

The Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Development Review Division
 301-952-3530



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

DETAILED SITE PLAN

DSP-03078

Application	General Data
Project Name: MELWOOD HOTEL Location: North side of Marlboro Pike, approximately 700 feet east of its intersection with Dowerhouse Road Applicant/Address: Manek Lal Patel 7001 SW Crain Highway Upper Marlboro, MD 20772	Date Accepted: 1/12/04
	Planning Board Action Limit: Waived
	Plan Acreage: 1.7
	Zone: C-S-C
	Dwelling Units: NA
	Square Footage: 45,000
	Planning Area: 77
	Tier: Developing
	Council District: 9
	Municipality: NA
200-Scale Base Map: 207SE08	

Purpose of Application	Notice Dates
To establish a hotel on the subject property.	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003) 10/12/03
	Sign(s) Posted on Site: 8/31/04

Staff Recommendation		Staff Reviewer: Ruth Grover	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

October 22, 2004

MEMORANDUM

TO: Prince George's County Planning Board
VIA: Steve Adams, Urban Design Supervisor
FROM: Ruth Grover, Urban Design Section, Development Review Division
SUBJECT: Detailed Site Plan, DSP-03078
Melwood Hotel

The Urban Design staff has reviewed the detailed site plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions as described in the Recommendation section of this report.

EVALUATION

The detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the Zoning Ordinance in the C-S-C Zone.
- b. The requirements of Preliminary Plan of Subdivision 4-02041 (PGCPB No. 02-212).
- c. The requirements of the *Landscape Manual*.
- d. The requirements of the Prince George's County Woodland Conservation Ordinance.
- e. Referral comments.

FINDINGS

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

- 1. **Request:** The subject application requests approval for a detailed site plan for a hotel.

2. **Development Data Summary**

	EXISTING	PROPOSED
Zone	C-S-C (Commercial Shopping Center)	C-S-C (Commercial Shopping Center)
Use(s)	Restaurant/Store	Hotel and Restaurant/Store
Acreage	1.70	1.70
Parcels	1	1
Building Square Footage/GFA	3,335	45,000

OTHER DEVELOPMENT DATA

	REQUIRED	PROPOSED
Total parking spaces		
Of which handicapped spaces	2	4
Standard spaces (9.5' x 19')	29	59 (Restaurant/Store and Hotel)
Compact spaces (8.0' x 16.5')		2
Loading spaces	0	1

3. **Location:** The site is in Planning Area 77, Council District 9. More specifically, it is located at 9400 Marlboro Pike, on the north side of the travelway, approximately 700 feet east of its intersection with Dower House Road.
4. **Surroundings and Use:** The subject property is bounded on the north by MD 4, on the east by the Melwood Shopping Center, and on the west by commercially zoned, vacant land. An existing market is located on the front of the subject property. Much of the land in the immediate vicinity of the subject site is wooded and vacant.
5. **Previous Approvals:** The property is subject to Preliminary Plan of Subdivision 4-02041. Please see more detailed discussion below under Finding 8.
6. **Design Features:** Though the subject property fronts on both Pennsylvania Avenue (MD 4) and Marlboro Pike, access is only proposed from Marlboro Pike, leading directly to the existing restaurant and its ancillary parking. A travelway is proposed to circle the hotel, providing parking on the easterly side of the proposed hotel and to its north. Landscaping is proposed along both road frontages, the easterly boundary of the site, and in a small cluster between the existing restaurant and the proposed hotel. A small stormwater management pond is proposed to be located in the northwesterly corner of the site. The property is flanked by commercial acreage to the west and the Melwood Shopping Center to the east. The architecture of the proposed hotel and remodeled Meadows Market includes brick chosen to match the color of the brick in the adjacent shopping center and aluminum siding in a light natural color chosen to match the color of the siding utilized in the adjacent buildings. The brick is primarily utilized on the first story of the market, in its arcade, and at the base of the motel. However, a large brick rectilinear vertical feature articulates and offers visual interest to the MD 4 façade. Fenestration on the buildings offers a pleasing rhythm with windows and doorways grouped in twos on both buildings.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the C-S-C Zone and the site plan design guidelines of the Zoning Ordinance.

- a. The subject application is in conformance with the requirements of Section 27-454, which governs permitted uses in commercial zones. The proposed hotel and restaurant are also in conformance with Section 27-461 that stipulates permitted uses in the C-S-C Zone.
 - b. The proposal is also in conformance with the requirements of Section 27-462, Regulations, regarding additional regulations for development in commercial zones.
8. **Preliminary Plan of Subdivision 4-02041:** Preliminary Plan 4-02041 was approved by the Planning Board on October 31, 2002. Resolution PGCPB 02-212 was adopted on October 31, 2002. The following conditions of approval apply to the review of the subject detailed site plan. Conditions of that approval are listed below in boldface, followed by staff comment on the subject application's compliance with that condition:
1. **Prior to the approval of building or sign permits for new or existing development, a Detailed Site Plan (DSP) shall be approved by the Planning Board or its designee. The site plan shall be evaluated for conformance to the recommendations of the Melwood-Westphalia Master Plan for development within the Melwood Commercial Center.**

Comment: Pursuant to this condition, this detailed site plan application is under consideration. Staff has evaluated the application and schedule for improvements to the Meadows Market for conformance to the recommendations of the Melwood-Westphalia Master Plan for development within the Melwood Commercial Center. Particularly, staff has looked closely at:

- The design and location of pedestrian and vehicular circulation routes internal to the site and connecting to Old Marlboro Pike and the adjacent Melwood Shopping Center.
- The overall development as a cohesively designed, well-coordinated development (land uses, overall concept, architectural style, building height, landscaping, screening, buffering and sign display).
- Façade improvements to the existing Meadows Market.

