property is located along the west side of Autoville Drive, approximately 800 feet south of its intersection with Cherry Hill Road.
3. **Development Data Summary**—The following information relates to the subject preliminary plan application and the proposed development.

	EXISTING	PROPOSED
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
Dwelling Units:		
Detached	1 (To be Razed)	0
Public Safety Mitigation Fee		N/A

4. **Environmental**—The Environmental Planning Section has reviewed Preliminary Plan of Subdivision 4-07078 for the Chinese Bible Church and Type I Tree Conservation Plan, TCPI/022/93-01, stamped as received on March 7, 2008. The Environmental Planning Section recommends approval of 4-07078 and TCPI/022/93-01 subject to conditions.

Background

The Environmental Planning Section has previously reviewed the southern portion of this site with Preliminary Plan of Subdivision 4-93038, Type I Tree Conservation Plan TCPI/022/93, Detailed Site Plan DSP-94047, and Type II Tree Conservation Plan TCPII/043/93. A Natural Resources Inventory, NRI/43/06, was reviewed for the entire site.

Site Description

Regulated environmental features, such as streams, wetlands, 100-year floodplain, steep slopes on highly erodible soils and severe slopes are not found to occur on the property. Based on 2005 air photos, the site is approximately 20 percent wooded. The soils found to occur on the site, according to the *Prince George's County Soil Survey*, are in the Croom, Matapeake, Sassafras, and Woodstown series. There are no nearby traffic-related noise generators. There are no designated scenic or historic roads located in the vicinity of this property. According to information obtained from the Maryland Department of Natural Resources, Natural Heritage

Program, there are no rare, threatened, or endangered species found to occur on this property or adjacent properties. According to the *Approved Countywide Green Infrastructure Plan*, two network features are located on the site consisting of an evaluation area and a network gap. The site is in the Paint Branch watershed of the Anacostia River Basin and located within the Developed Tier, as reflected in the adopted General Plan.

Master Plan Conformance

The site is in the Langley Park-College Park-Greenbelt Planning Area. There are no specific environmental recommendations or design standards that require review for conformance.

Countywide Green Infrastructure Plan Conformance

The site contains an evaluation area and a network gap within the designated network of the Countywide Green Infrastructure Plan. Of these two features, most of the site is within a designated network gap. The site has been developed for quite some time and the existing development limits the opportunities to fully establish the wooded and restored connection envisioned by the Green Infrastructure Plan; however, because of the large area of the network gap, and the site's proximity to significant environmental features, the woodland conservation threshold should be met on-site through preservation and afforestation.

According to the forest stand delineation, the existing woodlands on-site (identified as Stand A) are of good quality, and are a priority conservation area. The TCPI shows this entire stand, which is located within the network gap, to be preserved. Additionally, the TCPI proposes afforestation adjacent to Stand A in order to meet the entire requirement on-site. The TCPI, as proposed, is in conformance with the Countywide Green Infrastructure Plan. No further revisions are required with regard to green infrastructure.

Environmental Review

A staff signed Natural Resources Inventory (NRI/043/06-01) was included in the preliminary plan submittal. There are no sensitive environmental features on the site, such as streams and wetlands. The site contains one stand of woodland (Stand A) totaling 0.50 acre, and three specimen trees. The preliminary plan and TCPI accurately show the information as depicted on the signed NRI. No further information regarding the NRI is necessary.

The site is subject to the Prince George's County *Woodland Conservation and Tree Preservation Ordinance* because part of the site has a prior approved Type I tree conservation plan. A Type I tree conservation plan has been submitted and reviewed.

The site has a woodland conservation threshold (WCT) of 25 percent of the net tract, or 0.83 acre; however, because the acreage of the on-site, existing woodland (0.50 acre) is less than the WCT, the existing woodland now becomes the threshold for the site. The total woodland conservation requirement for the site is 0.71 acre. The submitted TCPI shows this requirement to be met with

0.50 acre of on-site preservation, and 0.21 acre of afforestation. The TCPI is in conformance with the Woodland Conservation Ordinance.

