



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 <http://mncppc.iqm2.com/Citizens/Default.aspx>

Detailed Site Plan

6192 Oxon Hill Hotel

DSP-19033

REQUEST	STAFF RECOMMENDATION
Convert an existing 54,600-square-foot, five-story office building into a 100-room hotel	APPROVAL with conditions

Location: On the south side of MD 414 (Oxon Hill Road), approximately 2,100 feet east of its intersection with Livingston Road.	
Gross Acreage:	1.63
Zone:	C-O
Dwelling Units:	N/A
Gross Floor Area:	N/A
Planning Area:	76B
Council District:	08
Election District:	12
Municipality:	N/A
200-Scale Base Map:	208SE02
Applicant/Address: 6192 Oxon Hill West 122 West Woodlawn Road Charlotte, NC 28217	
Staff Reviewer: Andrew Bishop Phone Number: 301-952-4897 Email: Andrew.Bishop@ppd.mncppc.org	



Planning Board Date:	12/03/2020
Planning Board Action Limit:	12/16/2020
Staff Report Date:	11/18/2020
Date Accepted:	07/07/2020
Informational Mailing:	5/15/2020
Acceptance Mailing:	7/06/2020
Sign Posting Deadline:	11/03/2020

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-19033
6192 Oxon Hill 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

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

- a. The requirements of the Prince George's County Zoning Ordinance for the Commercial Office (C-O) Zone and the site design guidelines;
- b. The requirements of the 2010 *Prince George's County Landscape Manual*;
- c. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- d. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- e. Referral comments.

FINDINGS

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

1. **Request:** The subject detailed site plan (DSP) application proposes to convert an existing 54,600-square-foot, five-story office building into a 100-room hotel.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	C-0	C-0
Use	Office	Hotel
Gross Acreage	1.63	1.63
Parcels/Lots	1	1
Gross Floor Area (GFA) of Building	54,600 sq. ft.	54,600 sq. ft.

PARKING DATA

Use	Required	Provided
100-Room Hotel @ 1 space/2 Rooms*	50	
Ground Level Parking Spaces		
Standard		73
Compact		0
Handicap-Accessible		4
Basement Level Parking Spaces		
Standard		17
Compact		62
Handicap-Accessible		3
Spaces within Master-Planned Right-of-way ***		
Standard		-23
Compact		-18
Handicap-Accessible		-1
Total **	50 Spaces	117 Spaces
Standard parking spaces (9.5 ft. x 19 ft.)		67
Compact parking spaces (8.0 ft. x 19 ft.)**		44
Handicap-Accessible parking spaces (16 ft. x 19 ft.)		6
Loading Spaces	1	1

Notes: *The parking and loading schedule is incorrect and lists the wrong number of required and proposed parking spaces and should be corrected.

**Up to one-third of the required number of parking spaces in any parking lot may be compact car spaces. Pursuant to Section 27-559(a) of the Zoning Ordinance, any parking spaces provided in any lot, in excess of the number required, may also be compact car spaces.

***The parking spaces proposed within the master-planned right-of-way of A-68, at the southern end of the property, cannot be counted toward the total number of proposed parking spaces and are subtracted from the total number of spaces.

3. **Location:** The subject property is known as Parcel 236, is located in Tax Map 96, Grid C4, and on the south side of MD 414 (Oxon Hill Road), approximately 2100 feet east of its intersection with Livingston Road. Specifically, the property is located at 6192 Oxon Hill Road, in Planning Area 76B, in Council District 8.

4. **Surrounding Uses:** The subject property is bounded to the east and west by professional office space in the Commercial Office (C-O) Zone; north by the public right-of-way of MD 414; and south by vacant property in the Multifamily Medium Density Residential-Condominium (R-18C) Zone.
5. **Previous Approvals:** The site is currently improved with an office building, which was constructed between 1965 and 1977. The site has never been the subject of a preliminary plan of subdivision (PPS). In accordance with Section 24-111(c) of the Subdivision Regulations, a PPS is not required at this time because the development proposed in this application is less than 5,000 square feet of gross floor area. Alternative Compliance, AC-90119, was approved on October 3, 1990 for relief from Sections 4.3 and 4.7 of the 2010 *Prince George's County Landscape Manual* (Landscape Manual).

In addition, the property is the subject of Stormwater Management (SWM) Concept Plan 54370-2019-00, which was approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) on February 13, 2020, and is valid until February 13, 2023.

6. **Design Features:** The applicant proposes to convert the existing 54,600-square-foot, five-story, office building to a 100-room hotel. The property is generally rectangular in shape and is accessed by a two-way drive aisle from MD 414, and an ingress/egress easement located on Parcel A to the east. Parking for the property is provided on an existing two-story parking deck that surrounds the building and is proposed to remain. The property slopes to the south, and the basement level of this parking structure is accessed in the southeast corner of the property via the ingress/egress easement on the adjacent Parcel A. The building is centrally located on the site and its main entrance, with porte cochere and drop-off area, face MD 414. Angled parking continues on the top floor of the parking deck and surrounds the building with a one-way drive aisle. The drop-off area in the front of the building includes a landscape area and a sidewalk providing access to MD 414. The site is further improved with a 6-foot-high, board-on-board fence on the southern boundary of the site to screen the property from the adjacent residentially zoned property. In addition, it is noted that the site is impacted by the master-planned right-of-way of A-68, which is a 100-foot right-of-way located on the southern portion of the site.

Architecture

The conversion of the building will include façade improvements. The proposed architectural design of the building is contemporary and includes a flat roof with a raised parapet on the north, east, and west elevations that hides rooftop equipment. Architectural interest on the building is provided through the application of different building volumes, massing, architectural design elements, and building materials. The exterior of the building is finished with a mix of materials in different shades of gray and cream stucco, and accents of fiber cement board that is designed to look like wood in varying heights on all sides of the building.



Figure 1: Proposed North and West Elevations



Figure 2: Proposed South and East Elevations

Lighting

The photometric plan submitted with this application shows building-mounted and existing pole-mounted lighting are proposed on the site, and generally provide sufficient lighting levels to illuminate the site's access, drive aisles, building entryways, and walking paths, and complement the building's façade. However, at the building entrance and the northeast corner of the building, lighting levels drop below recommended levels. In addition, it is noted that details have not been provided for the pole proposed with the pole-mounted lighting and should be provided for clarification. Therefore, conditions have been included herein, requiring the applicant to include improved lighting levels at the building entrance and in the northeast corner, and to provide details and specifications for the proposed light pole.

Signage

Two back-lit, building-mounted signs are shown on the north and east elevations and are approximately 10 feet by 10 feet and will feature the hotel's name and logo. Section 27-613 of the Zoning Ordinance states that the total area of all the signs on a building shall not be more than two square feet for each one lineal foot of width along the front of the building containing the principal entrance, and may not exceed 100 square feet in the C-O Zone. The building width along MD 414 is 66 feet and allows 100 square feet of total signage on the property. The area of proposed signage appears to exceed the allowed square footage, and details are still needed. A condition requiring details showing conformance to Section 27-613 is included herein.

Loading and Trash Facilities

One loading space is required for the hotel and is proposed near the main entrance. Weight limitations on top of the parking structure limit the location of this loading area; therefore, it is proposed off the parking structure. It is noted that the proposed location could accommodate a tractor trailer or emergency vehicle if necessary. The trash facilities are located in the northwest corner of the site and are screened by a 6-foot-high board-on-board fence. This enclosure and loading area are further screened by landscaping and are acceptable.

CONFORMANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the C-O Zone and with the site design guidelines of the Zoning Ordinance.
 - a. The subject application is in conformance with the requirements of Section 27-461(b) of the Zoning Ordinance, which governs uses in commercial zones. The proposed hotel is a permitted use in the C-O Zone, subject to Footnote 22, which requires a DSP if it is abutting land in a residential zone. It is noted that this site is abutting vacant property in the R-18C Zone, and this application has been filed in fulfillment of this requirement.
 - b. The DSP shows a site layout that is consistent with the requirements of Section 27-462(b) of the Zoning Ordinance and meets the specific regulations for development in commercial zones relating to setbacks.

c. The DSP is in general conformance with the applicable site design guidelines, as referenced in Section 27-283 and contained in Section 27-274 of the Zoning Ordinance. For example, vehicular and pedestrian circulation is designed to be safe, efficient, and convenient for both pedestrians and drivers; grading will be minimized to avoid clearing, to the extent practicable, and all disturbed areas will be restored; and the architecture proposed for the building is constructed of durable, low-maintenance materials and employs a variety of architectural features and designs, such as window and door treatments, projections, colors, and materials.

8. 2010 Prince George’s County Landscape Manual: The application is exempt from the Landscape Manual because it meets the requirements of Sections 1.1(d), and 1.1(g)(4). The site improvements proposed by the subject application are limited to interior and façade renovations and restriping of the parking lot.

However, it is noted that the property is the subject to Alternative Compliance, AC-90119, which was approved on October 3, 1990. AC-90119, requested relief from Sections 4.3 and 4.7 of the Landscape Manual. Specifically, the application was required to provide a 6-foot-high, board-on-board fence and additional plant material on the site. This DSP is in general conformance with the previous approval relative to the fence and plantings, including planters on the parking deck. However, the 3-foot by 3-foot planters proposed will not be large enough to support the healthy growth of the proposed crape myrtle trees. As conditioned herein, larger planters should be used to accommodate the proposed ornamental trees, or an alternative species of tree should be used that will tolerate the confined soil volume.

9. 2010 Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance: The subject DSP is exempt from the Woodland and Wildlife Habitat Conservation Ordinance because the site has less than 10,000 square feet of existing woodlands on the site, and the property has no previous tree conservation plan approvals. In addition, a Standard Letter of Exemption, S-005-2018, was issued for the property on January 5, 2018.

10. Prince George’s County Tree Canopy Coverage Ordinance: Section 25-128 of the Prince George’s County Code requires a minimum percentage of tree canopy coverage (TCC) on projects that propose more than 5,000 square feet of disturbance or increase gross floor area. The subject application does not propose any disturbance or an increase in gross floor area and therefore, is exempt from TCC requirements. A note should be provided on the plan, as conditioned herein, to clearly indicate the exemption.

11. Referral Comments: The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows:

a. **Historic Preservation**—In a memorandum dated July 13, 2020 (Stabler to Bishop), incorporated herein by reference, the Historic Preservation Section noted that a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. The subject property does not contain, and is not adjacent to, any Prince George’s County historic sites or resources. This proposal will not impact any historic sites, historic resources, or known archeological sites.

