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Detailed Site Plan Alternative Compliance

DSP-09010-01
AC-95017-01

Application	General Data	
Project Name: Chinese Bible Church of College Park Location: West side of Autoville Drive, 800 feet south of its intersection with Cherry Hill Road. Applicant/Address: Chinese Bible Church of College Park 9618 Autoville Drive College Park, MD 20740	Planning Board Hearing Date:	02/10/11
	Staff Report Date:	01/27/11
	Date Accepted:	11/16/10
	Planning Board Action Limit:	02/11/11
	Plan Acreage:	4.73
	Zone:	R-55
	Dwelling Units:	1
	Gross Floor Area:	33,709 sq. ft.
	Planning Area:	66
	Tier:	Developed
	Council District:	01
	Election District:	21
	Municipality:	College Park
200-Scale Base Map:	212NE04	

Purpose of Application	Notice Dates	
Approval of a 21,708-square-foot church addition and a surface parking lot expansion to an existing 10,649-square-foot church building in the R-55 Zone.	Informational Mailing:	10/12/10
	Acceptance Mailing:	11/10/10
	Sign Posting Deadline:	01/11/11

Staff Recommendation		Staff Reviewer: Meika Fields Phone Number: 301-780-2458 E-mail: Meika.Fields@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-09010-01
Alternative Compliance AC-95017-01
Type II Tree Conservation Plan TCPII/043/93-01
Chinese Bible Church of College Park

Urban Design staff has completed its review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions, as described in the Recommendation Section of this report.

EVALUATION

This detailed site plan was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of the Zoning Ordinance for the One-Family Detached Residential (R-55) Zone;
- b. The requirements of Preliminary Plan of Subdivision 4-07078;
- c. The requirements of the *Prince George's County Landscape Manual*;
- d. The requirements of the Prince George's County Woodland Conservation and Tree Preservation Ordinance and the Tree Canopy Coverage Ordinance; and
- e. Referrals.

FINDINGS

Based upon the evaluation and analysis of the subject application, the Urban Design staff recommends the following findings:

1. **Request:** The subject application is for approval of a 21,708-square-foot church addition to an existing 10,649-square-foot church building in the R-55 (One-Family Detached Residential) Zone.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	R-55	R-55
Use(s)	Lot 1—Church Parcel 17—Single-Family/Residential	Church
Acreage	4.73	4.73
Lots	1	0
Parcels	1	1
Total Square Feet (GFA)	14,187	33,709
Detached House (Parcel 17)	1,146	to be razed
Parsonage	1,352	1,352
Church Office Building	1,040	to be razed
Church Building	10,649	32,357
Total Seats	279	584
Sanctuary	279	279
Multipurpose	0	165
Classrooms	0	140

3. **Location:** The 4.73-acre property is located along the west side of Autoville Drive, approximately 800 feet south of its intersection with Cherry Hill Road.
4. **Surrounding Uses:** To the north and south are detached single-family dwellings located in the Mixed Use-Infill/Development District Overlay Zone (M-U-I/D-D-O) within the 2010 *Approved Central US 1 Corridor Sector Plan and Adopted Sectional Map Amendment*. To the east are primarily commercial uses fronting Baltimore Avenue (US 1) within the Commercial Shopping Center (C-S-C) and Commercial Office (C-O) Zones, also located in the Development District Overlay Zone for the Central US 1 Corridor. To the west are detached single-family dwellings located in the One-Family Detached Residential (R-55) Zone not within any overlay zone. Farther to the west is the Cherry Hill Recreation Center and Park owned by The Maryland-National Capital Park and Planning Commission (M-NCPPC), zoned Reserved Open Space (R-O-S).
5. **Previous Approvals:** The southern portion of the property, Lot 1, was previously subdivided through Preliminary Plan of Subdivision 4-93038, which was approved by the Planning Board on September 23, 1993 for the development of a church building with 300 seats. Lot 1 has a final plat recorded in Plat Book VJ 172 @ 45 on March 29, 1995. The Planning Board’s action for Preliminary Plan 4-93038 is contained in PGCPB Resolution No. 93-243. That action of approval contained a requirement for detailed site plan approval by the Planning Board or its designee.

Detailed Site Plan SP-94047 was approved by the Planning Board on March 9, 1995 for a 9,996-square-foot church building with a maximum of 279 seats on Lot 1. The prior approved preliminary plan and detailed site plan for the church consisted of 2.3± acres in the R-55 Zone. That application has an approved companion application, Alternative Compliance AC-95013, which allowed for the location of the church’s main access drive to be partially located within the required landscape yard and relieve a building setback requirement.

The applicant subsequently acquired the abutting 2.38-acre parcel to the north (Parcel 17), proposing to construct a 22,760-square-foot building addition for a multipurpose room with a stage and classrooms. Preliminary Plan of Subdivision 4-07078 was approved by the Planning Board on July 3, 2008 which combined Parcel 17 with Lot 1 to create one record parcel (Parcel A) and one overall building site consisting of 4.73 acres. At that time, the new parcel was determined to have split zoning designations consisting of 2.35 acres within the R-55/D-D-O Zone (Lot 1) and 2.38 acres within the M-U-I/D-D-O Zone (Parcel 17), as it was then located in the *2002 Approved College Park US 1 Corridor Sector Plan and Sectional Map Amendment*.

Detailed Site Plan DSP-09010 was accepted for review on March 18, 2010. The review was for a 22,760-square-foot building addition and parking lot expansion. In June 2010, the approval of the *Central US 1 Corridor Sector Plan and Sectional Map Amendment* and County Council Resolution CR-50-2010 amended the *2002 Approved College Park US 1 Corridor Sector Plan and Sectional Map Amendment*, to which the subject site was previously subject. According to the *2010 Approved Central US 1 Corridor Sector Plan and Adopted Sectional Map Amendment*, the subject property was rezoned from M-U-I/R-55 to R-55. In addition, Text Amendment 22 in Council Resolution CR-50-2010 removed the existing residential neighborhoods and the R-55-zoned properties of Autoville North and South, in which the Chinese Bible Church is located, from the boundaries of the Development District Overlay (D-D-O) Zone; therefore, no DDOZ provisions from the 2002 or the 2010 plan apply to the church.

