

Case No.: DSP-17037
Eritrean Church

Applicant: Eritrean Orthodox Tewahdo Church

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

FINAL DECISION — APPROVAL OF DETAILED SITE PLAN

Pursuant to Section 25-210 of the Land Use Article, Md. Ann. Code (2012 Ed. & Supp. 2015) and Section 27-290 of the Prince George’s County Code (2011 Ed. & Supp. 2015, or as amended), the District Council issues the final decision in this Detailed Site Plan Application Number 17037 (“DSP-17037”). The District Council finds that the Planning Board’s approval of DSP-17037 was not arbitrary, capricious, or otherwise illegal. The District Council adopts, except as otherwise stated herein, the findings and conclusions set forth by the Planning Board in Resolution No. 18-41 (“PGCPB No. 18-41”).

PGCPB No. 18-41, recommending approval of Detailed Site Plan DSP-17037, a request for approval for conversion of two existing warehouse buildings for use as a church and multipurpose building, on the property located on the south side of Bladensburg Road, approximately 250 feet east of its intersection with 43rd Avenue, in Councilmanic 5, is hereby AFFIRMED.

DSP-17037 is subject to the following revisions and conditions:

- The number of parking spaces are as follows:

117 on-site spaces and 6 on-street spaces, for a total of 123 spaces.
PGCPB No. 18-41, p. 2, line 7.
- The applicant is in negotiations with the Town of Colmar Manor to pursue the potential for Building B to eventually be converted to a mixed-use building including commercial and residential uses in addition to the current application use, which may require a revision to the DSP. PGCPB No. 18-41, p. 3, line 4.

- The Town of Colmar Manor submitted its comments through an e-mail to the Commission dated May 24, 2018. The Town of Edmonston, Town of Bladensburg, City of Mount Rainier, Cottage City, Town of Brentwood, City of Hyattsville and the Town of North Brentwood did not provide any comments regarding the subject property. PGCPB No. 18-41, p. 24, line 3.
1. Prior to certification of this detailed site plan (DSP), the following revisions shall be made, or information provided:
 - a. Provide bicycle racks accommodating a minimum of five bicycles at both the community center and church buildings.
 - b. Provide a minimum six-foot-wide sidewalk along the subject site's entire frontage of Newark Road, consistent with Neighborhood Street-Type 2 of the building and site standards of the 2009 *Approved Port Towns Sector Plan and Sectional Map Amendment*, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement or the City of Colmar Manor.
 - c. Provide one sidewalk/crosswalk connection from the existing sidewalk along Bladensburg Road to the church entrance.
 - d. Provide one sidewalk connection from Newark Road to the multipurpose building entrance.
 - e. The proposed internally lit box sign shall be replaced by an unlit or externally lit sign. Final design of the sign shall be approved by the Urban Design Section as designee of the Prince George's County Planning Board.
 - f. Several benches of durable and aesthetically pleasing design shall be added proximate to each of the two buildings included in the subject project. Final design of said benches shall be approved by the Urban Design Section as designee of the Prince George's County Planning Board.
 - g. Add the quantity of Building B exterior signage.
 - h. Add the following site plan note:

“During the demolition and construction phases, this project will conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.”

“During the demolition and construction phases, this project will conform to construction activity noise control requirements as specified in the Code of Maryland Regulations (COMAR).”

ORDERED this 24th day of September, 2018, by the following vote:

In Favor: Council Members Davis, Glaros, Harrison, Lehman, Patterson, Taveras and Turner.

Opposed:

Abstained:

Absent: Council Members Franklin and Toles.

Vote: 7-0.

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: _____
Dannielle M. Glaros, Chair

ATTEST:

Redis C. Floyd
Clerk of the Council