- b. **Community Planning**—In a memorandum dated September 1, 2020 (Lester to Bishop), incorporated herein by reference, the Community Planning Division offered a discussion of the DSP’s conformance with *Plan Prince George’s 2035 Approved General Plan*, and noted that pursuant to Part 3, Division 9, Subdivision 3 of the Zoning Ordinance, master plan conformance is not required for this application.
- c. **Transportation**—In a memorandum dated November 2, 2020 (Hancock to Bishop), incorporated herein by reference, the Transportation Planning staff provided a discussion of the existing site conditions and the site access and circulation. It was determined that, from the standpoint of transportation, this plan is acceptable and meets the findings required for a DSP, as described in the Zoning Ordinance.
- d. **Trails**—In a memorandum dated November 2, 2020 (Smith to Bishop), incorporated herein by reference, the Transportation Planning Section provided a discussion of the existing site conditions, the on-site improvements, and a review of the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and The 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area*. The MPOT recommends infrastructure be installed to accommodate walking and bicycling. The subject site is along MD 414, which is designated as a planned bicycle lane; however, the recommended master plan facility is beyond the scope of a DSP. The planned bicycle lane could be constructed as part of a future capital improvement project or roadway maintenance by the Maryland State Highway Administration. In conclusion, it was determined that the pedestrian and bicycle access and circulation for this plan is acceptable, subject to two conditions, which have been included in the Recommendation section of this report.
- e. **Permits**—In a memorandum dated July 28, 2020 (Shaffer to Bishop), incorporated herein by reference, the Permit Review Section offered comments, which have been addressed through revisions to the plans, or included in the Recommendation section of this report.
- f. **Environmental Planning**—In a memorandum dated July 27, 2020 (Rea to Bishop), incorporated herein by reference, the Environmental Planning Section noted that that no wetlands or streams were found on-site, and the application does not propose any woodland clearing or impacts. In addition, it was noted that the site has an approved SWM Concept Plan, 54370-2019-00, which is valid until February 13, 2023, and recommended approval of DSP-19033, without any environmental conditions.
- g. **Prince George’s County Fire/EMS Department**—At the time of this writing, the Fire/EMS Department has not provided a final memorandum on the subject application. However, during the review of the application, the Fire/EMS Department met with the applicant and staff multiple times. They expressed concerns regarding the fire protection methods being proposed with the conversion of this building from an office to a hotel, as there is no fire lane adjacent to the building. They recommended additional fire protection methods, beyond a standard sprinkler system already being provided, including high pressurized sprinklers in the stairwells, installation of improved fire alarms, in-building communication

equipment, and the creation of a Fire Protection Engineering and Design Evaluation. These recommended studies and interior improvements are beyond the requirements for approval of this DSP and will need to be addressed at the time of permitting.

- h. **Washington Suburban Sanitary Commission (WSSC)**—At the time of this writing, WSSC has not provided comments on the subject application.
 - i. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated September 28, 2020 (Giles to Bishop), incorporated herein by reference, DPIE stated that the adjacent roadway of MD 414 is a State-maintained roadway, and coordination with SHA will be required. In addition, DPIE noted that the DSP meets the intent of the approved SWM concept plan, and that existing utilities may require relocation and coordination with the appropriate utility company is required.
 - j. **Maryland State Highway Administration (SHA)**—In an email dated July 8, 2020 (Woodruff to Bishop), incorporated herein by reference, SHA noted that the subject application includes an existing access point, that there does not appear to be any work proposed within the state right-of-way, and they have no comments on the application. However, in the event that the existing access point is modified, or work is proposed in the State right-of-way, it will trigger the need for an access permit.
 - k. **Prince George’s County Police Department**—In a memorandum dated July 23, 2020 (Contic to Bishop), incorporated herein by reference, the Police Department stated that they have no comments at this time.
 - l. **Prince George’s County Health Department**—In a memorandum dated October 27, 2020 (Adepoju to Bishop), incorporated herein by reference, the environmental health specialist noted that a desktop health impact assessment had been completed and offered multiple recommendations with respect to health-related issues on the property. These recommendations have been included as conditions of approval in the Recommendation section of this report, as appropriate.
12. As required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP, if revised as conditioned, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the County Code without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.
13. As required by Section 27-285(b)(4), for approval of a DSP, the regulated environmental features on-site have been preserved and/or restored in a natural state, to the fullest extent possible, in accordance with the requirements of Subtitle 24-130(b)(5) of the Subdivision Regulations, as this property does not contain any regulated environmental features.

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-19033, 6192 Oxon Hill Hotel, subject to the following conditions:

1. Prior to certification, the applicant shall revise the detailed site plan (DSP), as follows, or provide the specified documentation:
 - a. Provide a note specifying the exemption from the Tree Canopy Coverage Ordinance.
 - b. Revised the parking and loading schedule to list the correct number of required parking spaces, provide a break down showing the total number, size, and type of each parking space, and remove the number of proposed parking spaces within the master-planned right-of-way of A-68.
 - c. Provide increased lighting levels at the building entrance and at the northeast corner of the building to illuminate the sidewalk, drive aisle, and building entrance.
 - d. Provide details and specifications for the proposed pole-mounted lighting showing the height and character of the pole.
 - e. Provide larger planters for the proposed ornamental trees, or select an alternative species of tree that tolerates a confined soil volume.
 - f. Provide the details and specifications for the proposed building-mounted signage, in accordance with Section 27-613 of the Prince George's County Zoning Ordinance.
 - g. Provide a standard crosswalk crossing the access driveway along MD 414 (Oxon Hill Road), unless modified by the Maryland State Highway Administration, with written correspondence.
 - h. Provide a minimum of two inverted U-style bicycle racks, or racks of a similar style, which provide two points of contact to secure and support a parked bicycle, at a location convenient to the building entrance.
 - i. Add the following general plan notes:
 - (1) During the demolition/construction/renovation phases of this project, the application must use certified lead paint abatement contractors licensed by the Maryland Department of the Environment (MDE). Rental apartments/buildings shall be registered with MDE and certified lead-safe/lead-free by an accredited licensed inspection contractor, prior to occupancy.
 - (2) During the demolition/construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Conformance to construction activity dust control requirements, as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control, is required.

- (3) During the demolition/construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Conformance to construction activity noise control requirements, as specified in Subtitle 19 of the Prince George's County Code, is required.
- j. Clearly label the width of the driveway aisle on the site plan for the ingress/egress easement, located on an adjacent property, providing access to the basement level parking lot.
- k. Revise the landscape plan and provide only the landscape schedules, which are applicable to the subject DSP.
- l. Provide a note indicating that the additional compact parking spaces proposed on the property, in excess of the total number of required parking spaces, is permitted, pursuant to Section 27-559(a) of the Zoning Ordinance.