Subsequent to the change in zoning by sectional map amendment and removal of Development District requirements, the church withdrew Detailed Site Plan DSP-09010 on June 29, 2010.

On September 23, 2010 at the Prince George's County Planning Board Hearing, the applicant requested a waiver of the Rules of Procedure to reconsider their approved Preliminary Plan of Subdivision, 4-07078, to eliminate references to Development District Overlay zoning, Mixed Use-Infill zoning, and the requirement of a detailed site plan. The requested waiver of the Rules of Procedure was denied. On December 16, 2010 at the Prince George's County Planning Board Hearing, the applicant again requested a waiver of the Rules of Procedure to reconsider the approved Preliminary Plan of Subdivision, 4-07078. The second request for a waiver of the Rules of Procedure was not granted by the Planning Board, which confirmed the need to pursue approval of the subject resubmitted Detailed Site Plan, DSP-09010-01.

6. **Design Features:** The Chinese Bible Church property is an irregularly-shaped site west of the terminus of Autoville Drive in the City of College Park. The proposed 21,708-square-foot addition and expansion of the church's surface parking lot will be located largely on the open terrain on the northern side of the existing building, on the more recently acquired existing Parcel 17.

Access to the expanded church building is indicated from Autoville Drive only. A new driveway for the church is proposed along the northern side of the addition, and connects Autoville Drive to a proposed parking area, circular drop-off point, and restriped parking lot at the rear of the site. On the southern side of the site, there is a private street (Park Drive) that extends from Autoville Drive. Park Drive provides permitted access to the church's parsonage and the single-family homes located west and south of the church site, although no access to Park Drive is indicated on the applicant's resubmitted site plan.

The detailed site plan proposes a building addition, which includes classrooms, church offices, and a multipurpose room with a stage, to the 10,649-square-foot existing church sanctuary. The sanctuary is a one-story stone building with a basement and is approximately 35 feet high. It is

constructed of beige, split-face block concrete masonry units (CMU) accented with pink or mauve-toned, ground-face block CMU. The split-face CMU used in the existing construction provides a textured, natural stone appearance. There are also some glass block details on the building façade. The existing roof material is a gray, standing seam metal. The style of the roof is a modified gable roof with clerestory windows that facilitate the passage of light into the sanctuary.

The proposed addition is substantially compatible in design with the existing building. Identical building materials used in the existing building are proposed in the addition. The horizontal accent bands of pink or mauve-toned, ground-face block CMU are continuous along the eastern and western elevations which adds to the continuity between the new and the old. However, the accent split-face CMU at the basement level of the existing building does not appear to continue along the basement level of the addition. This inconsistency is apparent along the site's eastern elevation, where the façade treatment on the left of the entry door is different than the right of the entry door. Staff recommends that the eastern elevation be revised to indicate a continuation of the pink-toned CMU along the basement level of the proposed building addition (in the area of the office extension).

There are three main entries into the church building. The most pronounced entry is aligned with the vehicular circle and drop-off at the rear of the building (the west elevation). The other entries include: an existing entry, which is to remain, indicated on the submitted west elevation, and a proposed entry facing the site's Autoville Drive frontage (the east elevation). As opposed to the entries on the western elevation, which feature storefront windows and provide access to internal lobby areas, the east entry is a recessed entry with less glass and accesses a stairwell. The east entry features a stone canopy-like construction with decorative glass block above that protrudes six feet from the building. As designed, the east entry is not the primary entrance for church attendants; nevertheless, it does provide an adequate front door to Autoville Drive.

As proposed, the church will have an attractive street presence from Autoville Drive. All existing parking in front of the church is proposed to be removed and replaced with a 60-foot-wide landscaped front yard. A mix of Willow Oak, Green Mountain Sugar Maple, Dogwood, Cherry, and Magnolia are proposed within the front yard, and decorative lamp posts are proposed as an enhancement to the streetscape along Autoville Drive. The site plan indicates that a 12-foot-wide walkway will lead from the proposed sidewalk along Autoville Drive to the front entry of the church, where an outdoor seating area with a wooden bench and bike racks are located. Each of the aforementioned design elements demonstrates an enhancement to the public and pedestrian realm, as well as the neighborhood.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The DSP application has been reviewed for compliance with the Prince George's County Zoning Ordinance as follows:
 - a. The site is located within the One-Family Detached Residential Zone (R-55). Churches are permitted uses in the R-55 Zone as discussed in Section 27-441(b)(2) of the Zoning Ordinance, The Table of Uses. Churches over two acres are permitted within the R-55 Zone without requirement for detailed site plan approval. Section 27-442 of the Zoning Ordinance contains additional regulations for development in residential zones. The following provisions warrant discussion:

Section 27-442(c): Table II- Lot Coverage

Lot Coverage (Maximum % of Net Lot Area):

Other allowed uses= 60%

Comment: Lot coverage calculations include the building footprint as well as parking and paving areas. The site plan demonstrates 41.35 percent lot coverage for the site, which complies with Section 27-442(c).

Section 27-442(e): Table IV - Yards (Minimum Depth/Width in Feet)

Yard	Required	Provided
Front	25 feet	62 feet
Minimum of Either Yard	8 feet	28 feet
Total of Both Yards	17 feet	98 feet

Comment: The provided yards exceed the minimums defined in the Zoning Ordinance.

Section 27-442 (f): Table V – Building Height (Maximum in Feet, Main Building)

All allowed uses: 35 feet ¹

Comment: Section 27-442 of the Zoning Ordinance states that the maximum building height in the R-55 Zone is 35 feet. There is an additional footnote that states:

1 Not more than two and one-half (2 1/2) stories. If additional side yard is provided in accordance with Table IV, Footnote 6, the height may be increased to forty (40) feet, but not over three (3) stories.

