

Case No. DSP-09010/01

Applicant: Chinese Bible Church  
of College Park

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

ORDER AFFIRMING PLANNING BOARD DECISION,  
WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that the decision of the Planning Board in PGCPB No. 11-14, to approve with conditions a detailed site plan showing a 21,708- square-foot church addition to an existing 10,649-square-foot church building, on property described as 4.73 acres of land in the R-55 Zone, located along the west side of Autoville Drive, approximately 800 feet south of its intersection with Cherry Hill Road, College Park, is:

AFFIRMED, for the reasons stated by the Planning Board, whose decision is hereby adopted as the findings of fact and conclusions of law of the District Council in this case.

Affirmance of the Planning Board's decision is subject to 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 revise the east elevation to indicate a continuation of two courses of pink-toned ground face concrete masonry units (CMU) and pink-toned split face CMU along the basement level of the proposed building addition (in the area of the office extension) consistent with that indicated on the existing building.
  - b. Revise the parking tabulations on the site plan to indicate the correct number of parking spaces provided, which includes the parking for the parsonage.
  - c. Provide specifications for any building-mounted light fixtures proposed.
2. Prior to signature approval of the detailed site plan, the following information shall be provided or revisions shall be made to the landscape plan:

- a. The applicant shall provide a detail of a proposed dumpster enclosure. The dumpster enclosure shall be a six-foot-high, non-wood, non-white fence, or opaque masonry wall, in character with the new construction.
  - b. The landscape plan and planting schedule shall show a minimum of 150 planting units providing an additional shade tree along the southern side of the proposed driveway along Bufferyard 'A', and counting the plant material proposed within ten feet of the driveway.
  - c. The plant schedule for Section 4.7 Bufferyards 'D' and 'T' shall be revised to reflect four plant units per one-inch caliper tree for a total of 240 and 180, respectively.
  - d. Revise the landscape plan to show the dimensions of all of the planting islands within the parking compound in compliance with Section 4.3(c)(2)(D)(iii) and (iv) of the *Prince George's County Landscape Manual*.
3. Prior to certification of the detailed site plan the TCP II shall be revised as follows:
    - a. Identify and label all existing and proposed structures. Include the intended disposition of all existing structures.
  4. Prior to certification of the detailed site plan, the applicant shall submit confirmation from DPW&T that the site plan is consistent with an approved stormwater management concept plan.

Ordered this 11<sup>th</sup> day of July, 2011, by the following vote:

In Favor: Council Members Campos, Franklin, Harrison, Johnson, 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: \_\_\_\_\_  
Ingrid M. Turner, Chair

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council