ITEM: 7

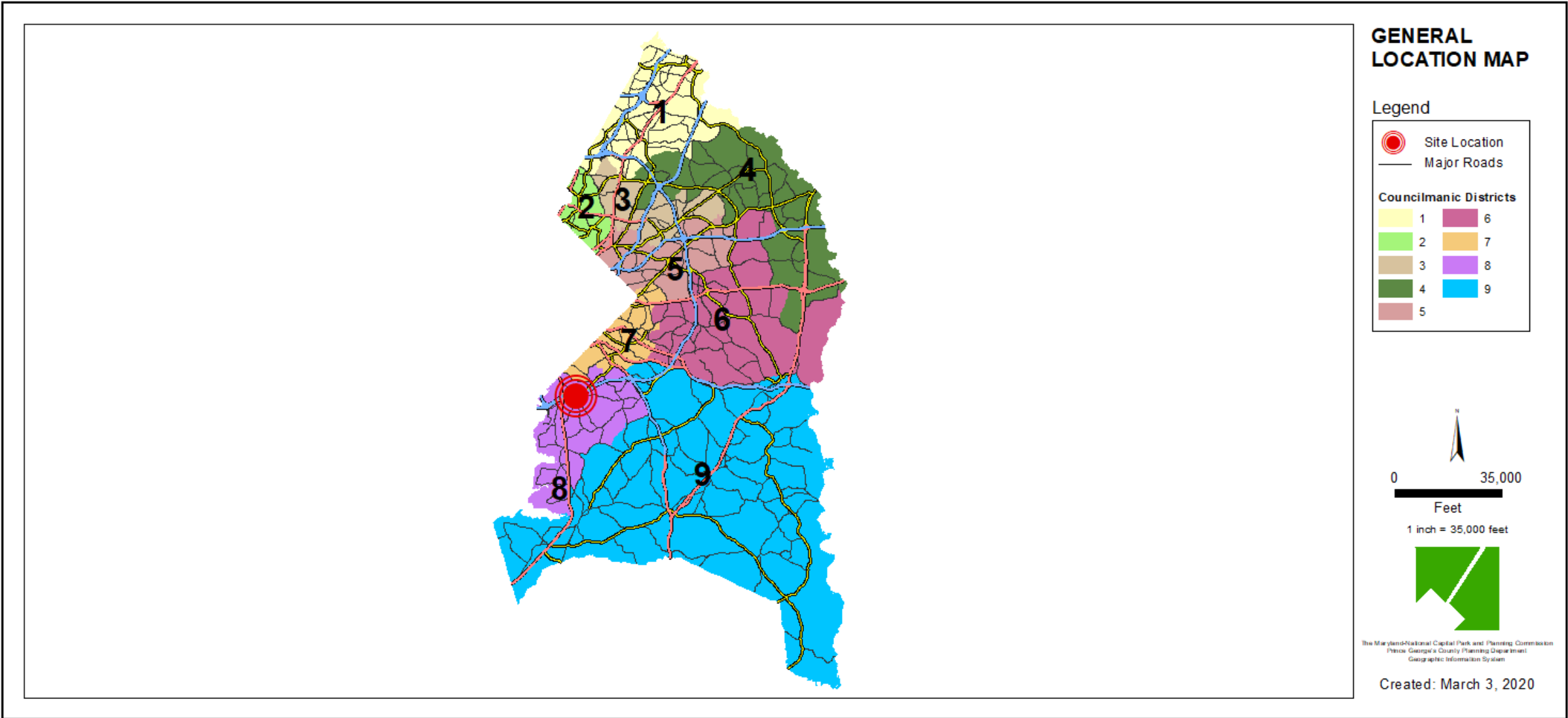
CASE: DSP-19033

6192 OXON HILL HOTEL

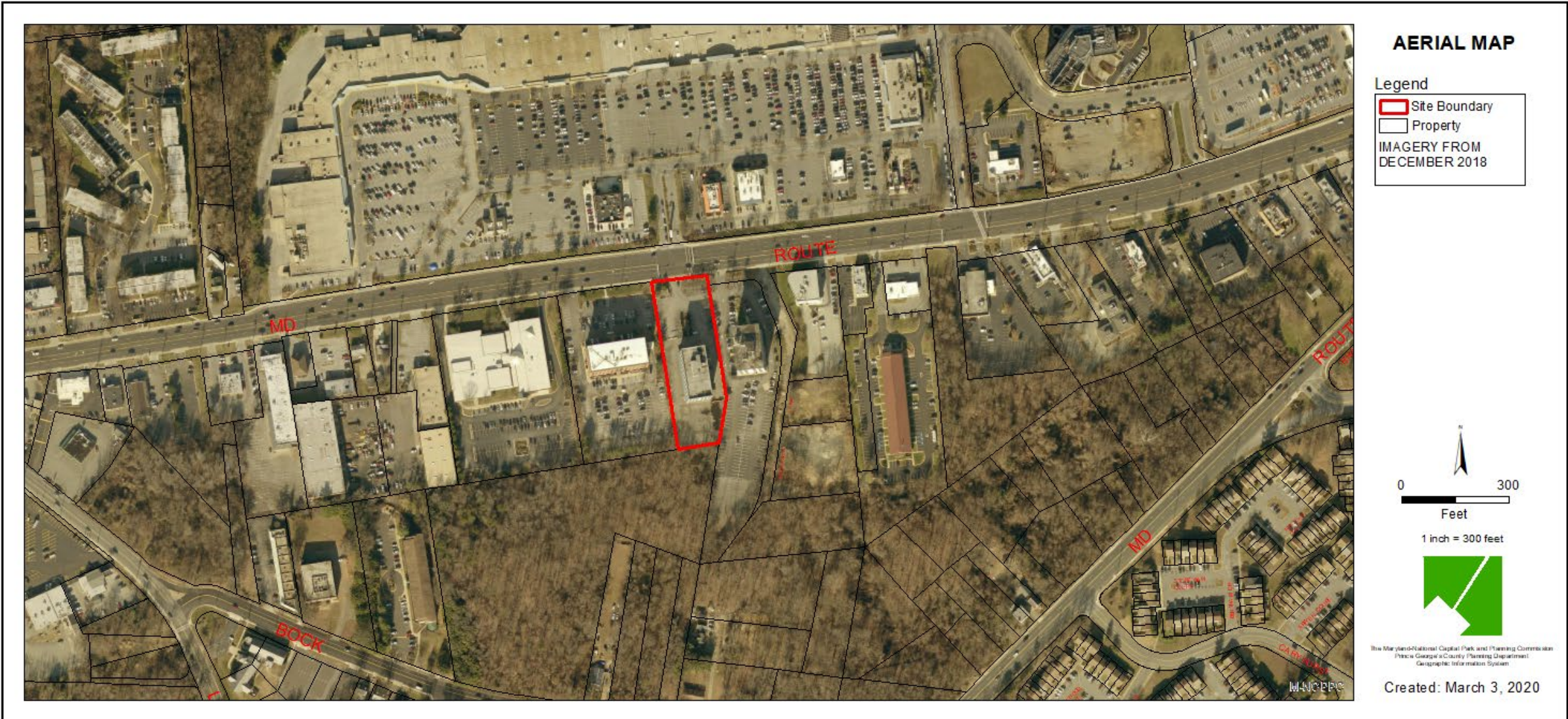
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



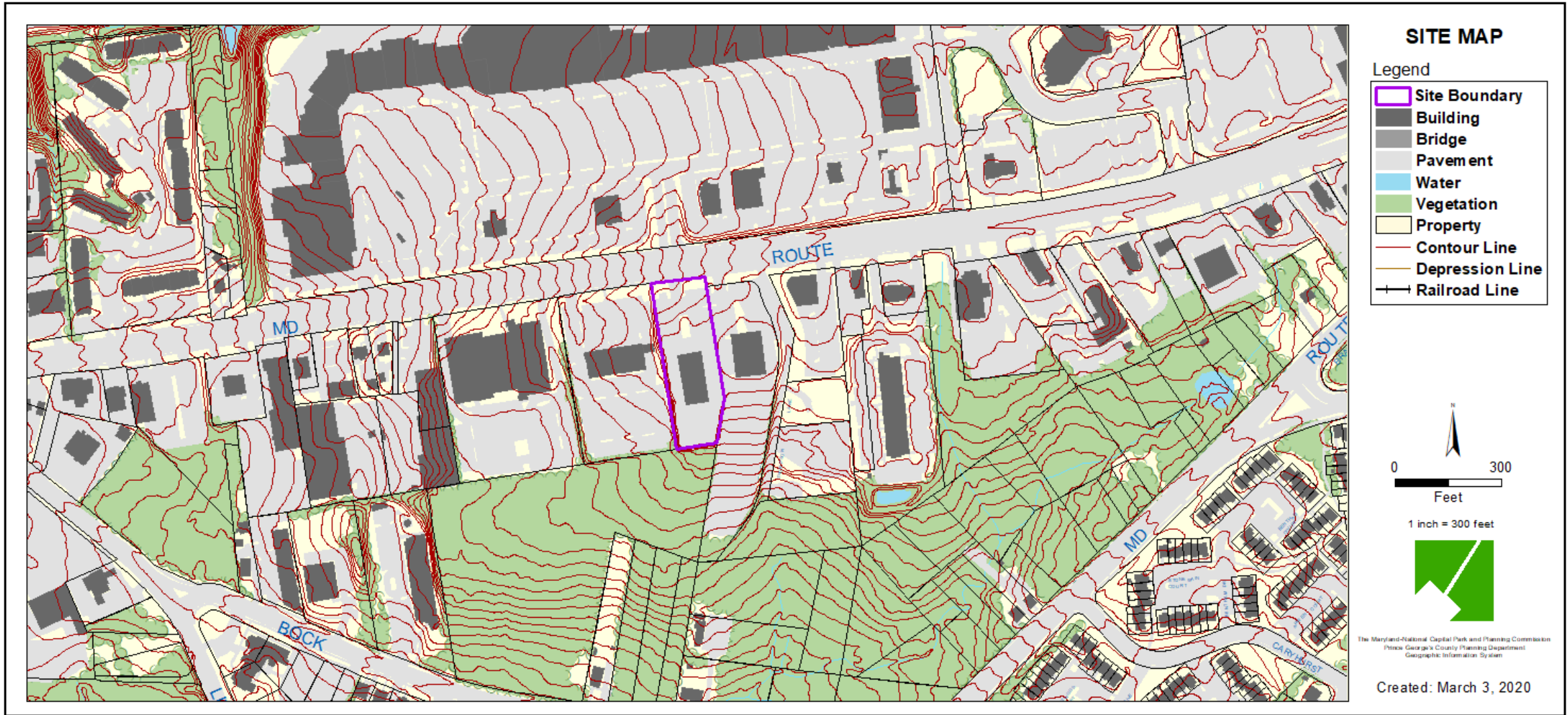
GENERAL LOCATION MAP



AERIAL MAP



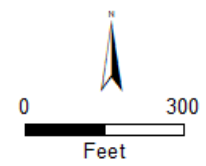
SITE MAP



SITE MAP

Legend

- Site Boundary
- Building
- Bridge
- Pavement
- Water
- Vegetation
- Property
- Contour Line
- Depression Line
- Railroad Line



1 inch = 300 feet



The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: March 3, 2020

MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW LOOKING SOUTH FROM OXON HILL ROAD WITH APPROXIMATE SITE BOUNDARY OUTLINED



DETAILED PLAN (UPPER DECK)