The above-referenced Footnote 6 states:

6 For each one (1) foot the building exceeds thirty-five (35) feet in height, the minimum side yards shall be increased by one-half (1/2) foot.

Together, these footnotes indicate that the building height can be increased 40 feet if the total side yards are increased five feet (or 2.5 feet for each yard). In the Zoning Ordinance, the side yard is the distance between the side lot line and the nearest part of the main building. The minimum side yard for other allowed uses in the R-55 Zone is 8 linear feet for one yard and 17 linear feet for both yards. Five additional feet may be added to the building height if the side yards are increased to 10.5 linear feet for one yard and 22 linear feet for both yards.

The site plan indicates that a minimum 28-foot side yard is provided on the south side of the building, a 70-foot side yard is proposed on the north side of the addition, and the front yard is more than adequate in depth; therefore, a 40-foot maximum building height should be permitted for the site.

Since the church is set back more than 35 feet from the street, the height is measured from the average elevation of the finished ground surface to a point on the roof, as described in Section 27-107.01(113) of the Zoning Ordinance. The roofline of the church is a modified gable roof with clerestory windows and the building height is measured at 39 feet and 2 inches. The building height does not exceed the maximum outlined in the Zoning Ordinance.

- b. The site plan has been reviewed for conformance with off-street parking and loading standards pursuant to Part 11 of the Zoning Ordinance.

The Chinese Bible Church has a multilingual membership base which serves the College Park community. The church currently offers concurrent sessions of Mandarin worship, Cantonese worship, English worship, and children’s Sunday school. The variety of services currently makes use of the main sanctuary, church basement, and church houses simultaneously.

The Zoning Ordinance defines required parking for churches based on concurrent activities and the capacity of proposed facilities. The proposed addition will house two concurrent language services and youth services in the educational wing while the main sanctuary is in use. The new facility will function as additional worship space with an additional 305 usable seats—165 for the multipurpose room and 140 for the new educational wing. In total, 584 seats are proposed in the entire church complex.

Section 27-568 of the Zoning Ordinance defines required parking for churches based on seating at a rate of one space for four seats. The plan provides a total of 148 parking spaces, which includes two spaces for the on-site parsonage previously approved under Detailed Site Plan DSP-94047.

Uses	Parking Spaces
Church (584 seats)	146 spaces required
Existing Parsonage	2 spaces required
Total Parking Required	148 spaces required
Total Parking Provided	148 spaces
Standard Spaces	100 spaces
Compact Spaces	43 spaces
Handicapped spaces required	5 spaces
Handicapped spaces provided	5 spaces
Loading Required for churches over 10,000 sq. ft.	1 space
Loading Provided	1 space

One loading space is required for the church which will be over 10,000 square feet with the proposed expansion. The location of the loading space is regulated by Section 27-579 of the Zoning Ordinance which states:

Section 27-579: Location

- (b) **No portion of an exterior loading space, and no vehicular entrances to any loading space (including driveways and doorways), shall be located within fifty (50) feet of any Residential Zone (or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan).**

Comment: The site plan indicates that the location of the loading space is 52 feet from residentially-zoned property to the south. The main access drive for the site is proposed from Autoville Drive, which provides all of the access onto the site including loading. This access drive is 18 feet from the adjacent property to the north, which is located in the M-U-I Zone. The Mixed Use-Infill Zone is not defined as a residential zone in the Zoning Ordinance. The adjacent site to the north also is not approved for residential purposes on an approved basic plan for a comprehensive design zone, approved official plan for an R-P-C (Planned Community) Zone, or any approved conceptual or detailed site plan; therefore, the location of the proposed access drive is acceptable.

- c. The detailed site plan revision does not propose any freestanding or building-mounted signage. There are two Christian crosses indicated on the submitted north and east building elevations. These glass-block crosses are architectural design elements that are integrated into the building façade, and are not considered signage for the purposes of the Zoning Ordinance.
- d. There are some minor technical revisions needed to the detailed site plan prior to signature approval, so that it is clearer that the requirements of the Zoning Ordinance have been met. Those recommended plan revisions are included in the Recommendation Section of this technical staff report.
8. **Preliminary Plan of Subdivision 4-07078:** The site is the subject of Preliminary Plan of Subdivision 4-07078 and Type I Tree Conservation Plan TCPI/022/93-01, originally adopted by the Planning Board on July 31, 2008 (PGCPB Resolution No. 08-103). The resolution contains fourteen conditions and the following conditions in **bold** relate to the review of this application:

- 2. At the time of detailed site plan, a Type II tree conservation plan shall be approved.**

Comment: Staff recommends approval of Type II Tree Conservation Plan TCPII/043/93-01 with conditions.

- 3. Development of this site shall be in conformance with Stormwater Management Concept Plan, No 1296-2008, and any subsequent revisions.**

Comment: The Stormwater Management Concept Plan, 1296-2008, has been revised. A Stormwater Management Concept approval letter and plan (1296-2008-01) were included in the submittal package. In addition to a fee-in-lieu payment for stormwater management, the site is required to provide on-site infiltration to treat stormwater. The site is also providing an

underground storage facility to control stormwater quantity. The storage facility is correctly shown on the TCPII and DSP.

4. **Prior to the issuance of the first building permit, all afforestation and associated permanent protection fencing shall be installed. Certification prepared by a qualified professional may be used to provide verification that the afforestation has been completed. It must include, at a minimum, photos of the afforestation areas and the associated fencing for each lot with labels on the photos identifying the locations, and a plan showing the locations where the photos were taken.**

Comment: The above condition continues to be in effect for the subject site.

