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DETAILED SITE PLAN

DSP-04024

Application	General Data
Project Name: BALLOWE PROPERTY, PARCEL G Location: EAST SIDE OF MERCEDES BLVD APPROXIMATELY 600 FEET SOUTH OF ITS INTERSECTION WITH AUTH ROAD Applicant/Address: PATEL, SHASHIKANT T & TARULATA S 1235 HILL TOP DRIVE ANNAPOLIS, MD 21411-0001	Date Accepted: 8/5/04
	Planning Board Action Limit: 11/10/04
	Plan Acreage: 1.74
	Zone: C-O
	Dwelling Units: NA
	Square Footage: 16,088
	Planning Area: 76A
	Tier: DEVELOPED
	Council District: 09
	Municipality: NA
200-Scale Base Map: 207 SE 05	

Purpose of Application	Notice Dates
CONSTRUCTION OF A 95-ROOM HOTEL	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed:
	6/22/04
	9/21/04

Staff Recommendation		Staff Reviewer: LAREUSE	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

October 11, 2004

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Susan Lareuse, Planner Coordinator, Urban Design Section

SUBJECT: Detailed Site Plan DSP-04024
Ballowe Property, Parcel G
Country Inn and Suites Hotel

The Urban Design staff has completed the 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 a hotel in the C-O Zone
- b. The requirements of the *Landscape Manual*
- c. The requirements of the Woodland Conservation and Tree Preservation Ordinance
- d. Referral comments

FINDINGS

Based upon the evaluation and analysis of the subject detailed site plan, the Urban Design Review staff recommends the following findings:

1. **Request:** The subject application is for approval of a detailed site plan for a 95-room hotel. Detailed site plan approval is required for a hotel or motel in the C-O zone if the use is abutting residentially zoned property. The property to the northeast of the subject property is zoned R-80.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	C-O	C-O
Use(s)	Vacant	Hotel
Acreage	1.74 acres	1.74 acres
Total Square Footage/GFA	0	16,088 sq. ft.

OTHER DEVELOPMENT DATA

	REQUIRED	PROPOSED
Total parking spaces	48 spaces	92 spaces
Handicapped spaces	4 spaces	4 spaces
Loading space	1 space	1 space

3. **Location:** The subject site is located on the east side of Mercedes Boulevard, approximately 600 feet south of its intersection with Auth Road. The subject property is located in Planning Area 76A.

4. **Surroundings and Use:** The subject site is bounded on the southwest by the right-of-way of Mercedes Boulevard and is surrounded by properties in the C-O Zone to the northwest and southeast. The property to the northwest is an existing office building. The property to the southeast is vacant land. To the northeast of the property is residentially zoned property in the R-80 zone.

5. **Previous Approvals:** The property is the subject of a Preliminary Plan of Subdivision, 4-04049. The final plat of subdivision has been approved and was recorded on August 19, 2004, in Plat Book REP 201, plat number 76.

6. **Design Features:** The site is directly accessed from Mercedes Boulevard. The proposed three-story building is rectangular in shape and fits tightly on the site. The first floor of the building is clad in brick and the second and third floors are shown as manor white EIFS. A standing seam metal roof in hunter green is proposed. The front of the structure has a central reverse gable that corresponds to the front entry and 2 three-foot offsets are equally located on either side of the front gable. The rear of the building is rather flat, with 2 three-foot offsets on the rear of the building. The side elevations also are flat, without architectural detailing, other than the change of surface materials at the surface from the first floor brick to the EIFS above.

Building signage is shown on the front of the building in the gable area. A freestanding sign has been shown at the westernmost entrance of the site; however, no sign details have been provided.

COMPLIANCE WITH EVALUATION CRITERIA

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

- a. The proposed use is permitted in the C-O Zone subject to detailed site plan approval.
- b. The proposal is also in conformance with the requirements of the C-O Zone in regard to setbacks.

8. **Landscape Manual:** The proposed development is subject to Section 4.2, Commercial and Industrial Landscaped Strip; Section 4.3, Parking Lot Landscaping; and Section 4.7, Buffering Incompatible Uses of the *Landscape Manual*. The plan adequately addresses the requirements of the *Landscape Manual*; however, minor changes are warranted per Finding 10.d. below.
9. **Woodland Conservation Ordinance:** This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the gross tract area is in excess of 40,000 square feet and there are more than 10,000 square feet of existing woodland on-site. An approved Type II Tree Conservation Plan (TCPII/54/01) was submitted with the review package. The Type II tree conservation plan as submitted was reviewed and was found to be in compliance with the detailed site plan and the requirements of the Woodland Conservation Ordinance. No additional information is required with respect to the TCPII.
10. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
 - a. In a memorandum dated August 5, 2004, the Transportation Planning Section found that the proposal is consistent with the trip cap approved on the Preliminary Plan of Subdivision, 4-04049.
 - b. In a memorandum dated August 5, 2004, the Subdivision Section staff indicated that the detailed site plan conforms to preliminary plan 4-04049 and that there are no other subdivision issues.
 - c. The Environmental Planning Section, in a memorandum dated August 23, 2004, provided the following analysis:

The Environmental Planning Section previously reviewed several subdivision applications for the subject property. In June 2004, a preliminary plan of subdivision, 4-04049, in conjunction with TCPI/12/99-01, was approved with conditions for the subject property. This site has a previously approved Type II Tree Conservation Plan, TCPII/54/01, that was submitted with the review package. The subject property has an approved Conceptual Stormwater Drain Plan, CSD #8329127-2000-00, that expires July 21, 2007.