SOUTH WEST ELEVATION



NORTH WEST ELEVATION



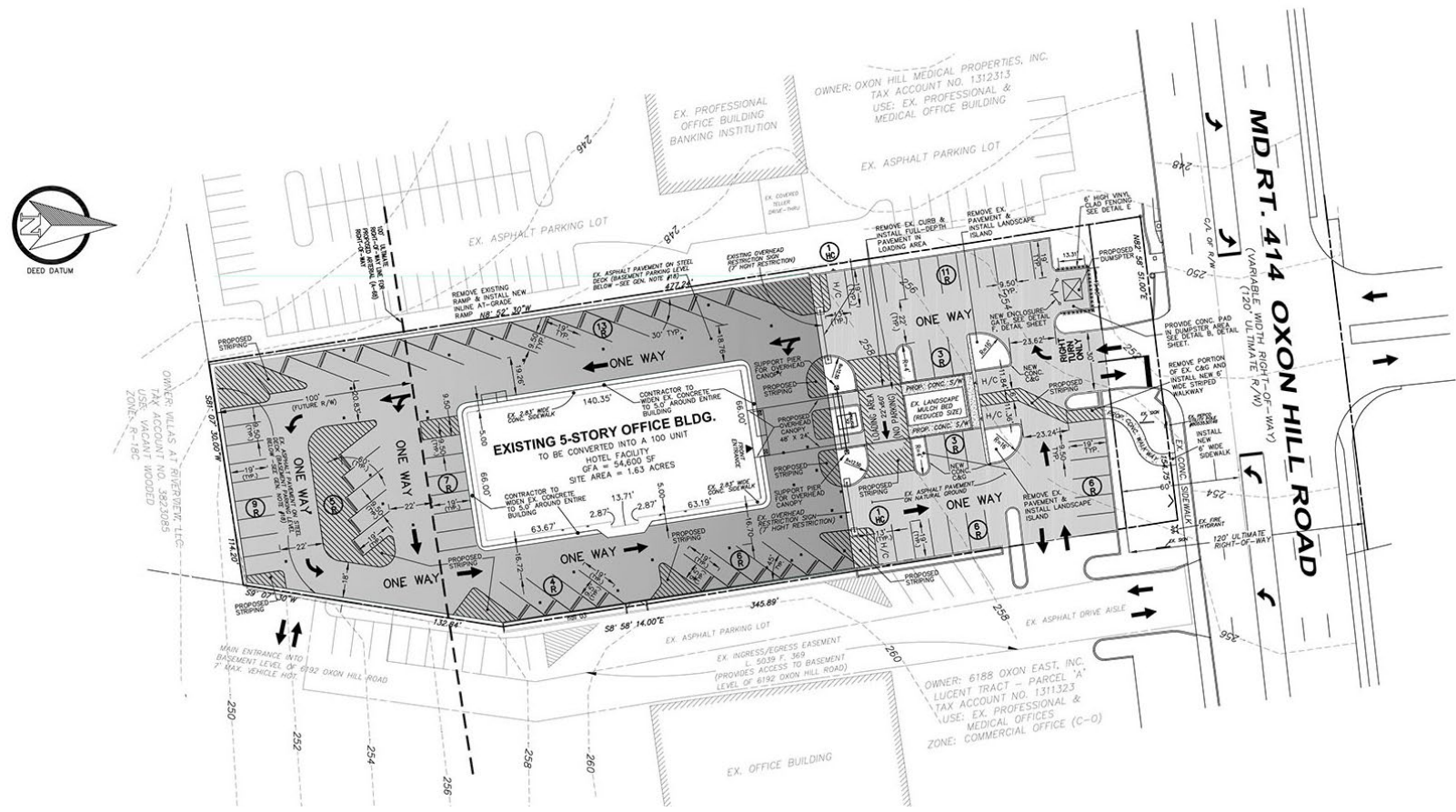
NORTH EAST ELEVATION



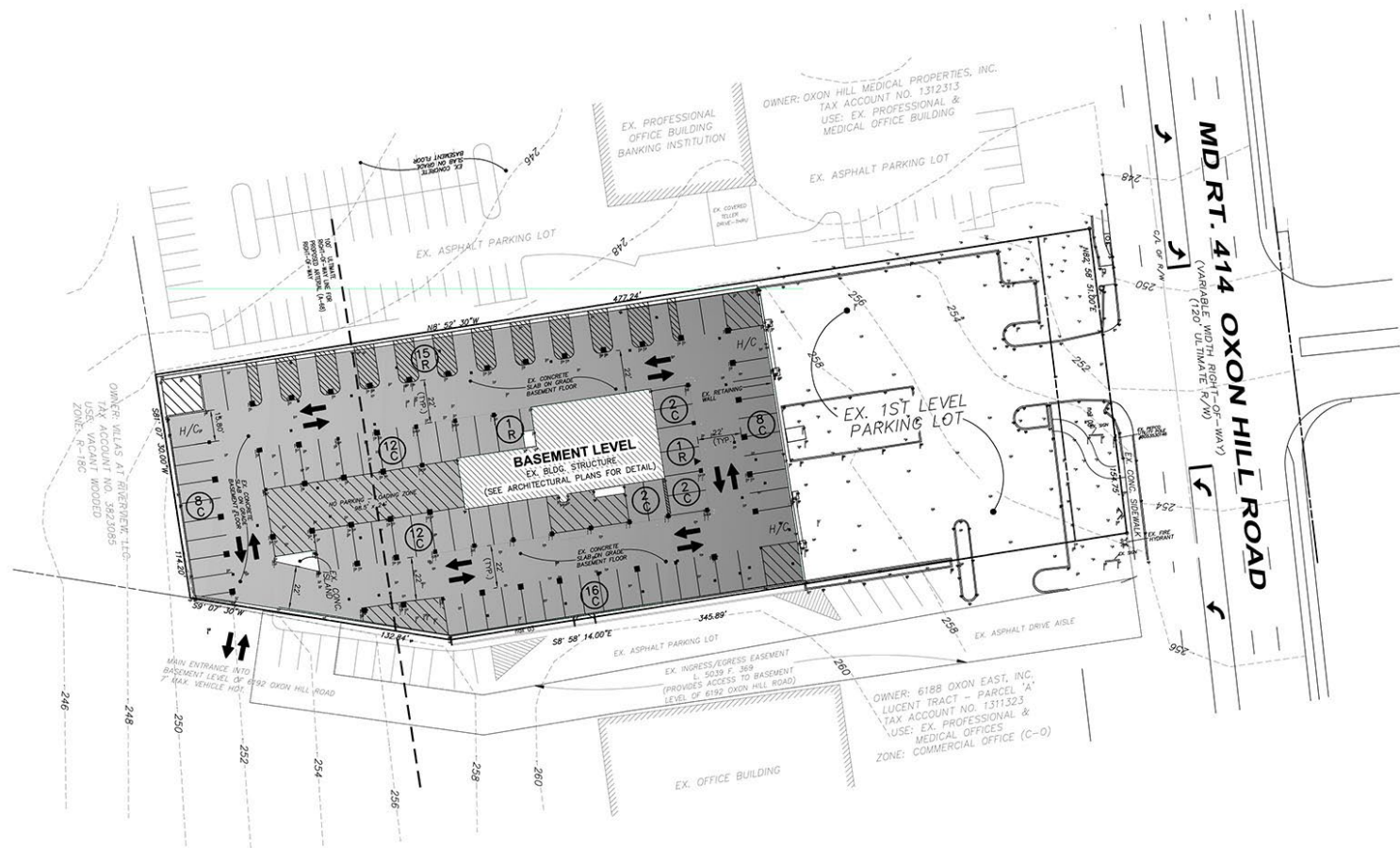
SOUTH ELEVATION



EAST ELEVATION



DETAILED PLAN (LOWER DECK)

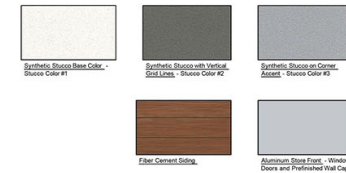
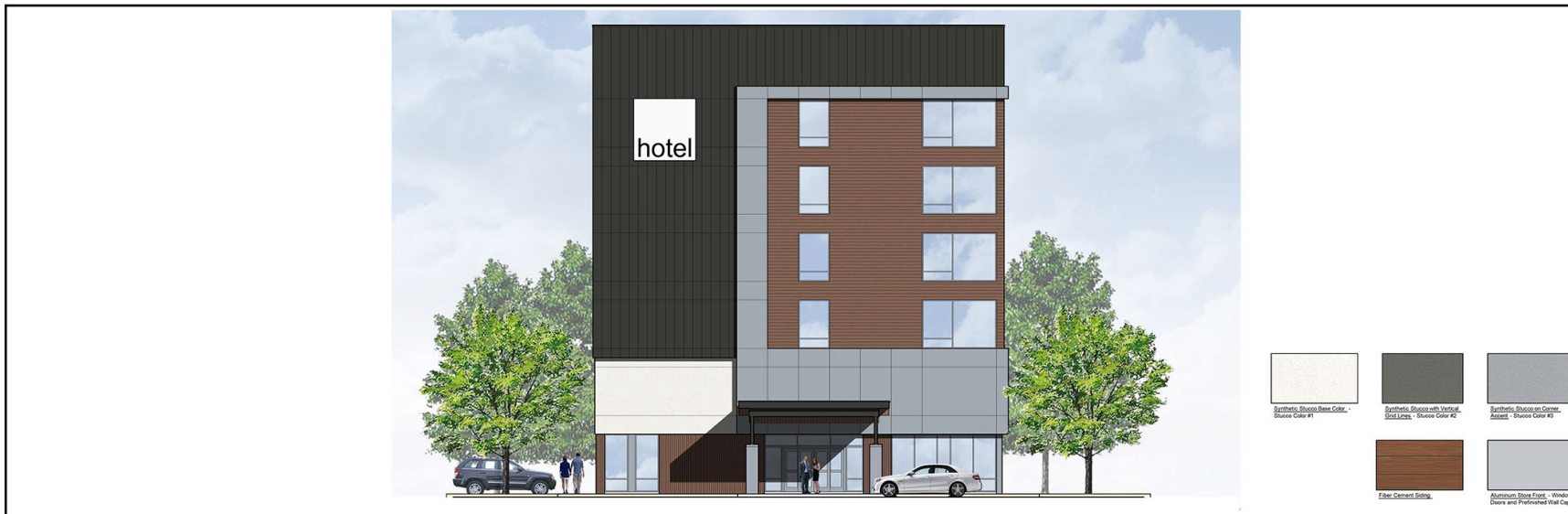


BASEMENT FLOOR PARKING LOT LAYOUT AND STRIPING PLAN
 SCALE: 1"=30'

NO DISTURBED AREA PROPOSED-EXISTING ASPHALT PARKING LOT TO REMAIN



NORTH AND WEST ELEVATIONS



North Elevation
SCALE: 1/8" = 1'-0"

Harvey a+d
John I. Harvey
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www.harveyarchitecture.com

Site Plan Submittal



West Elevation
SCALE: 1/8" = 1'-0"

New Hotel
Remodeling of Existing Building
6292 Oxon Hill Road
Oxon Hill, Maryland 20745

Revisions
No. / Description / Date

This sheet is formatted for a 24" x 36" print. If this print does not measure that - refer to the graphic scale.

Sheet Title:
Exterior Elevations

Date: Oct. 14, 2020
Project: 20007

Sheet Number:
A2.10



SOUTH AND EAST ELEVATIONS



South Elevation

SCALE: 1/8" = 1'-0"


1





East Elevation

SCALE: 1/8" = 1'-0"

2


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 2218 US Highway 70 E - Suite 100
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 Office: (919) 883-1990
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 www.harveyarchitecture.com


Site Plan Submittal



New Hotel
 Remodeling of Existing Building
 6292 Oxon Hill Road
 Oxon Hill, Maryland 20745

Revisions		
No.	Description	Date

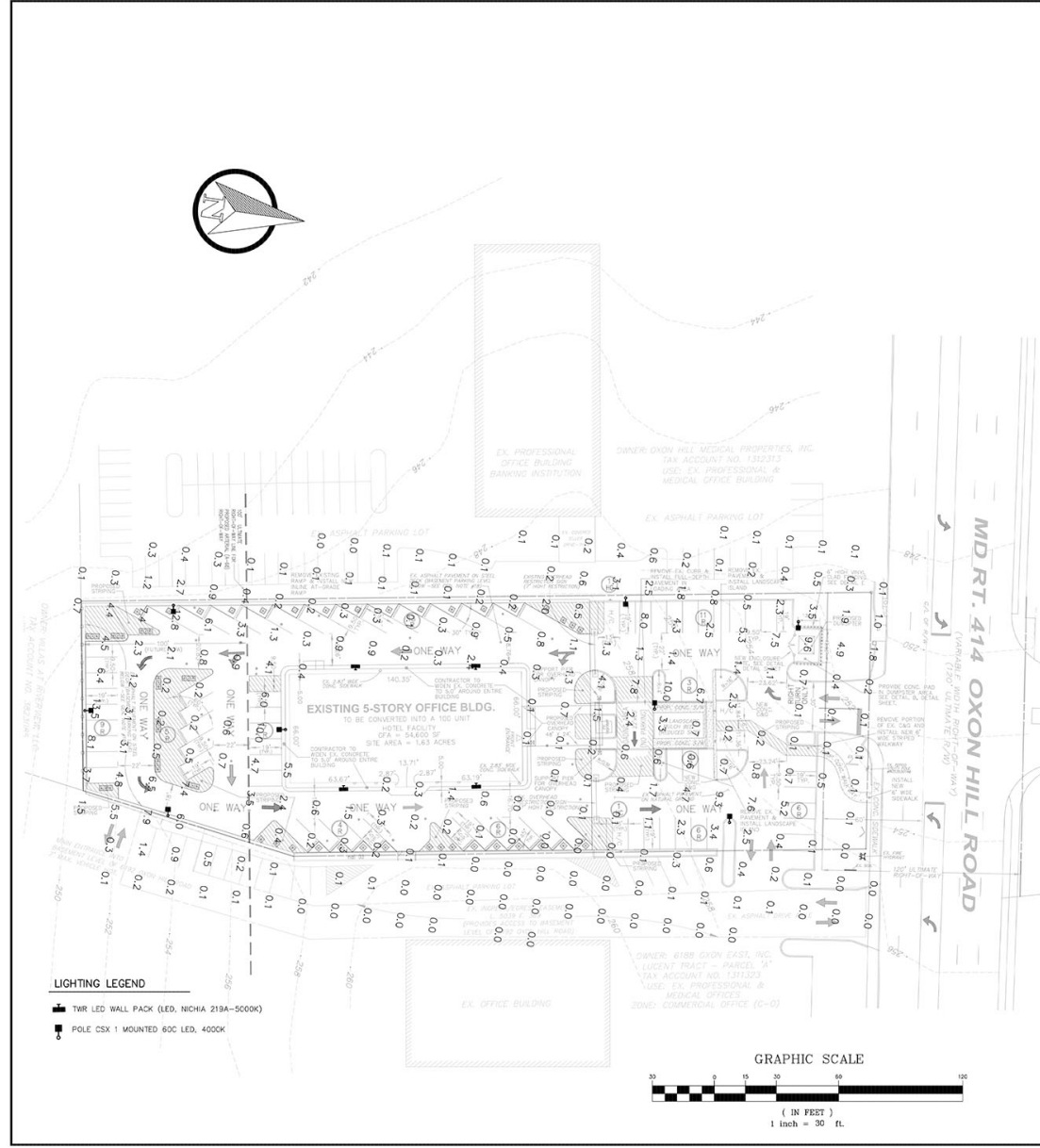
This sheet is formatted for a 24" x 36" print. If this print does not measure that - refer to the graphic scale.
 Sheet Title:
 Exterior Elevations

Date: Oct. 14, 2020
 Project: 20007
 Sheet Number:

 **A2.11**



LIGHTING PLAN (UPPER DECK)



CS ELECTRIC LIGHTING

Customer Select™ TWR LED Wall Pack

Specifications

Application	LF	Beam	Beam Dia.	Mount	HT	Watt	Temp	Notes
...

CS ELECTRIC LIGHTING

Specifications

Dimensions

CSX1 LED LED Pole Luminaire

Specifications

CSX1 Capable Luminaire

EXAMPLE: CSX1 LED 60C 100W 60C 100W MOUNT 3PA B0000

Item	Qty	Unit	Description	Notes
...