6. **Prior to signature approval of the preliminary plan, the applicant, the applicant's heirs, successors and or assignees, shall record the existing dwelling located on Parcel 17 on a Maryland Inventory of Historic Properties (MIHP) form. Two copies of the MIHP form shall be submitted to the Historic Preservation Section prior to signature approval of the preliminary plan.**

Comment: In accordance with the above condition, the applicant submitted two copies of a Maryland Inventory of Historic Properties (MIHP) form for the house on the subject property (Historic Site #66-067) to Historic Preservation staff, which was reviewed and approved. Condition 6 of PGCPB Resolution No. 08-103 has been fulfilled. No additional information is requested by the Historic Preservation Section.

7. **In conformance with the Adopted and Approved College Park US 1 Corridor Sector Plan and Development District Standards, the applicant, the applicant's heirs, successors and/or assignees shall provide the following:**
 - a. **The installation of a five-foot-wide sidewalk along the subject property's entire street frontage of Autoville Drive, unless modified by the City of College Park. The sidewalk shall include curb cuts that comply with ADA regulations.**
 - b. **A sidewalk connection and crosswalk from Autoville Drive to the proposed internal sidewalk along the north side of the proposed building (south side of the proposed driveway entrance), unless modified by the City of College Park.**

Comment: The above condition relates to Finding 7 of PGCPB Resolution No. 08-103, which stated that the subject property is within the College Park US 1 Corridor Development District Overlay Zone, and that several design standards for public areas impact the site. The referenced standards are under P2—Sidewalks, Bikeways, Trails, and Crosswalks on page 171 of the *2002 Approved College Park US 1 Corridor Sector Plan and Sectional Map Amendment*.

The property is no longer subject to Development District standards. The 2010 *Approved Central US 1 Corridor Sector Plan and Adopted Sectional Map Amendment* rezoned the portion of the subject property known as Parcel 17 from the M-U-I Zone to the R-55 Zone, and retained the balance of the subject property in the R-55 Zone. The SMA removed the entirety of the subject property from the Development District Overlay Zone (DDOZ).

Conformance to Development District standards should not be required; nevertheless, the site plan does indicate the installation of a five-foot-wide sidewalk along the subject property's entire street frontage of Autoville Drive, and connections of that sidewalk to the proposed internal sidewalk along the north side of the proposed building.

- 8. Prior to the approval of a final plat, the applicant, the applicant's heirs, successors and/or assignees shall have a detailed site plan approved by the Planning Board in accordance with Part 3, Division 9 of the Zoning Ordinance.**

Comment: Part 3, Division 9 of the Zoning Ordinance requires, in the order of approvals, the approval of a detailed site plan prior to final plat. The subject detailed site plan has been submitted in fulfillment of this condition.

The requirement for a detailed site plan is discussed in Finding 17 of PGCPB Resolution No. 08-103 as follows:

Because the southern portion of the property was the subject of a prior approved detailed site plan application, and due to the entire property now being located within the Development District Overlay Zone (DDOZ) thru the adoption of the *Approved College Park US 1 Corridor Sector Plan and Sectional Map Amendment*, the approval of a new detailed site plan is required by the Planning Board in accordance with Section 27-548.25, and Part 3, Division 9 of the Prince George's County Zoning Ordinance.

Since the site is not located within a DDOZ, no detailed site plan is required in accordance with Section 27-548 of the Zoning Ordinance.

The above section of Finding 17 also refers to a previous detailed site plan application (DSP-94047), required on the southern portion of the property (Lot 1), as additional rationale for why detailed site plan approval is required on the subject site. While the Zoning Ordinance permits churches on two-acre sites and larger within the R-55 Zone without requirement for detailed site plan approval, PGCPB Resolution No. 93-243 for Preliminary Plan of Subdivision 4-93038 required detailed site plan approval by the Planning Board or its designee prior to the issuance of any building permits for Lot 1. This decision was based on the recommendation of the College Park City Council and testimony at the September 23, 1993 public hearing by neighboring property owners regarding concerns about landscaping on the subject site and building design of the proposed church.

Condition 7 of PGCPB Resolution No. 93-243 for Lot 1 is written as follows:

Prior to the issuance of any building permits, a Detailed Site Plan shall be approved for this site by the Planning Board or its designee. The site plan shall address landscaping and building design with special attention given to landscape buffers which will provide maximum year round screening and building design which is compatible with the surrounding neighborhood.

In reviewing the history of approvals on the site, it appears the main purpose of the subject detailed site plan is to review landscaping and building design as required by Condition 7 of PGCPB Resolution No. 93-243. Above Condition 7 references detailed site plan approval by the Planning Board or its designee. Considering detailed site plan approval by the Board's designee was permitted prior to placement of the site in the US 1 DDOZ, it may perhaps be inferred that

since this site is no longer in any DDOZ, it may be appropriate for any future limited minor amendments of the subject detailed site plan to be accomplished by the Planning Board's designee in accordance with Section 27-289(c) of the Zoning Ordinance.

It should be noted that discussion of previous Condition 7 of PGCPB Resolution No. 93-243 is for purposes of historic context. Previous resolution PGCPB No. 93-243 is legally superseded by PGCPB Resolution No. 08-103 for the entire site.

11. A note shall be placed on the final plat of subdivision stating the following:

“With the exception of parking provided on the existing driveway near the western property boundary, all on-site parking shall be accessed from Autoville Drive only.”

Comment: The detailed site plan is in conformance with this condition.

12. No church functions (excluding normal business or counseling) shall be allowed during non-holiday weekday morning (7:00–9:00 a.m.) and evening (4:00–6:00 p.m.) peak hours.

Comment: A note is provided to this effect on the detailed site plan.

13. Total development within the subject property shall be limited to the existing church facilities plus 22,760 square feet of additional church facilities, or equivalent additional development (beyond the existing church facilities), which generates no more than 4 AM peak hour and 5 PM peak hour vehicle trips. Any development generating a traffic impact greater than that identified herein above shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.

Comment: The 21,708 square feet of additional facilities proposed would not generate more than 4 AM and 5 PM weekday peak-hour vehicle trips.