Staff would suggest that the proposed Detailed Site Plan meets the requirements of the 1994 Melwood-Westphalia Master Plan, provided recommended conditions are adopted together with the approval of the proposed project. Recommended conditions address provision of pedestrian circulation routes between the proposed hotel and existing development on and off-site, approval of acceptable signage at a later date, and inclusion of a schedule of improvements to the Meadows Market on the detailed site plan.

2. **The Detailed Site Plan (DSP) shall establish the triggers for improvements to the Meadows Market required by the DSP, which may include signage, façade, parking lot circulation and location, and landscaping.**

Comment: As mentioned above, such schedule has been designed by the applicant, is acceptable to staff, and will be included on the detailed site plan prior to signature approval. As per the schedule, work is to be completed prior to the issuance of the Certificate of Occupancy for the hotel.

3. **The DSP shall evaluate the possibility of shared parking between the abutting mall to the east, the proposed hotel, and the existing Meadows Market.**

Comment: Although the new hotel will share parking with the existing Meadows Market, the applicant reports that attempts to reach an agreement regarding shared parking with the owner of the abutting mall have been unsuccessful. Therefore, it can be said that the applicant has complied with Condition 3 by fully evaluating the possibility of shared parking with the abutting mall to the east, the proposed hotel, and the existing Meadows Market.

4. **Prior to the issuance of building permits for the hotel building, the applicant shall submit certification by a professional engineer with competency in acoustical analysis to the Environmental Planning Section demonstrating that the design and construction of building shell within the noise corridor MD 4 and noise generated by aircraft from Andrews Air Force Base will attenuate noise to interior noise levels of 45 dBA (Ldn) or less.**

Comment: Condition 4 is triggered by the issuance of building permits, not detailed site plan, so its consideration may be left to a later date.

6. **Development of this site shall be in conformance with the approved conceptual Stormwater Management Plan #16728-2002-0.**

Comment: DER has stated that the proposed project is in conformance with approved Stormwater Management Concept Plan #16728-2002-0.

11. **The subject property shall not have direct access to MD 4.**

Comment: The proposed site plan complies with Condition 11.

12. **Total additional development within the subject property shall be limited to a 120-room motel, or equivalent development permitted within the C-S-C Zone that generates no more than 78 AM and 96 PM peak-hour vehicle trips. Any development other than that identified herein above shall require an additional preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

Comment: The Transportation Planning Section has stated that the site plan is acceptable and that the proposed development complies with the conditions of the preliminary plan of subdivision regarding transportation enforceable at the time of detailed site plan approval. Therefore, the applicant has complied with this condition.

9. ***Landscape Manual:*** The proposed development is subject to the requirements of Section 4.2, Commercial and Industrial Landscaped Strip; Section 4.3a, Parking Lot Landscaped Strip; Section 4.3b, Parking Lot Perimeter Area; and 4.3c, Parking Lot Interior Planting. The Urban Design staff reviewed the proposed landscape plan and found that the submittals are in general compliance with the applicable sections of the *Landscape Manual*.
10. **Woodland Conservation Ordinance:** The property is exempt from the requirements of the Woodland Conservation Ordinance because it is more than 40,000 square feet in area, contains less than 10,000 square feet of woodland, and there are no previously approved Tree Conservation Plans for the site. A standard exemption letter from the Environmental Planning Section has been obtained and is contained in the file. The standard exemption was based on a Sediment Control Plan dated February 27, 2003.

11. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
- a. **Historic Preservation**—The Historic Preservation and Public Facilities Planning Section, in comments made February 2, 2002, stated that the proposed project would have no effect on historic resources in the vicinity of the subject site.
 - b. **Community Planning**—The Community Planning Division stated that the proposed detailed site plan was not inconsistent with the 2002 General Plan Developing Tier policies and generally conforms to the recommendations of the 1994 Melwood Westphalia Master Plan for commercial land use. They noted, however, that the applicant should delineate pedestrian circulation routes between the proposed hotel, the existing commercial use to the east, and the existing commercial use on the subject property and provide any additional information needed to evaluate the proposal against the façade and signage design guidelines in the approved master plan. In revised comments dated July 13, 2004, the Community Planning Division stated that pedestrians should be able to walk between the proposed hotel and the existing adjacent mall without having to walk along Old Marlboro Pike, or over and between the perimeter landscaping that functions as a barrier between these adjoining land uses. A break in the landscaping is necessary. Please note that urban design staff agrees that a pedestrian connection between the two properties is desirable and has ensured it via recommended condition 1a below. The connection, however, must be handicapped accessible and therefore urban design staff would recommend that it be made near the Marlboro Pike side of the site where the grade of the site does not present an impediment to handicapped accessibility. The Community Planning Division then addressed requirements in the Melwood-Westphalia Master Plan that relate to the overall development of Melwood Commercial Center, signage and façade improvements, concluding that they would support a recommendation of approval for the application if the applicant has adequately addressed these issues. As more fully discussed under Finding 8(1) of this report, staff has examined the application with respect to the issues raised in the 1994 Melwood-Westphalia Master Plan and considers these issues to be adequately addressed provided the approval is made subject to the recommended conditions below.
 - c. **Transportation**—The Transportation Planning Section stated that the site plan is acceptable and that the proposed development complies with the conditions of the preliminary plan of subdivision approval regarding transportation enforceable at time of detailed site plan approval.
 - d. **Subdivision**—The Subdivision Section, in a memorandum dated February 24, 2004, stated that detailed site plan review and approval required by Preliminary Plan 4-02041 must review conformance to the Melwood-Westphalia Master Plan, a schedule for improvements to the Meadows Market, evaluation of shared parking with the abutting mall and the Meadows Market, and lack of direct access to MD 4.
 - e. **Trails**—The Transportation Planning Section stated that there are no master plan trail issues identified in the Adopted and Approved Melwood-Westphalia Master Plan. Additionally, they noted that the submitted detailed site plan indicates that an additional eight feet of widening will be completed along the Marlboro Pike frontage, creating additional space for on-road bicycle traffic. Lastly, staff recommended a standard sidewalk along Marlboro Pike, similar to the frontage improvements to the east, linking

the proposed site to the adjacent commercial uses, provided the Department of Public Works and Transportation concurs.

- f. **Parks**—The Parks Department stated that they had no comments concerning the proposed project.
 - g. **Permits**—The Permit Office of the Development Review Division offered numerous comments regarding the project. These items have either been addressed by revisions to the plans or by recommended conditions below.
 - h. **Environmental Planning**—Noting that there is a Woodland Conservation Ordinance exemption letter in the file and that noise issues are addressed by Condition 4 of PGCPB Resolution 02-212, the Environmental Planning Section stated that there are no other environmental issues at this time.
 - i. **Department of Environmental Resources**—The Department of Environmental Resources, in comments dated February 17, 2004, stated that the subject site plan is consistent with approved Stormwater Management Concept Plan #16728-2002.
 - j. **Prince George's County Fire/EMS Department**—The Prince George's County Fire/EMS Department stated that the premises must be readily accessible to fire apparatus from public streets and provided with suitable gates, access roads and fire lanes, with all obstructions to access removed. They indicated that all fire lanes must be marked in accordance with the Prince George's County Fire/EMS Department's instructions. Lastly, they asked the applicant to provide information regarding hydrant locations.
 - k. **Department of Public Works and Transportation**—In a memorandum dated July 21, 2004, the Department of Public Works and Transportation offered comments regarding required right-of-way dedication, frontage improvements, storm drainage systems and facilities, and a required soils report. Please note the requirements of the Department of Public Works and Transportation will be met through a separate permitting process.
 - l. **Washington Suburban Sanitary Commission**—The Washington Suburban Sanitary Commission (WSSC) stated that since root systems of proposed trees (Green Vase Zelkova) may impact the proposed on-site sewer line, either the tree type should be modified or the proposed trees should be relocated 10 feet from the line. Also, WSSC stated that the applicant's engineer should submit an on-site plan package to the Permit Services Unit.
 - m. **Maryland State Highway Administration**—The Maryland State Highway Administration, noting that access is planned solely onto Marlboro Pike, stated that full build and occupancy of the hotel would have a negligible impact on the state road network and that they have no objection to the proposed project.
 - n. **Andrews Air Force Base**—At the time of writing this staff report, Andrews Air Force Base has not offered written comments on the proposed project.
12. As required by Section 27-285(b) of the Zoning Ordinance, the Detailed Site Plan represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, without requiring unreasonable cost 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-03078, Melwood Hotel, subject to the following conditions:

1. Prior to signature approval of the plans, the applicant shall revise the plans for the project as follows:
 - a. Delineate handicapped-accessible pedestrian circulation routes between the proposed hotel, the existing commercial use to the east, and the existing commercial use on the subject property
 - b. Any signage proposed for the property shall be approved by the Urban Design Section as designee of the Planning Board.
 - c. Include the proposed schedule of improvements to the Meadows Market on the detailed site plan and the statement “All proposed work on the Meadows Market shall be completed prior to issuance of the Certificate of Use and Occupancy for the proposed hotel.”
 - d. Indicate fire hydrant locations on the site plan.
 - e. All plantings shall be located at least 10 feet from the proposed on-site sewer line.