Lighting Calculations

Foot-Candle Calculations

Area	Area (sq ft)	Foot-Candle	Wattage
...

Lighting Layout

Civitech Designs Inc.

6192 OXON HILL ROAD, INC.
6192 OXON HILL ROAD OXON HILL, MD 20745
TAX MAP 96 - GRID C4 - PARCEL 236
OXON HILL ELECTION DISTRICT No.12
PRINCE GEORGE'S COUNTY, MARYLAND

LIGHTING PLAN
GROUND LEVEL

REVISIONS

NO.	DATE	BY	DESCRIPTION

DATE: 10-13-20
DAN, MDR DESIGNED
MDR MDR
CHECKED SCALE: 1/8" = 1'-0"
JAR MS SHOWN
PROJECT NO.: 2019-120
SHEET NO.: 9 OF 9

PROFESSIONAL CERTIFICATION

JAMES A. WELLS, JR., P.E.
No. 12093 & 0284
11-23-2019

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 36055, Expiration Date: 8/17/2021.





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Meriboro, Maryland 20772

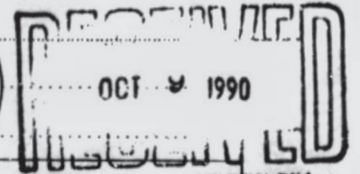
Date: October 4, 1990

To: Fern Piret, Planning Director

From: Halina D. Dunigan, Urban Design

Subject: Project Name Oxon Hill Office Building
Permit #
Project No. 7498-89 CU AC - 90119

MD. NAT'L. CAP. PK. & PL. COMM.
PR. CEO REGIONAL OFFICE



Alternative Compliance Committee Review

DEVELOPMENT REVIEW DIV.
URBAN DESIGN SECTION

Recommendation: Approval
 Denial

Justification: The applicant is proposing additional plant material and a wood board-n-board fence on the existing developed site to provide equal compliance to the requirements of Section 4.3 and 4.7 of the Landscape Manual. The plan has been revised as per comments from the Alternative Compliance Review Committee. The committee is recommending approval of the applicant's request for relief from Section 4.3 and 4.7 of the Landscape Manual.

HD
Reviewer's Initials

10-3-90
Date

Planning Director's Review

Final Decision: Approval
 Denial
 Recommendation: Approval
 Denial

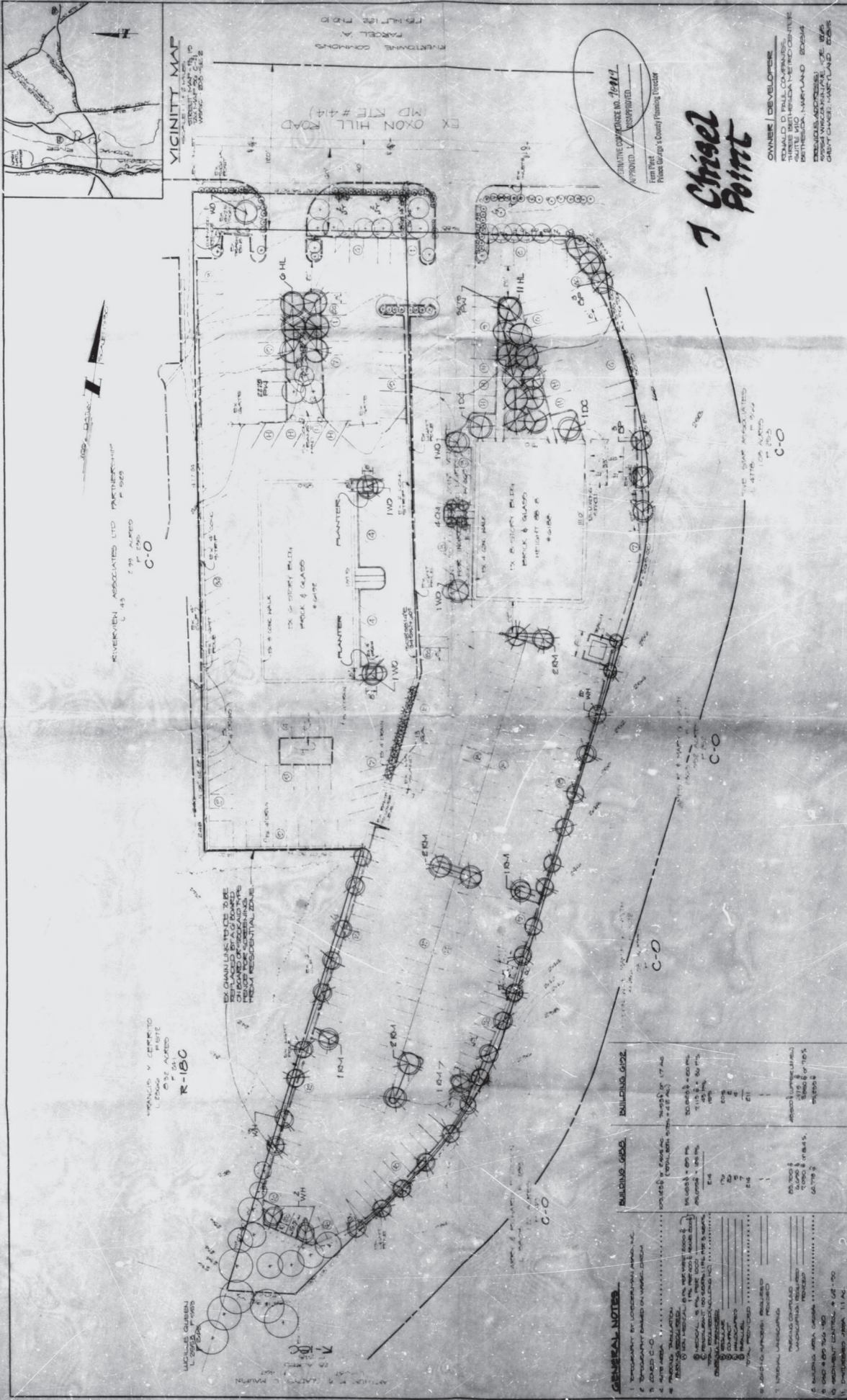
- To Planning Board
- To District Council
- To Zoning Hearing Examiner

Fern Piret
Planning Director's Signature

10-4-90
Date

Appeal of Planning Director's Decision

Appeal Filed: _____
Planning Board Hearing Date: _____
Planning Board Decision: Approval Denial
Resolution No: _____



LOEDERMAN ASSOCIATES, INC. 07 OFFICE		LANDSCAPE PLAN		OXON HILL OFFICE BUILDINGS 12th ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND		SHEET 1 OF 2 APR 23 1990 985-06	
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GENERAL NOTES
 1. PREPARED BY LOEDERMAN ASSOCIATES, INC.
 2. THIS PLAN IS BASED ON THE RECORD DRAWING.
 3. ALL DIMENSIONS ARE IN FEET AND INCHES.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

OWNER | DEVELOPER
 RONALD D. FULL COMPANY,
 SUITE 100, 1000 W. BELT ROAD,
 BETHESDA, MARYLAND 20814
 PREVIOUS ADDRESS:
 1000 W. BELT ROAD,
 GAITHERSBURG, MARYLAND 20878