14. At the time of final plat, the applicant, the applicant's heirs, successors and/or assignees shall dedicate right-of-way along Autoville Drive of 30 feet from the existing centerline.

Comment: The detailed site plan accurately reflects the dedication required at time of final plat.

9. *Prince George's County Landscape Manual:* The site plan is subject to Section 4.2, Requirements for Landscape Strips along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; Section 4.9, Sustainable Landscaping Requirements; and Section 4.10 Street Trees along Private Streets of the Landscape Manual. The submitted landscape plan will be substantially in conformance with the Landscape Manual if approved with conditions. The following discussion is offered:

- a. Chinese Bible Church has street frontage along Autoville Drive, a public right-of-way, and Park Drive, a 20-foot-wide right-of-way for ingress/egress. Park Drive is considered a street for the purposes of determining the required setbacks and landscape buffers since the access was previously authorized by the Planning Board as part of prior subdivision

applications. The required 4.2 Landscape Strips along Streets has been provided along the site's Autoville Drive frontage and 297 linear feet of the site's frontage along Park Drive.

An additional 285 linear feet of Park Drive, referred to as MacAdam Drive in previous approvals, continues through the subject property. This portion of the street is subject to two sections of the Landscape Manual because it is considered a private street (subject to Section 4.10), and requires a landscape strip in accordance with Section 4.2 because of the non-residential use on the subject property.

The submitted detailed site plan revision provides the required landscape strips along public and private streets.

- b. Section 4.3(c)(2), Parking Lot Interior Planting Requirements, requires a percentage of the parking lot, determined by the size of the lot, to be interior planting area. The interior planting area is required to be planted with one shade tree for each 300 square feet (or fraction) of interior landscaped area provided. The DSP indicates approximately 63,989 square feet of surface parking for 146 spaces. The surface parking is comprised of two lots: one existing lot that will be restriped, and one new lot. The applicant is proposing a total of 6,691 square feet of interior landscaped area and adequate shade trees to comply with Section 4.3(c)(2).

There are design guidelines within the Landscape Manual that describe how the interior planting areas are to be designed to maximize safety within parking lots and ensure adequate planting areas for proposed plant materials. All parking islands adjacent to main drive aisles should be a minimum of six feet wide when abutting main driveway aisles and nine feet wide when perpendicular to parking on each side in accordance with Section 4.3(c)(2)(F) and 4.3(c)(2)(D)(iv). In areas less than nine feet in width, only one shade tree may be appropriate in order to provide adequate soil volumes for the long-term growth of the proposed trees, as discussed in Section 4.3(c)(2)(D)(i) of the Landscape Manual.

The applicant has addressed the above sections through revisions to the plans.

- c. Section 4.4 requires that all dumpsters and loading spaces be screened from all adjacent public roads. The DSP shows an existing dumpster location, to remain, west of the church building. The existing dumpster, as it appeared during a site visit, is enclosed by a painted, board-on-board fence that is in significant disrepair. Staff recommends that the applicant provide a detail of a new 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. With the addition of an upgraded enclosure, the dumpster will be adequately screened from Park Drive by existing woodlands and a mix of proposed evergreen plant materials.

The location of the loading space requires screening from adjacent residential zones. The Landscape Manual requires that plant materials used to meet this requirement be of an evergreen variety and at least six feet high at planting. The applicant proposes additional evergreen trees to supplement existing trees located in this area to complete an evergreen screen for the loading space.

- d. The site is subject to Section 4.7, Buffering Incompatible Uses. The applicant is required to provide a Type “C” bufferyard which consists of a 40-foot-wide building setback, and a 30-foot-wide landscaped yard along all property lines which abut existing single-family dwellings. The detailed site plan delineates landscape bufferyards which vary between 18 feet wide and 30 feet wide along the common property lines which separate the church from the abutting single-family detached houses.

The applicant has requested alternative compliance from Section 4.7 of the *Prince George's County Landscape Manual* in limited areas of the site where the bufferyard width has not been met by the site plan, and to allow a portion of the required bufferyards to be met through afforestation.

The conclusions of the Alternative Compliance Committee are as follows:

Alternative compliance is requested from the requirements of Section 4.7 (Buffering Incompatible Uses) of the *Prince George's County Landscape Manual*, along two sections of the northern property line adjoining Parcel 16 and a section of the southern property line adjoining Parcels A and 19.

Location:

The subject property is located on the west side of Autoville Drive, approximately 750 feet south of its intersection with Cherry Hill Road.

Background:

The subject property, Chinese Bible Church of College Park, is located at 9618 Autoville Drive, College Park, Maryland and is zoned One-Family Detached Residential (R-55). The property is currently improved with structures including a church, parsonage, and associated parking. To the north are single-family detached dwellings on parcels zoned Mixed Use—Infill (M-U-I), to the south is Park Drive, to the east is Autoville Drive, and to the west are single-family dwellings on parcels zoned R-55.

The property was the subject of a previously approved Alternative Compliance application, AC-95017, approved in 1995 for Section 4.7, Buffering Incompatible Uses, along the northern and southern property lines. The land area for the subject property has been expanded to include an additional parcel to the north as part of the overall site within this application. A Preliminary Plan of Subdivision, 4-07078, was approved for the overall site on July 3, 2008.

This revised alternative compliance request is filed in conjunction with a Detailed Site Plan (DSP-09010-01) for the expansion of the existing church and proposes additional parking. The site is subject to the regulations contained in the *Prince George's County Landscape Manual*, effective December 13, 2010.

Request:

The applicant is requesting a revision to the previously approved alternative compliance to reduce the required 30-foot bufferyard along a portion of the northern property line (Bufferyard ‘A’) for the placement of an entrance road to the site. The reduction would result in a bufferyard ranging from 18–29 feet for a 95-foot segment of the northern property line. The request proposes to plant the exact number of required planting units within the buffer. The applicant is also requesting alternative compliance to substitute afforestation along the remaining portion of the northern property line (Bufferyard ‘D’)

and along a portion of the southern property line (Bufferyard 'I').

