

Case No. DSP-97001/01

Applicant: West Hyattsville Baptist Church

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. 12-34, to approve with conditions a detailed site plan for a 5,907-square-foot addition to an existing 6,588-square-foot church building, in the R-55/D-D-O Zone, located in Planning Area 68, at 3100 Nicholson Street, in Hyattsville, on the north side of Nicholson Street at its intersection with 31<sup>st</sup> Avenue, 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 certificate approval of this detailed site plan, the applicant shall revise the plans for the project as follows or provide the information specified:
  - a. The applicant shall add a note to the plan stating: "This site is located within the area covered by the 2004 *Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District* Traditional Residential Neighborhood (TRN) character area in the One-Family Detached Residential (R-55) Zone. The use is allowed per the Applicability Section of the Gateway Arts District Sector Plan and Sectional Map Amendment and valid Grading and Use Permit 954896-GU."
  - b. Plan notes shall be revised to state that the proposed use is "Church".
  - c. General note 31 shall be revised to state the existing and proposed gross floor area.
  - d. General note 36 shall be revised to state "Development District Standards do not apply to the subject site per Footnote 2 on page 144 of the 2004 *Approved Sector*

*Plan and Sectional Map Amendment for the Prince George’s County Gateway Arts District.”*

- e. The applicant shall provide a note stating that no additional church functions are to occur at the same time the main sanctuary is occupied.
  - f. Revise the Section 4.2 landscape schedules to provide the number of shrubs required by the 2010 *Prince George’s County Landscape Manual*, or submit an Alternative Compliance application for review and approval by the Planning Director.
  - g. Revise the Section 4.3(b) schedules to indicate the linear feet of parking lot perimeter, and the correct number of plant materials required and provided, in conformance with the requirements of the 1990 *Prince George’s County Landscape Manual*.
  - h. One additional shade tree shall be provided in an interior planting area to meet the requirements of Section 4.3(c) for a total of 3 shade trees provided.
  - i. The height of the keystone trash enclosure shall be a minimum of 6 feet.
  - j. Revise the Section 4.9 schedule to accurately account for all of the proposed plant materials.
  - k. Provide an updated Tree Canopy Coverage schedule to accurately account for all of the proposed trees.
  - l. The applicant shall submit a landscape plan that has been prepared and signed by a registered landscape architect in the State of Maryland.
  - m. A site plan note shall be provided stating that dust and noise control measures will be implemented during the construction process, as determined necessary by the Department of Environmental Resources (DER) or the Department of Public Works and Transportation (DPW&T), to reduce the impact of the construction on adjacent residential properties.
2. If an off-site parking agreement is reached in accordance with Section 27-586 of the Zoning Ordinance, the applicant may submit a revision to the subject detailed site plan to increase the number of seats permitted for review by the Planning Board, or its designee, with referral to the City of Hyattsville.

Ordered this 24<sup>th</sup> day of July, 2012, 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: \_\_\_\_\_  
Andrea C. Harrison, Chair

ATTEST:

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