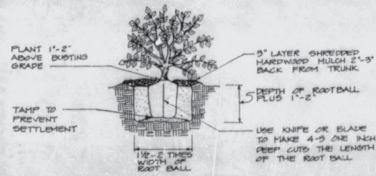
DATE 11-30
SHEET 1
OF 2
DATE APR 23 1990
PROJECT OXON HILL OFFICE BUILDINGS

ANSI A 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23

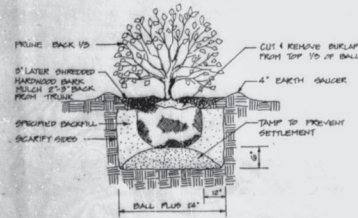
7 Chisel Point

PLANTING NOTES

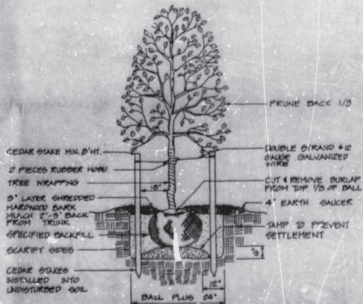
- BEFORE CONSTRUCTION OR EXCAVATION, CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES, UTILITY RIGHT OF WAYS, ETC.
- CONTRACTOR TO VERIFY QUANTITIES SHOWN ON PLANT LIST TOTALS TO THOSE INDICATED ON THE PLAN. CONTRACTOR RESPONSIBLE FOR INSTALLATION OF QUANTITIES AS SHOWN. NOTIFY LANDSCAPE ARCHITECT FIELD TO AID NEGOTIATION OF ANY DISCREPANCIES IN PLANT COST. NOTE ANY REQUIREMENTS ARE OBTAINED FROM THE PLANT LIST. THE PLANTS FURNISHED SHALL MEET THE NORMAL REQUIREMENTS FOR THE QUALITY AND STANDARDS. PLANTS TO BE ORDERED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.
- UNIT PRICES FOR ALL MATERIAL SHALL BE SUPPLIED TO THE OWNER AT BIDDING TIME.
- CONTRACTOR TO THOROUGHLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. LANDSCAPE ARCHITECT SHALL NOTIFIED SHOULD THE RELOCATION OF PROPOSED PLANTS BE NECESSARY.
- ALL TREES AND SHRUBS TO BE IN HEALTHY BUDS, WHICH TO BE SHIPPED IN WOODEN BARS. BARS TO HAVE SHROUDED COVERED EDGES, CLEARLY DEFINED AND SHALL GENERALLY FOLLOW THE CURVE OF THE GROUND. TREES LOCATED WITHIN 4' OF CURB OR DRIVE SHALL HAVE SAME POLICE NUMBER.
- ALL TREES TO BE LOCATED A MINIMUM OF 3' FROM BUILDINGS. ALL PLANTING SHOULD BE A MINIMUM OF 4' FROM FIRE HYDRANTS.
- FINISHED PLANTING BED SHALL BE GRADDED TO AS TO NOT IMPED DRAINAGE AWAY FROM BUILDINGS.
- IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANT, CONTRACTOR TO CONTACT OWNER FOR RESOLUTION PRIOR TO PLANT INSTALLATION. FAILURE TO MAKE SUCH CONTACTS SHALL BE THE OWNER'S RESPONSIBILITY IN CONTRACTOR'S RELOCATION OF THE PLANTS AT HIS OWN EXPENSE.
- ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL BY OWNER. OWNER SHALL RECEIVE TAG FROM EACH SPECIES AND A COMPLETE LIST OF PLANTS.
- ALL PLANTS SHALL BE FREELY GROWING, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF ALL DISEASE, INSECT EGGS AND LARVAE.
- ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-WOODED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE GROWN. THE PLANTS SHALL HAVE FULL ROOTS WHICH ARE HEALTHY AND VIGOROUS. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.
- TAGS AND TIEING ARE TO BE REMOVED AND BURLAP IS TO BE FIELDED BACK FROM THE TOP OF ALL PLANT MATERIAL ROOT BALLS.
- SHRUBS, GROUNDCOVERS, AND SEASONAL COLOR SHALL BE TRIANGULAR SPACES AS SHOWN FROM ON THE PLANT LIST AND SHALL RECEIVE POLICE NUMBER AS SPECIFIED IN DETAILS.
- SHADE TREES: HEIGHT SHALL BE MEASURED FROM GROUND TO THE AVERAGE HEIGHT OF CANOPY. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "C" BRANCHES THAT COULD BE POINTS OF WEAK LINK STRUCTURE OR DISEASE INFESTATION.
- TREES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZE TO WHICH THE PLANTS ARE TO BE ORDERED. FAILURE TO MEET A MINIMUM SIZE ON ANY PLANT MAY PLACE IN REJECTION OF THAT PLANT.
- PLANTS SHALL BE PLANTED 1/8" HEIGHT OF ROOT BALL HIGHER (AFTER SETTLEMENT) THAN NEAREST POSITIVELY FINISHED GRADE.
- WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SPACING.
- THE STAKING AND GUYING SHALL BE INSTALLED PER DETAILS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE TREES TO REMAIN STRAIGHT FOR THE DURATION OF THE GUARANTEE PERIOD.
- SUBSTITUTIONS OF PLANT MATERIAL MAY BE NECESSARY DUE TO AVAILABILITY OR CURRENT MARKET STOCK. SUBSTITUTIONS SHALL BE EQUIVALENT IN SIZE, FORM, TEXTURE AND GENERAL QUALITY TO PLANTS SPECIFIED ON PLANT LIST.
- ALL SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE REQUESTED IN WRITING TO THE OWNER. FAILURE TO OBTAIN APPROVAL OF SUBSTITUTIONS IN WRITING FROM THE OWNER MAY POSSIBLY RESULT IN CONTRACTOR'S LIABILITY.
- DEAD PLANTS ARE TO BE REMOVED FROM THE JOB BY THE CONTRACTOR IMMEDIATELY. CONTRACTOR SHALL MAINTAIN AN UPDATED, COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED AND PRESENT A COPY OF THE LIST TO THE OWNER AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD.
- AT ALL PLANTED MEDIAN STRIPS AND ISLANDS CONTRACTOR TO MARK 1" HEIGHT WITH TYPICAL STAKES ON SITE. CONTRACT OWNER TO INSPECT FINE GRADING OF SUCH AREAS PRIOR TO PLANTING, RECEIVING, PLANTING, AND TRUCKING.
- ALL CONTRACTORS AND SUBCONTRACTORS SHALL BE REQUIRED TO COMPLETELY REMOVE ALL TRASH, DEBRIS, SOIL, AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY. VESICULARLY ALL CURB, GUTTERS, AND SIDEWALKS SHALL.
- CONTRACTOR SHALL BE RESPONSIBLE TO REGRADE, HYDRO-SEED, STAKE MULCH, AND TACK ALL AREAS DISTURBED AS THE RESULT OF HIS WORK TO EQUAL OR BETTER CONDITION WITHIN 5 DAYS OF EACH AREA DISTURBED.
- INSTALLATION OF ALL LANDSCAPE BELLS OR MATERIALS SHALL BE IN CONFORMANCE WITH CDM/ARLA "LANDSCAPE SPECIFICATION GUIDELINES."
- ALL PLANT MATERIAL AND MORGANSHIP SHALL BE WARRANTEED FOR 12 MONTHS COMMENCING ON THE DATE OF ACCEPTANCE.
- ALL DECIDUOUS TREES OVER 3" CALIPER AND EVERGREEN TREES SHALL BE GUYED SECURELY WITH GUY WIRE SPACED EQUALLY ABOUT EACH TREE. SEE DETAIL.
- ALL AREAS DISTURBED DURING CONSTRUCTION THAT ARE NOT PAVED, PLANTED, OR CALLED OUT AS SOIL SHALL BE RESEED. RESEEDING SHALL BE COMPLETED WITHIN 30 DAYS. IF THESE AREAS HAVE BEEN BROUGHT TO GRADE, THE RESEEDING SHALL BE LAID DOWN BY HAND OR BY SCALFIFYING TO A DEPTH OF AT LEAST 2 INCHES.
- SOIL SHALL BE APPROVED PERTINENT TO BLOSSOM MIX.



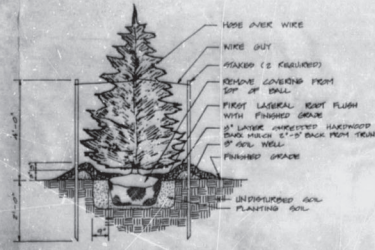
DETAIL - CONTAINERIZED PLANT PLANTING
NO SCALE



DETAIL - SHRUB PLANTING
NO SCALE



DETAIL - TREE PLANTING
NO SCALE



DETAIL - EVERGREEN TREE PLANTING
NO SCALE

PLANT SCHEDULE

KEY	BOTANICAL / COMMON	QUANT	SIZE	REMARK
HL	QUERCUS TRICACANTHUS / HONEYLOCUST	17	2 1/2 - 3' CAL.	B & B
RM	ACER RUBRUM / RED MAPLE	9	2 1/2 - 3' CAL.	B & B
WH	CRATAEGUS PHAENOCARPUM / WASHINGTON HANDBOOK	31	1 1/2 - 1 3/4 CAL.	
BP	FRAXINUS CALLEYPANA / BURRLED PEAR	9	2 1/2 - 3' CAL.	
VO	QUERCUS PHAELOS / WILLOW OAK	5	2 1/2 - 3' CAL.	
DC	CEDRUS DEODARA / DEODAR CEDAR	2	2 1/2 - 3' CAL.	
CM	LACINIUM INDICA / ORANGE MYRTLE	4	1 1/2 - 1 3/4 CAL.	
GA	ABELIA GRANDIFOLIA / SLOPE ABELIA	13	10 - 24"	3 GAL CONT.
TC	TAXUS CURPIDATA / JAPANESE TENN.	4	18 - 24"	3 GAL CONT.
PW	VINCA MAJOR / PERIWINKLE	7500	INDIVIDUAL PLANTS	5' O.C.

ALTERNATIVE COMPLIANCE NO. 1017
APPROVED: M. LUSAR FOLLOU

Fara Post
Prince George's County Planning Director

LOIEDERMAN ASSOCIATES, INC.
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS
15200 Shady Grove Road 4407 Forbes Boulevard
Rockville, Maryland 20850 Lanham, Maryland 20706
(301) 948-2750 (301) 794-7555

Designed	WJK			
Drafted	JMC			
Checked	WJK			
Proj. Eng.	MPW			
Office	LANHAM			
DATE	JULY 1990	NO.	REVISIONS	BY DATE

LANDSCAPE
NOTES & DETAILS

OXON HILL OFFICE BUILDINGS
12th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

LOIEDERMAN ASSOCIATES, INC.
AUG 23 1990
PRINTED

SCALE
MEASUREMENT
SHEET
2
OF 2 SHEETS
JOB NO.
307-00





STATEMENT OF JUSTIFICATION
DSP – 19033

1. PROJECT DESCRIPTION

6192 Oxon Hill West, Inc. (hereinafter, the “Applicant”) is the owner and developer of property which is the subject of this detailed site plan application. The subject property is located at 6192 Oxon Hill West, Oxon Hill, MD 20745. This property is currently improved with a 54,000 square-foot multi-story office building that is currently vacant. The Applicant is requesting Detailed Site Plan approval to change the use of the property from an office building to a hotel. The Applicant intends to convert the existing building into a 100-room boutique hotel.

The subject site is located south of Capital Beltway Inner Loop (495); east of Indian Head Highway (210); and northwest of St. Barnabas Road. The property consists of 1.7080 +/- acres of land in the C-O (Commercial Office) Zone. The property is known as Lot 236 and is located in Tax Map 96, Grid C4. Further, the site is in Council District 8 and in Election District 12.

FINDINGS REQUIRED FOR THE PLANNING BOARD TO APPROVE THE DETAILED SITE PLAN [27-285(b)]

(1) The Planning Board may approve a Detailed Site Plan if it finds that the 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. If it cannot make these findings, the Planning Board may disapprove the Plan.

RESPONSE: *As discussed herein, the proposed development is a reasonable alternative for satisfying the site design guidelines without unreasonable costs and detracting from the utility of the proposed development for its intended use.*

(2) The Planning Board shall also find that the Detailed Site Plan is in general conformance with the approved Conceptual Site Plan (if one was required).

RESPONSE: *Approval of a Conceptual Site Plan was not required.*

(3) The Planning Board may approve a Detailed Site Plan for Infrastructure if it finds that the plan satisfies the site design guidelines as contained in Section 27-274, prevents offsite property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge.

RESPONSE: *The Applicant is not requesting approval of a Detailed Site Plan for Infrastructure.*

(4) The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).

RESPONSE: *Applicant's Detailed Site Plan demonstrates the preservation of the regulated environmental features in a natural state to the fullest extent possible.*

THIS REQUEST IS IN HARMONY WITH THE PURPOSES OF THE COMMERCIAL ZONES (27-446)

(1) To implement the general purposes of this Subtitle;

RESPONSE: *The process the Applicant must engage to bring the proposed hotel property to fruition, to include Detailed Site Plan approval and building permits, will ensure that the general purposes of this Subtitle are fulfilled. The proposed hotel development is located on a major roadway, that being Oxon Hill Road (MD-414) and will enhance the economic status of the County and provide an expanding source of desirable employment.*

(2) To provide sufficient space and a choice of appropriate locations for a variety of commercial uses to supply the needs of the residents and businesses of the County for commercial goods and services;

RESPONSE: *This new hotel development will be situated right across from the Rivertowne Commons Marketplace. The proposed hotel will be a continuation of a concept that has already begun to take shape in the immediate surrounding area. By offering a hotel*

property, the goal to provide sufficient space and a choice of appropriate locations for a variety of commercial uses to supply the needs of the residents and businesses of the County is being met.

(3) To encourage retail development to locate in concentrated groups of compatible commercial uses which have similar trading areas and frequency of use;

RESPONSE: *The proposed hotel is located in an area that is concentrated with groups of compatible commercial uses. In general, Oxon Hill, due to its close proximity to the National Harbor, is experiencing a lot of growth which this hotel will be able capitalize on by meeting the demand of visitors to the National Harbor, which is a popular destination venue. The Applicant's proposal is in line with this purpose, as a concentrated group of compatible commercial uses are in located in the immediate area of the proposed hotel.*

(4) To protect adjacent property against fire, noise, glare, noxious matter, and other objectionable influences;

RESPONSE: *The Applicant intends to comply with all fire and noise regulations, as well as any other laws or regulations that relate to glare, noxious matter and other objectionable influences.*

(5) To improve traffic efficiency by maintaining the design capacities of streets, and to lessen the congestion on streets, particularly in residential areas;

RESPONSE: *The proposed boutique hotel will be supported by parking spaces located on on site. The repurposing of the subject existing building will also advance this purpose by creating dynamic, functional relationships among individual uses by remaining in character with the neighborhood and developing the site in a manner that will further build upon the functional relationships already in place.*

(6) To promote the efficient and desirable use of land, in accordance with the purposes of the General Plan, Area Master Plans and this Subtitle;

RESPONSE: *Please refer to the above section of this Statement of Justification for discussion of the General Plan and Area Master Plans.*

(7) To increase the stability of commercial areas;

RESPONSE: *The Applicant's Detailed Site Plan application furthers the goal increasing the stability of commercial areas by improving and optimizing land use.*

(8) To protect the character of desirable development in each area;

RESPONSE: *As discussed above, there is current market demand for affordable, upscale hotels in the Oxon Hill area due to proximity to the National Harbor. This demand is*

further due to the resurgence of the Oxon Hill real estate market, which has resulted in high demand. The repurposing of an existing, underutilized office building which will receive both interior and exterior upgrades and site improvements will protect the character of desirable development in the area.