On January 21, 2011, the applicant submitted a revision to the proposal based on a public hearing held on January 18, 2011 at the City of College Park before the College Park City Council in review of the detailed site plan and alternative compliance application submitted by the applicant.

REQUIRED: 4.7 Buffering Incompatible Uses along the northern property line adjacent to a single-family detached dwelling (Bufferyard 'A')

Length of bufferyard	95 feet
Building setback	40 feet
Landscape yard	30 feet
Fence or wall	No
Plant units (120 per 100 l.f.)	114

PROVIDED: 4.7 Buffering Incompatible Uses

Length of bufferyard	95 feet
Building setback	40 feet
Landscape yard	18–30 feet
Fence or wall	No
Plant units	114

REQUIRED: 4.7 Buffering Incompatible Uses along the northern property line adjacent to a single-family detached dwelling (Bufferyard 'D')

Length of bufferyard	101 feet
Building setback	N/A
Landscape yard	30 feet
Fence or wall	No
Plant units (120 per 100 l.f.)	122

PROVIDED: 4.7 Buffering Incompatible Uses

Length of bufferyard	101 feet
Building setback	N/A
Landscape yard	66 feet
Fence or wall	No
Plant units	240 (1-inch caliper equal to 4 p.u. each)— afforestation

REQUIRED: 4.7 Buffering Incompatible Uses along the southern property line adjacent to a single-family detached dwelling (Bufferyard ‘I’)

Length of bufferyard	79 feet
Building setback	N/A
Landscape yard	30 feet
Fence or wall	No
Plant units (120 per 100 l.f.)	90

PROVIDED: 4.7 Buffering Incompatible Uses

Length of bufferyard	79 feet
Building setback	N/A
Landscape yard	66 feet
Fence or wall	No
Plant units	180 (1-inch caliper equal to 4 p.u. each)— afforestation

Justification of Recommendation:

Bufferyard ‘A’—along the northern property line adjacent to a single-family detached dwelling.

The applicant is requesting alternative compliance to reduce the required landscape yard from 30 feet in width to a minimum of 18 feet in width. The applicant proposes to provide the number of plant units required along the northern bufferyard. On January 18, 2011, the City of College Park City Council held a hearing for the subject property. The City of College Park Planning staff argued that a fence would not be appropriate in the subject bufferyard (as shown on the plan at that hearing) and additional planting units should be planted. The applicant found this proposal to be acceptable. The Alternative Compliance Committee recommends that providing an additional one-third more than the required planting units would offset the reduced width of the landscape bufferyard. The number of planting units should change from 72 provided to a minimum of 150 provided. The committee recognizes the fact that not all of the planting units may fit in the reduced bufferyard, so some of the planting units can be placed on the south side of the proposed driveway. The Alternative Compliance Committee finds that by providing the required planting units plus an additional one-third, the proposal provides an alternative that is equally effective compared to the strict compliance to the *Prince George’s County Landscape Manual*.

Bufferyard ‘D’ and ‘I’—along the northern and southern property lines adjacent to a single-family detached dwelling.

The applicant is proposing to satisfy the need for a landscape bufferyard between incompatible uses through the Type II tree conservation plan associated with the detailed site plan. By using the afforestation approach, one-inch caliper trees equate to 60 (Bufferyard ‘D’) and 45 (Bufferyard ‘I’) native shade trees at approximately one-fourth of the normal size requirement of a shade tree per the *Prince George’s County Landscape*

Manual. Once the trees reach maturity, they will provide an equally effective bufferyard strip planting than the traditional landscape yard would provide. There are no buildings adjacent to the two bufferyards. In the Section 4.7 schedule, the applicant has awarded five plant units per tree, however, staff believes the correct ratio is four plants units per tree. The proposed alternative is equally effective compared to the strict compliance to the *Prince George's County Landscape Manual*.

Recommendation:

The Alternative Compliance Committee recommends approval of Alternative Compliance AC-95017-01 pursuant to Section 4.7 of the *Prince George's County Landscape Manual* along the northern and southern property lines with the following condition:

- a. Prior to signature approval of Detailed Site Plan DSP-09010-01:
 1. 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.
 2. The plant schedule for Section 4.7 Bufferyards 'D' and 'I' shall be revised to reflect four plant units per one-inch caliper tree for a total of 240 and 180, respectively.
- e. The application is subject to Section 4.9 of the *Prince George's County Landscape Manual*, which requires that a percentage of the proposed plant materials be native plants. The required charts demonstrating conformance with Section 4.9 are provided on the landscape plan.

Section 4.9 also requires that existing trees and/or vegetation retained in fulfillment of the requirements of the *Prince George's County Landscape Manual* shall not contain invasive species, and removal of existing invasive species prior to certification is required in accordance with Section 1.5, Certification of Installation of Plant Materials, of the *Prince George's County Landscape Manual*. The applicant has provided a note on the landscape plan stating that invasive species (including Japanese Honeysuckle, Blackberry, Multiflora Rosa, and Poison Ivy) shall be removed. Conformance with this note will be addressed at time of permits.

- f. There are a few technical revisions needed to the submitted landscape plan prior to signature approval, so that it is clearer that the requirements of the Landscape Manual have been met, particularly Section 2.2, Submittal Requirements. Those recommended plan revisions are included in the Recommendation Section of this technical staff report.
10. **Prince George's County Woodland Conservation and Tree Preservation Ordinance and the Tree Canopy Coverage Ordinance:** This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance and the Tree Canopy Coverage Ordinance. The site is grandfathered from the provisions of the Woodland and Wildlife Habitat Conservation Ordinance because the site has an approved Preliminary Plan of Subdivision.
- a. The site is subject to the Prince George's County Woodland Conservation Ordinance because the site has an approved Type I Tree Conservation Plan (TCPI/022/93-01). The

submitted TCPII is in conformance with the previously approved Type I tree conservation plan.