The 1.74-acre site is located on the east side of Mercedes Boulevard about 1,000 feet northeast of the intersection of the Capital Beltway and Branch Avenue. There is a stream and floodplain on the property associated with Henson Creek of the Potomac River Watershed. There are no wetlands on the property. Current air photos indicate that 60 percent of the site is wooded. No historic or scenic roads are affected by this proposal. The Capital Beltway (I-95) is a noise source. The proposed use is not expected to be a noise generator. No species listed by the State of Maryland as rare, threatened, or endangered are known to occur in the general region. The "Prince George's County Soils Survey" indicates that the principal soils on the site are in the Croom, Bibb, and Chillum soils series. According to available information, Marlboro clay does not occur on this property. This property is located in the Henson Creek Watershed of the Potomac River basin and in the Developed Tier as reflected in the adopted General Plan.

This property was the subject of Preliminary Plan 4-04049, Prince George's County Planning Board Resolution No, 04-116, and was approved on January 8, 2004. All previous environmental approval conditions in the resolution have been addressed.

Environmental Review Findings

- (1) A forest stand delineation was previously reviewed and was found to meet the minimum requirements for acceptance. No further information or action is required at this time with regard to the FSD.
 - (2) The detailed site plan shows off-site clearing onto Parcel D that ends arbitrarily and does not show the full extent of the proposed clearing. The TCPII shows the full extent of the clearing onto what is labeled as Parcel F. The DSP labels the two parcels G and D (instead of E and F respectively as shown on the TCPII). The full extent of the clearing needs to be shown and the parcels need to be correctly labeled on the DSP (this can be done with a match line). If they are correctly labeled, the TCPII needs to be revised to refer to the correct parcels. The DSP should be revised to show the full extent of the proposed clearing and both the DSP and the TCPII should provide the proper references to the subject parcels.
 - (3) The "Prince George's County Soils Survey" indicates that the principal soils on the site are in the Croom, Bibb, and Chillum soils series. Bibb soils are associated with floodplain. Croom and Chillum soils present no special problems for development unless they are associated with steep slopes. This information is provided for the applicant's information. No further action is needed with regard to this detailed site plan.
 - (4) Noise impacts have been identified on this site, which are required to be addressed through a condition of approval of the preliminary plan. Condition 1 of PGCPB Resolution 04-116 regarding acoustical analysis for the proposed hotel shall be enforced at time of building permit review.
- d. The Permit Section, in a memorandum dated August 19, 2004, offered the following comments that have not been addressed on the plans:
- (1) The gross floor area of the proposed building should be shown on the site plan.
 - (2) Per Section 4.2, option 1, of the *Landscape Manual*, a minimum of 10 shrubs should be provided for every 35 linear feet of street frontage. A minimum of 33 shrubs should be provided for 114 linear feet of street frontage along Mercedes Boulevard.
 - (3) Per Section 4.3(a), option 1, of the *Landscape Manual*, a minimum of 10 shrubs should be provided for every 35 linear feet of street frontage. A minimum of 13 shrubs should be provided for 44 linear feet of street frontage along Mercedes Boulevard.

- e. The Department of Public Works and Transportation (DPW&T) has responded to the referral request and provided comments that will need to be addressed prior to the issuance of the building permit.
11. As required by Section 27-285(b), the detailed site plan represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code 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, analysis and findings, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE detailed site plan DSP-04024 for the Ballowe Property, Parcel G, subject to the following conditions:

1. Prior to certificate approval of this detailed site plan, the applicant shall make the following revisions to the plans:
 - a. The gross floor area of the proposed building shall be shown on the site plan.
 - b. Revise the landscape plan and the schedule per Section 4.2 of the *Landscape Manual*.
 - c. Revise the landscape plan and the schedule per Section 4.3(a) of the *Landscape Manual*.
 - d. Provide details and specifications of the proposed freestanding pylon sign and the building-mounted signage for review and approval by the Urban Design Section as the designee of the Planning Board.
 - e. The architectural elevations shall be revised to add brick to the central front entry area at the second and third floors and brick to the two off-set areas located on both the front and the rear elevations for the building. The side elevation adjacent to Mercedes Boulevard shall also be revised to include additional architectural detailing and/or signage along the street-line.
 - f. The DSP shall be revised to show the full extent of the proposed tree clearing and both the DSP and the TCPII shall provide the proper references to the subject parcels for consistency.