(9) To conserve the aggregate value of land and improvements in the County.

RESPONSE: *The proposed hotel will be designed as a high-quality boutique hotel that will live up to the expectations of today's consumer and therefore conserve the aggregate value of land and improvements.*

(10) To enhance the economic base of the County.

RESPONSE: *The Applicant's proposal furthers this purpose by investing to develop a currently vacant building. A significant portion of this investment will be spent with County-based companies to construct the project, including County-based sub-contractors and sub-contractors whose staff reside in the County. Further, the project will bring more than 30 jobs to the County. This retail use will contribute to sales taxes that the County collects.*

CONCLUSION

As the proposed development is in harmony with the general purpose and intent of both the Subregion 4 Master Plan and Prince George's Plan 2035 and allows the vision of the Master Plan to come to fruition, the proposal is in conformance.

For all of the foregoing reasons, the Applicant requests approval of DSP-19033. The Applicant believes that this application conforms to the purposes and recommendations of the applicable Master Plan and Plan 2035 and respectfully requests approval of the subject application.

Respectfully submitted,

By: /s/ Traci Scudder

Traci R. Scudder

SCUDDER LEGAL

4200 Parliament Place, Suite 220
Lanham, MD 20706

137 National Plaza, Suite 300
National Harbor, Maryland 20745
Office: 240-273-3294
Cell: 240-397-3625
Fax: 240-331-9182

Attorney for Applicant



14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco

July 13, 2020

MEMORANDUM

TO: Andrew Bishop, Urban Design Section, DRD

VIA: Howard Berger, Historic Preservation Section, CWPD

FROM: Jennifer Stabler, Historic Preservation Section, CWPD
Tyler Smith, Historic Preservation Section, CWPD

SUBJECT: DSP-19033 6192 Oxon Hill Hotel

The subject property comprises 1.7 acres at 6192 Oxon Hill Road, on the south side of MD Route 414 (Oxon Hill Road), approximately 145 feet west of Thompson Lane. The subject application proposes the change of use of the property from an office building to a hotel. The subject property is Zoned C-O.

A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. The subject property does not contain and is not adjacent to any Prince George's County Historic Sites or resources. This proposal will not impact any historic sites, historic resources or known archeological sites. A Phase I archeology survey is not recommended. Historic Preservation staff recommend approval of DSP-19033 6192 Oxon Hill Hotel with no conditions.

301-952-3972

September 1, 2020

MEMORANDUM

TO: Andrew Bishop, Senior Planner, Urban Design Section Development Review Division
VIA: David A. Green, Master Planner, Community Planning Division **BB for DG**
FROM: Thomas Lester, Planner Coordinator, Long-Range planning Section, Community Planning Division **TEL**
SUBJECT: **DSP-19033 Oxon Hill Hotel**

FINDINGS

Pursuant to Part 3, Division 9, Subdivision 3 of the Zoning Ordinance, Master Plan conformance is not required for this application.

BACKGROUND

Application Type: Detailed Site Plan for property outside of an overlay zone.

Location: 6912 Oxon Hill Road, Oxon Hill, Maryland 20745

Size: 1.7 Acres

Existing Uses: Office

Proposal: Hotel

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: This application is in the Established Communities policy area. The vision for Established Communities is context-sensitive infill and low- to medium-density development.

Master Plan: The 2006 *Approved Master Plan for the Henson Creek-South Potomac Planning Area* mixed-use land uses on the subject property.

DSP-19033 Oxon Hill Hotel

Planning Area: 76A

Community: Henson Creek

Aviation/MIOZ: This application is not located within an Aviation Policy Area (APA) or the Military Installation Overlay Zone (MIOZ).

SMA/Zoning: The 2006 *Approved Sectional Map Amendment for the Henson Creek-South Potomac Planning Area* retained the subject property into the C-O (Commercial Office) zone.

c: Long-range Agenda Notebook



Countywide Planning Division
Transportation Planning Section

301-952-3680

November 2, 2020

MEMORANDUM

TO: Andrew Bishop, Urban Design Review Section, Development Review Division

FROM: Tom Masog, Transportation Planning Section, Countywide Planning Division

FROM: *CS Hancock* Crystal Saunders Hancock, Transportation Planning Section, Countywide Planning Division

SUBJECT: DSP-19033: Oxon Hill Hotel

Proposal

The applicant is proposing the redevelopment of an existing five-story, medical office building to a 100-room hotel. The proposed hotel is located on approximately 1.70 acres in the C-O (Commercial Office) Zone.

Existing Conditions

The existing office building is located at 6192 Oxon Hill Road. The site is a vacant building that is surrounded by fencing. The bi-level site contains a lower level parking garage that accommodates 55 regular, compact, and handicapped parking spaces. There is one signalized access point at the site entrance and MD 414 Oxon Hill Road. Additional access is provided via an easement with the adjacent property owner that delivers two points of ingress and egress – one at the proposed hotel and the other is to the lower parking level.

Background

During the review of this development, a trip cap was not provided. The current use is a 54,600-square-foot medical office building generating 156 AM and 208 PM peak hour trips; that is the presumed trip cap for the property, and this hotel generating 47 AM and 60 PM trips is within that cap. The trip cap is based on information provided in the *Trip Generation Manual, 10th Edition* (Institute of Transportation Engineers), specifically the proposed development is (ITE-310).

Master Plan, Site Access, and Circulation

Development guidance is administered by the 2006 Approved *Subregion 7 Master Plan and Sectional Map Amendment* as well as the Approved *Countywide Master Plan of Transportation, 2009*. This proposed development has two access points into the site: two along Oxon Hill Road and two along the easement. Also, the easement provides access to the lower level parking area and no on-site access is proposed to change. While the applicant prohibits the use of heavy vehicles from using the side and rear areas of the building, travel and parking for passenger vehicles is acceptable.

Access to the sites are located along MD 414, Oxon Hill Road. Oxon Hill Road (A-48) is a master planned arterial road with 120-foot right-of-way. Frontage of approximately 30' has been dedicated for widening the roadway. The existing right of way is wider than the planned requirement. No additional right of way will be required. Also, in the rear of the property, a new, 4 lane arterial (A-68) is proposed. The applicant identified 100-feet on the plan acknowledging this roadway. To date, this proposed roadway has not been programed for construction. It is noted that a portion of the parking structure is within the ultimate right-of-way, and the DSP shows no structural changes to this garage. If this applicant needs to repaint/restripe or otherwise make the parking safe for use, this should not trigger a need for authorization to build within the right-of-way. As such, no dedication can be required during the DSP process for this future roadway.

On-site circulation of this plan is acceptable.

Conclusion

From the standpoint of transportation, it is determined that this plan is acceptable and meets the finding required for a Detailed Site Plan as described in the Zoning Ordinance.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
 Upper Marlboro, Maryland 20772
 TTY: (301) 952-4366
 www.mncppc.org/pgco


Countywide Planning Division
 Transportation Planning Section


301-952-3680

November 2, 2020

MEMORANDUM

TO: Andrew Bishop, Urban Design Section, Development Review Division

VIA: Bryan Barnett-Woods, Transportation Planning Section, Countywide Planning Division 

FROM: Noelle Smith, Transportation Planning Section, Countywide Planning Division 

SUBJECT: Detailed Site Plan Review for Non-Motorized Transportation Master Plan Compliance

The following detailed site plan was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation (MPOT)*, the 2006 *Approved Master Plan for the Henson Creek-South Potomac Planning Area Plan*, and Subtitle 27 to provide the appropriate pedestrian and bicycle transportation recommendations.

Detailed Site Plan Number: DSP- 19033
 Development Case Name: Oxon Hill Hotel

	<u>Type of Master Plan Bikeway or Trail</u>	
Private R.O.W.	<input type="checkbox"/>	Public Use Trail Easement
County R.O.W.	<input type="checkbox"/>	Nature Trails
SHA R.O.W.	<input type="checkbox"/>	M-NCPPC - Parks
HOA	<input type="checkbox"/>	Bicycle Parking
Sidewalks	<input checked="" type="checkbox"/>	Trail Access
Add'l Connections	<input type="checkbox"/>	Bikeway Signage

Subject to 24-124.01: No
Bicycle and Pedestrian Impact Statement Scope Meeting Date: n/a

Development Case Background	
Building Square Footage (non-residential)	54,000 square-feet
Number of Units (residential)	n/a
Abutting Roadways	Oxon Hill Road
Abutting or Nearby Master Plan Roadways	Oxon Hill Road, C-727
Abutting or Nearby Master Plan Trails	Bicycle lane along Oxon Hill Road (planned)
Proposed Use(s)	Hotel
Zoning	C-O
Centers and/or Corridors	Oxon Hill Road Corridor, Oxon Hill Regional Center
Prior Approvals on Subject Site	P-17002
Subject to 24-124.01:	n/a

Bicycle and Pedestrian Impact Statement Scope Meeting Date	n/a
--	-----

Prior Approvals

The are no prior approvals applicable to this subject site that include conditions related to pedestrian or bicycle transportation.

Review of Proposed On-Site Improvements

The submitted plans include six-foot sidewalk from Oxon Hill Road to the building entrance. Striped crosswalks are provided from Oxon Hill Road to the building entrance providing a visible pedestrian pathway. A five-foot wide sidewalk is also provided around the perimeter of the building for comprehensive pedestrian circulation.

These improvements support separating pedestrian and vehicular transportation routes within the site, pursuant to Sections 27-283 and 27-274. Staff find that with the proposed improvements, vehicular and pedestrian circulation on the site to be safe, efficient, and convenient, pursuant to Sections 27-283 and 27-274(a)(2), the relevant design guidelines for pedestrian and bicycle transportation.

Review of Connectivity to Adjacent/Nearby Properties

The subject site is adjacent to commercial-office areas with an existing connection along Oxon Hill Road.

Review Master Plan of Transportation (MPOT) Compliance

This development case is subject to the 2009 *Approved Countywide Master Plan of Transportation* (MPOT). The subject site is along Oxon Hill Road which is designated as a planned bicycle lane. The MPOT provides policy guidance regarding multimodal transportation and the Complete Streets element of the MPOT recommends how to accommodate infrastructure for people walking and bicycling.

Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO *Guide for the Development of Bicycle Facilities*.

Comment: The recommended master plan facility is beyond the scope of a detailed site plan. However, the planned bicycle lane can be constructed as part of a future capital improvement project or roadway maintenance by the Maryland State Highway Administration. Designated space for bicycle parking is an important component of a bicycle friendly roadway. The submitted response letter (Scudder to Bishop, 10/26/2020) indicates that bicycle parking would be provided, however it is not clear where bicycle parking is provided on the submitted plan. Therefore, staff recommend a minimum of two Inverted U-style, or a style that allows two points of contact to secure and support a parked bicycle, be provided at a location convenient to the building entrance.

