

Case No. DSP-09037

Applicant: Ceepo Contracting, LLC

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

ORDER OF REMAND

IT IS HEREBY ORDERED, after review of the administrative record, that the case designated DSP-09037, a detailed site plan application for a 6,631-square-foot church, including a rectory, on property described as 1.69 acres of land in the R-R Zone, located on the western side of Powder Mill Road (MD 212), approximately 500 feet south of its intersection with Cherry Mill Drive, Adelphi, is:

REMANDED to the Planning Board, to open the record to address the following issues:

A. The applicant must submit into the record a stormwater management concept plan approved by the Department of Public Works and Transportation (DPW&T), a revision of Stormwater Management Concept Plan 4312-2005-00.

B. The Planning Board should thoroughly address grading and stormwater management on the subject property. The record indicates that the issues were reviewed when the Planning Board first heard this case but the Board's resolution, PGCPB No. 10-129, does not indicate that the Board considered all stormwater impacts on surrounding residential properties. The resolution states that the subject DSP "is not consistent" with the approved stormwater management concept plan, dated 30 December 2008. On remand, the Planning Board should consider all stormwater effects on surrounding properties.

C. The approved detailed site plan, DSP-09037, does not reflect compliance with the 2010 Prince George's County Landscape Manual. On remand, the applicant shall revise the site plan to comply with all Landscape Manual requirements.

D. Staff, applicant, and Planning Board must review again the method for covering the proposed parking lot. The applicant proposes gravel. The material and method used should provide a pervious lot surface, to allow stormwater to infiltrate the ground beneath the parking area and minimize stormwater levels at the edge of the property. The applicant should consider materials and techniques other than gravel, such as pervious pavers, to provide a permanent parking surface that permits stormwater infiltration.

E. Staff, applicant, and Planning Board must review the amount and kind of vegetation at the property's edge, particularly on the northern side and at the rear. The Planning Board should consider whether the applicant should replace vegetation that prior owners removed. The vegetation to be replaced, primarily in the rear of the property, would decrease off-site stormwater runoff, mitigate noise and sight disturbances from vehicles on the subject site, and generally improve site appearance.

F. Before the Planning Board hearing on remand, the applicant must meet with community members, to discuss concerns raised by residents adjacent to the subject site. At the Board's hearing, the applicant should advise the Planning Board that neighbors' concerns have been received and addressed.

G. The applicant shall also address any other deficiencies in the present plan, as found by the staff or Planning Board.

H. On remand, all persons who wish to do so shall be allowed to register as persons of record.

Ordered this 11th 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