According to the *Prince George's County Soil Survey*, the soils found to occur on the site are in the Croom, Matapeake, Sassafras, and Woodstown series. Sassafras soils have a K factor of 0.43 and are considered highly erodible and may be problematic for grading on steep or severe slopes; however, there are no steep or severe slopes located on the site. This information is provided for the applicant's benefit. No further action is needed as it relates to this preliminary plan review. A soils report may be required by the County during the permit review process. If a basement is proposed, a soils report will be required by the Department of Environmental Resources pursuant to CB-94-2004.

A stormwater management concept plan and approval letter was not included in the submittal package. However, the Department of Public Works and Transportation (DPW&T) has stated that Stormwater Management Concept Plan No. 1296-2008 is currently pending. The stormwater management concept plan application number has been properly referenced on the TCPI. Prior to signature approval of the preliminary plan, two copies of the approved stormwater management concept plan, and the associated approval letter, should be submitted to the Subdivision Section.

Water and Sewer Categories

The water and sewer service categories are W-3 and S-3, according to water and sewer maps obtained from the Department of Environmental Resources dated June 2003, and the site will therefore be served by public systems.

5. **Community Planning**—The subject property is located in Planning Area 66, and is within Subarea 5b of the 2002 *Approved College Park US 1 Corridor Sector Plan and Sectional Map Amendment*.

The Sector Plan recommends single-family attached and multifamily residential land uses. This application does not conform to the land-use recommendations of the 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.

The 2002 General Plan locates the subject property within the Developed Tier, and within a designated corridor (Baltimore Avenue US 1). The vision for the Developed Tier is a network of sustainable, transit-supporting, mixed-use pedestrian-oriented, medium- to high-density neighborhoods. The vision for corridors is mixed residential and nonresidential uses at moderate to high densities and intensities, with a strong emphasis on transit-oriented development. This type of development should occur at local centers and other appropriate nodes within one-quarter mile of major intersections or transit stops along the corridor. This application proposes a nonresidential land use that it is consistent with the Development Pattern policies for Corridors within the Developed Tier.

The 2002 *Approved College Park US 1 Corridor Sector Plan and Sectional Map Amendment* rezoned the portion of the subject property known as Parcel 17 from the R-55 Zone to the M-U-I Zone. The sectional map amendment (SMA) also placed the entirety of the subject property within the Development District Overlay Zone (DDOZ), which requires detailed site plan review.

This application raises several design concerns that should be addressed at the time of detailed site plan review. Based on the conceptual layout, these concerns include:

- a. The amount of required parking indicated in this application exceeds the maximum permitted in the College Park US 1 Corridor DDOZ. The applicant should be directed to the parking requirements of the sector plan and associated Development District standards, which specify both minimums and maximums for parking.
 - b. The existing building and proposed expansion do not meet the required build-to line for development. Autoville Drive is considered a Type II Street Edge in Subarea 5 within the College Park US 1 Sector Plan (see table, page 187), which requires a build-to line between 10 and 20 feet beyond the right-of-way. The church building is set back approximately 65 feet from the right-of-way.
 - c. The proposed parking area located in front of the building is contrary to the design character envisioned by the plan. Per Standard A, Site Design S2, Parking Areas (pg. 179), “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.” This standard is especially important in the existing single-family residential community along Autoville Drive. The conceptual layout does propose the elimination of the existing parking area in front of the church, and the construction of a new parking compound at the rear of the proposed building where it will be screened from the public street.
 - d. The applicant should be aware that there is no lot coverage requirement within the College Park US 1 Corridor DDOZ for non-residential development. However, the applicant should be encouraged to provide open space to the extent possible, and is especially encouraged to preserve existing woodlands and plantings to the rear of the site.
 - e. At the time of detailed site plan, the applicant should provide additional detail on the proposed streetscape treatment along Autoville Road, as well as screening methods used to shield the air conditioning units and the existing trash dumpster from public view.
6. **Parks and Recreation**—In accordance with Section 24-134(a) of the Prince George’s County Subdivision Regulations, this application is exempt from mandatory dedication of parkland requirements because it consists of non-residential development.

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