The TCPII contains a note that states this site is grandfathered to the 1993 Woodland Conservation Ordinance and has been reviewed under those regulations.

Some minor technical revisions are required prior to signature approval of the TCPII.

Recommended Condition: Prior to certification of the detailed site plan the TCPII shall be revised as follows:

- (1) Identify and label all existing and proposed structures. Include the intended disposition of all existing structures.
 - b. The project is subject to the requirements of Subtitle 25, Division 3: The Tree Canopy Coverage Ordinance. The requirement for the subject property is 15 percent of the gross tract area or 30,906 square feet based on the R-55 zoning. This requirement is met through the provision of 0.50 acre of on-site woodland preservation, 0.21 acre of on-site afforestation, and additional plant material throughout the site. The applicant's provided tree canopy coverage schedule located on the landscape plan demonstrates that the requirement is being met with 56,902 square feet of tree canopy, nearly double the requirement.
11. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
- a. **Community Planning North Division**—In a memorandum dated November 24, 2010, the Community Planning North Division noted that the application is consistent with the 2002 General Plan Development Pattern policies for Centers in the Developed Tier. This application conforms with the land-use recommendations of the 2010 *Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment* for institutional land uses in the existing residential character area.
 - (1) **2002 Prince George's County Approved General Plan**
The 2002 General Plan sets the County's development policies. The application is consistent with the 2002 General Plan recommendations for mixed-use development in the Developed Tier and within designated corridors. The expansion of an existing church use complements adjacent residential and nearby commercial land uses.
 - (2) **2010 Approved Central US 1 Corridor Sector Plan and Adopted Sectional Map Amendment**
The 2010 US 1 Corridor Sector Plan recommends institutional land uses on the subject property. Institutional land uses are described as follows: "This category includes elementary and secondary schools, public and private colleges and universities, military installations, churches, medical and health-care facilities, correctional facilities, fire and police stations, libraries, and government offices and facilities."

The proposed development is located in the Autoville Existing Residential community. Proposed development within existing residential areas should

preserve the residential character of College Park’s neighborhoods and improve accessibility, walkability, and convenience to walkable nodes, corridor infill areas, and natural areas.

The proposed expansion of an existing institutional use (the Chinese Bible Church) conforms to the land use recommendations of the 2010 sector plan.

(3) **SMA/ Rezoning**

The 2010 *Approved Central US 1 Corridor Sector Plan and Adopted Sectional Map Amendment* rezoned the portion of the subject property known as Parcel 17 from the M-U-I Zone to the R-55 Zone, and retained the balance of the subject property in the R-55 Zone. The SMA removed the entirety of the subject property from the Development District Overlay Zone (DDOZ), and the property is no longer subject to Development District Standards.

(4) **Recommendation**

The Community Planning memorandum recommends that the applicant provide a sidewalk north of the access drive to the parking area.

Comment: While a sidewalk in this location could provide some benefit to the site, adding a sidewalk on the north side of the drive-aisle would further reduce the required landscaped bufferyard in this location. The bufferyard impacted by this recommendation is the area of the alternative compliance request. Staff does not recommend that this bufferyard is reduced further through the provision of an additional sidewalk. Sidewalks are proposed along Autoville Drive and on the south side of the access drive. The site connectivity as proposed is largely in conformance with master plan recommendations.

The Community Planning memorandum states that the submitted site plan does not indicate an on-road bicycle lane along Autoville Drive as recommended in the 2010 Sector Plan.

Comment: At the time of preliminary plan, the applicant agreed to provide dedication along Autoville Drive. The required dedication is indicated on the site plan. Bike lanes may be implemented by the City of College Park in the future. Generally, bike lanes should be implemented in increments of at least one-half mile, as recommended by the Maryland State Highway Administration (SHA); therefore, no bike lanes are recommended in front of the church site at this time.

b. **The Transportation Planning Section**—In referrals dated January 5, 2011 and January 7, 2011, the Transportation Planning Section noted that access and on-site circulation are acceptable. The Transportation Planning Section also stated that:

- (1) The subject property was given subdivision approval pursuant to a finding of a de minimus transportation impact made in 2008 during review of Preliminary Plan of Subdivision 4-07078.
- (2) Autoville Drive has been revised in concept in the 2010 *Approved Central US 1 Corridor Sector Plan and Adopted Sectional Map Amendment*. The resolution of approval for that plan includes Attachment 1, which describes Autoville Drive to “terminate near the southern end of the current Chinese Bible Church property,”

with the recommendation also calling for “no connection to US 1 near the Hollywood Road intersection” to be permitted. The figure labeled “Conceptual Master Plan” within that same attachment clearly indicates that Autoville Drive is not intended to extend past the southern end of the subject site. Therefore, it is determined that Autoville Drive is reflected consistently with the master plan requirements.

Comment: While the conceptual master plan graphically illustrates a cul-de-sac at the terminus of Autoville Drive, the drawing is for illustrative purposes only. It is the text of the plan that controls. The text of Attachment One requires that the Autoville Drive terminate near the southern end of the church property. It did not specify how Autoville Drive would terminate. Staff has determined that additional right-of-way dedication for a cul-de-sac is not required, and that there be no connection of Autoville Drive to US 1 at the Hollywood Road intersection.

- (3) The site was also reviewed for master-plan trail compliance on January 7, 2011. All needed internal and external sidewalks are shown on the plan.

The area master plan recommends bike lanes for Autoville Drive between Cherry Hill Road and the Mazza development. It also recommends that a possible trail connection be made at the southern terminus of northern section of Autoville Drive to the northern terminus of the southern section. Bike lanes and trails may be provided by the City of College Park in the future, and a trail bridge may be provided by others in the future as funds become available for construction. No changes need to be made to the applicant’s proposal with regard to the provision of bike lanes.

