

Case No.: CSP-96046-01
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. 14-75, to approve with conditions a conceptual site plan, CSP 96046-01 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, 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 CSP-96046-01 pursuant to Section 27-280(d) of the Zoning Ordinance, the District Council makes the same findings as the Planning Board in Resolution PGCPB No. 14-75. Our final decision to approve CSP-96046-01, adopts and incorporates, as is fully restated herein, the required findings and conclusions of the Planning Board, set forth in Section 27-276(b) of the Zoning Ordinance, as embodied in PGCPB No. 14-75.

Approval of CSP-96046-01 is subject to the following conditions:

1. Prior to certification of the conceptual site plan, the following revisions shall be made, or information shall be provided:
 - a. Delineate a 35-foot-wide landscape buffer along Lottsford Road.

- b. Revise the project name and approval blocks to read “Woodstream Church.”
- 2. Prior to certification of the conceptual site plan, the Type 1 tree conservation plan (TCP1) shall be revised as follows:
 - a. 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.
 - b. Revise the legend to include the symbol for the proposed noise fence shown on the plan.
 - c. Remove the preliminary plan number from above the plan title.
 - d. Type the previous TCP approval information on the -01 line of the TCP approval block (Megan K. Reiser November 1, 2011) and add an additional column indicating the associated case number.
 - e. Have the qualified professional who prepared the plan sign and date it and update the revision box with a summary of the revision.
- 3. At the time of detailed site plan, special attention shall be given, but shall not be limited to the following:
 - a. The provision of high-quality “signature-style” architecture, appropriate for a county landmark site. The submitted architectural elevations shall indicate that the building has been designed “in the round,” with equal attention given to the design and fenestration of all façades.
 - b. The views of the site from Lottsford Road, Landover Road (MD 202), and Ruby Lockhart Boulevard shall be carefully considered. Attractive screening of views of parking and service areas shall be strictly enforced.
- 4. Total development of the overall site shall be limited to uses that would generate no more than 870 AM and 354 PM total peak-hour vehicle trips. Any development generating an impact greater than that identified hereinabove shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.

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