Adequate bicycle and pedestrian transportation facilities would exist to serve the proposed use as required under Section 24-123 of the Subdivision Regulations and Section 27-274 of the Zoning Ordinance from the standpoint of non-vehicular circulation and transportation.

- c. **The Environmental Planning Section**—In a memorandum dated December 19, 2010, the Environmental Planning Section recommended approval of Detailed Site Plan DSP-09010 and Type II Tree Conservation Plan TCPII/043/93-01 subject to conditions and offered the following comments:

- (1) The site has a staff signed Natural Resources Inventory (NRI/043/06-01). There are no sensitive environmental features on the site, such as streams and wetlands. The site contains one stand of woodland (Stand A) totaling 0.50 acres, and three specimen trees. The detailed site plan and TCPII accurately show the information as depicted on the signed NRI.
- (2) According to the *Prince George’s County Soil Survey*, the soils found to occur on the site are considered highly erodible and may be problematic for grading on steep or severe slopes; however, there are no steep or severe slopes on the site. No further action is needed by the applicant as it relates to this detailed site plan review.
- (3) A stormwater management concept approval letter and plan (1296-2008-01) were included in the submittal package. In addition to a fee-in-lieu payment for stormwater management, the site is required to provide on-site infiltration to treat

stormwater. The site is also providing an underground storage facility to control stormwater quantity. The storage facility is correctly shown on the TCPII and DSP.

- d. **The Subdivision Review Section**—In a memorandum dated January 10, 2011, the Subdivision Section recommended approval of the subject detailed site subject to one condition.

The general boundary of subject property shown on the detailed site plan is in conformance with the preliminary plan. However the bearings and distances for the property on the site plan are not consistent with the preliminary plan. The applicant should be made aware that the bearings and distances on the approved detail site plan must conform to the final plat of subdivision.

- e. **The Historic Preservation Section**—In a memorandum dated November 29, 2010, it was stated that the DSP proposal has no effect on historic sites, resources, or districts.
- f. **Archeology**—A December 9, 2010 referral from the Archeological Planner Coordinator stated that no additional information is requested by the Historic Preservation Section.
- g. **The Permit Review Section**—The Permit Review Section provided detailed referral comments in a memorandum dated November 23, 2010. The applicable comments have been addressed through revisions to the plans.
- h. **The City of Greenbelt**—The City of Greenbelt provided a referral of no comment dated March 22, 2010 for DSP-09010, which was withdrawn and later submitted as DSP-09010-01.
- i. **The City of College Park**—The College Park City Council voted to approve the subject detailed site plan with conditions on January 25, 2011. The conditions of that approval (in bold) followed by M-NCPPC staff comment are as follows:

1. The Applicant shall revise the Detailed Site Plan as follows:

- a. **Provide a 5-foot sidewalk along the full extent of the Autoville Drive frontage and provide handicapped ramps at the driveway entrance.**

Comment: Revised site plans submitted prior to publishing the technical staff report indicate that a five-foot-wide sidewalk along the full extent of the site's Autoville Drive frontage with handicapped ramps is proposed. No additional condition to this effect is needed.

- b. **Remove the driveway entrance and two parking spaces for the parsonage and plant grass in place of the gravel and concrete. Add two spaces for the parsonage as an extension of the parking area to the southeast of the parsonage.**

Comment: The applicant's revised plans indicate that the gravel drive for the parsonage will be removed and the parsonage parking will be provided through an extension of the existing surface parking lot. Existing concrete areas east of the parsonage are indicated to be removed.

While vehicular access to the parsonage building is no longer indicated from the private street extending from Park Drive, this access remains a permitted access for the parsonage pursuant to the deed for this parcel recorded in Liber 7956, Folio 330, and prior approvals of Preliminary Plans 4-93038 and 4-07078. No additional condition to this effect is needed.

2. The Applicant shall revise the Landscape/lighting Plan as follows:

- a. Provide specifications for any exterior building mounted light fixture.**

Comment: Staff recommends that this condition be carried forward.

- b. Provide a detail of the 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.**

Comment: Staff recommends that this condition be carried forward.

- c. Eliminate the fence at Bufferyard A and provide additional plant material to meet the requirement of the Landscape Manual.**

- d. Remove the fence from the site plan between the subject property and abutting Parcel 19, and provide adequate plant materials in Bufferyards J and K, as there is sufficient space to meet the requirements of the Landscape Manual in this location.**

Comment: College Park City Council conditions 2(c) and 2(d) have been addressed through revisions to the plans. No additional conditions to this effect are needed.

3. The Applicant shall revise the building architecture for review and approval prior to certification as follows:

- a. Eliminate the middle bands on the east and west elevations of the addition – a band at the roofline and top and bottom of the windows will remain.**
- b. Remove the accent band surrounding all of the windows.**
- c. Include a square instead of a rectangular-shaped glass block window in the mechanical screening wall.**

Comment: College Park City Council conditions 3(a), 3(b), and 3(c) have been addressed through revisions to the plans. The revised architecture has been reviewed by staff and will be presented at the Planning Board hearing. No additional conditions to this effect are needed.

- j. The Department of Public Works and Transportation (DPW&T)—In a memorandum dated January 7, 2010, DPW&T stated that the facilities proposed do not**

impact any county-maintained roadways. Additionally, DPW&T wrote that the proposed detailed site plan is not consistent with approved Stormwater Management Concept Plan 1296-2008-01.

Recommended Condition: 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.

- k. **Verizon**—In referral comments for DSP-09010 dated April 20, 2010, Verizon stated that the public utility easement (PUE) along Autoville Drive is sufficient. The PUE remains unchanged between withdrawn application DSP-09010 and DSP-09010-01.
12. As required by Section 27-285(b), the detailed site plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-09010-01, Chinese Bible Church of College Park, Alternative Compliance AC-95017-01 and Type II Tree Conservation Plan TCPII/043/93-01 with 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 'I' 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 TCPII 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.