Review Area Master Plan Compliance

This development is also subject to 2006 *Approved Master Plan for the Henson Creek-South Potomac Planning Area Plan* which includes the following recommendations for pedestrian and bicyclist facilities:

Policy 3: Provide adequate pedestrian and bicycle linkages to schools, parks, and recreation areas, commercial areas, and employment centers

- Provide sidewalks and designated bike lanes along any new service roads along MD 210 and along existing service roads as maintenance or improvements are made.

Comment: Staff recommend a standard crosswalk be provided crossing the access driveway along Oxon Hill Road to provide a continuous connection. The proposed and recommended sidewalks and marked crossings also meet the findings pursuant to Sections 27-283 and 27-274(a)(2) and fulfill the intent of the policies above.

Recommended Conditions of Approval

Based on the findings presented above, staff conclude that the pedestrian and bicycle access and circulation for this plan is acceptable, consistent with the site design guidelines pursuant to Section 27-283, and meets the findings required by Section 27-285(b) for a detailed site plan for Pedestrian and bicycle transportation purpose and conforms to the prior development approvals and the 2006 *Approved Master Plan for the Henson Creek-South Potomac Planning Area Plan* if the following condition is met:

1. Prior to the certification of the detailed site plan, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:
 - a. Standard crosswalk crossing the access driveway along Oxon Hill Road, unless modified by the Maryland State Highway Administration with written correspondence
 - b. A minimum of two Inverted U-style bicycle racks, or racks of a similar style that provide two points of contact to secure and support a parked bicycle, be provided at a location convenient to the building entrances.



Countywide Planning Division
Environmental Planning Section

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco
301-952-3650

July 27, 2020

MEMORANDUM

TO: Andrew Bishop, Planner Coordinator, Subdivision & Zoning Review Section, DRD

VIA: Megan Reiser, Supervisor, Environmental Planning Section, CWPD

FROM: Mary Rea, Senior Planner, Environmental Planning Section, CWPD

SUBJECT: **Detailed Site Plan DSP-19033; 6192 Oxon Hill Hotel**

The Environmental Planning Section (EPS) has reviewed Detailed Site Plan DSP-19033, received by the Countywide Planning Division on July 7, 2020. The Environmental Planning Section recommends approval of the application with no conditions.

The project does not require a Natural Resources Inventory Equivalency Letter or a Woodland Wildlife Habitat Conservation Ordinance (WCO) review because the proposal is for a change of use with no disturbed area proposed. The site is primarily developed with structures and paved parking areas. No woodland or Regulated Environmental Features (REF) are located on this site. According to the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), the site contains only Urban land-Beltsville complex soils. No unsafe soils containing Christiana complexes or Marlboro clays are associated with this site. This site is not located within a Sensitive Species Protection Review Area (SSPRA) based on a review of the SSPRA GIS layer prepared by the Maryland Department of Natural Resources Natural Heritage Program (DNR NHP). The site is located within the Environmental Strategy Area 1 of the Regulated Environmental Protection Areas Map as designated by *Plan Prince George's 2035 Approved General Plan* (2014). According to the *Countywide Green Infrastructure Plan* of the *Approved Prince George's Resource Conservation Plan* (May 2017) the North East corner is a regulated area.

The site has an approved Stormwater Management Concept Plan #54370-2019-00, which is valid until February 13, 2023. No new stormwater structures are required. The approved concept plan is consistent with the detailed site plan.

No additional Information is required. The Environmental Planning Section Recommends approval of DSP-19033.

July 28, 2020

MEMORANDUM

TO: Andrew Bishop, Urban Design

FROM: Kelsey Shaffer, Permit Review Section, Development Review Division

SUBJECT: Referral Comments for DSP-19033 – 6192 Oxon Hill Hotel

1. The dimensions of all compact and handicap parking spaces must be demonstrated on the site plan. 1 out of every 6 provided handicap parking spaces must be van accessible and dimensioned at 16 feet by 19 feet.
2. The number of required parking spaces for a hotel is calculated at 1 parking space for every 2 guest rooms and must be demonstrated in the parking schedule on the site plan.
3. The width of the driveway aisle for the ingress/egress easement, located on an adjacent property which provides access to the basement level parking lot, must be demonstrated on the site plan.
4. The width of the driveway aisle for the main entrance into the basement level parking lot must be demonstrated on the site plan.
5. The ingress/egress easement agreement must be provided to ensure access to the basement level parking lot through the adjacent property is lawful.
6. This review does not include the review of any signage.



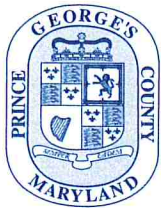
**INTER-OFFICE MEMORANDUM
PRINCE GEORGE'S COUNTY
POLICE DEPARTMENT**



M E M O R A N D U M

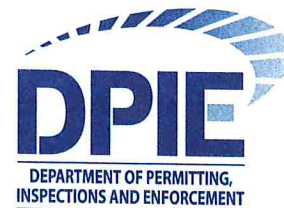
DATE: July 23, 2020
TO: Planning Coordinator, Urban Design Application Section
Development Review Division
FROM: Captain Wendy Contic, Assistant Commander, Planning & Research Division
SUBJECT: DSP-19033 6192 Oxon Hill Hotel

Upon review of the site plans, there are no comments at this time.



Angela D. Alsbrooks
County Executive

THE PRINCE GEORGE'S COUNTY GOVERNMENT
Department of Permitting, Inspections and Enforcement
Site/Road Plan Review Division



MEMORANDUM

August 28, 2020

TO: Andrew Bishop, Urban Design Review
Development Review Division, M-NCPPC

FROM: Mary C. Giles, P.E., Associate Director *Mary C. Giles* 8/28/2020
Site/Road Plan Review Division, DPIE

RE: 6192 Oxon Hill Hotel, Detailed Site Plan No. DSP-19033

CR: Oxon Hill Road (MD 414)

In response to the Detailed Site Plan No. DSP-19033 referral, the Department of Permitting, Inspections and Enforcement (DPIE) offers the following:

- The subject site is zoned C-O and is located at 6192 Oxon Hill Road in Oxon Hill. This property is improved with 54,000 square feet of multi-story office space and is currently vacant.
- The subject request is for a Change of Use from office building to a 100-room Boutique Hotel.
- Oxon Hill Road (MD 414) is a State-maintained roadway; therefore, coordination with the Maryland State Highway Administration is required.
- The proposed Detailed Site Plan No. DSP-19033 meets the intent of the approved Site Development Concept Plan No. 54370-2019, dated February 13, 2020.
- Existing utilities may require relocation and/or adjustment. Coordination with the various utility companies is required
- DPIE has no objection to Detailed Site Plan No. 19033.

If you have any questions or need additional information, please contact Mr. Nanji Formukong, District Engineer for the area, at 301.636.2060.

MCG:Nf:dar

cc: Rene Lord-Attivor, Chief, Traffic Engineering, DPIE
Nanji Formukong, District Engineer, S/RPRD, DPIE
Salman Babar, CFM, Engineer, S/RPRD, DPIE
Yonas Tesfai P.E, Engineer, S/RPRD, DPIE
6192 Oxon Hill West, Inc., 122 West Woodlawn Road, Charlotte, NC 28217
Scudder, Traci R., 137 National Plaza #300 Oxon Hill, Maryland 20745

9400 Peppercorn Place, Suite 230, Largo, Maryland 20774
Phone: 301.636.2060 ♦ <http://dpi.e.mypgc.us> ♦ FAX: 301.925.8510

From: [Kwesi Woodroffe](#)
To: [Bishop, Andrew](#)
Cc: [PGCReferrals](#)
Subject: RE: EPlan ACCEPTANCE Referral for DSP-19033, 6192 OXON HILL HOTEL (PB); SHA; KW
Date: Wednesday, July 8, 2020 7:19:38 AM
Attachments: [image011.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)
[image018.png](#)
[image019.png](#)
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[image025.png](#)

Good morning Andrew,

I reviewed the subject referral and it appears that the existing access point is being used and will not be modified; and there doesn't seem to be any other work proposed in the state right of way. If this is the case, I have no comments; however, any modifications to the existing access point, or work in the state right of way, will trigger the need for an Access Permit.

Thanks, Kwesi

Kwesi Woodroffe
Regional Engineer
District 3 Access Management
MDOT State Highway Administration
KWoodroffe@mdot.maryland.gov
301-513-7347 (Direct)
1-888-228-5003 – toll free
9300 Kenilworth Avenue,
Greenbelt, MD 20770
<http://www.roads.maryland.gov>



From: ePlan <ePlan@ppd.mncppc.org>
Sent: Tuesday, July 7, 2020 11:36 AM
To: Smith, Tyler <Tyler.Smith@ppd.mncppc.org>; Stabler, Jennifer <Jennifer.Stabler@ppd.mncppc.org>; Hall, Ashley <Ashley.Hall@ppd.mncppc.org>; Brake, Michelle

<Michelle.Brake@ppd.mncppc.org>; Green, David A <davida.green@ppd.mncppc.org>; Franklin, Judith <Judith.Franklin@ppd.mncppc.org>; Henderson, Tamika <Tamika.Henderson@ppd.mncppc.org>; Masog, Tom <Tom.Masog@ppd.mncppc.org>; Barnett-Woods, Bryan <bryan.barnett-woods@ppd.mncppc.org>; Dixon, June <june.dixon@ppd.mncppc.org>; Chaconas, Sheila <Sheila.Chaconas@ppd.mncppc.org>; Thompson, Ivy <Ivy.Thompson@ppd.mncppc.org>; Walker, Tineya <tineya.walker@ppd.mncppc.org>; Larman, Brooke <Brooke.Larman@ppd.mncppc.org>; Reiser, Megan <Megan.Reiser@ppd.mncppc.org>; Shoulars, Katina <Katina.Shoulars@ppd.mncppc.org>; Fields, Ernest <Ernest.Fields@ppd.mncppc.org>; Reilly, James V <JVReilly@co.pg.md.us>; SLToth@co.pg.md.us; 'DARichards@co.pg.md.us' <DARichards@co.pg.md.us>; tgaskins@co.pg.md.us; Giles, Mary C. <mcgiles@co.pg.md.us>; Lord-Attivor, Rene <rlattivor@co.pg.md.us> <"Lord-Attivor, Rene <rlattivor@co.pg.md.us>; Steven G. <SGSnyder@co.pg.md.us>; Mariwan <MABdullah@co.pg.md.us>; Nanji W. <nwformukong@co.pg.md.us>; mtayyem@co.pg.md.us; SYuen@co.pg.md.us; wmcontic@co.pg.md.us; swthweatt@co.pg.md.us; aoadepoju@co.pg.md.us; Kwesi Woodroffe <KWoodroffe@mdot.maryland.gov>; Peter Campanides <PCampanides@mdot.maryland.gov>; Tania Brown <TBrown13@mdot.maryland.gov>; scsegerlin@wmata.com; NMAIbert@wmata.com; realestate@wmata.com; #dsgintake@wsscwater.com

Cc: Bishop, Andrew <andrew.bishop@ppd.mncppc.org>; Kosack, Jill <Jill.Kosack@ppd.mncppc.org>; Hunt, James <James.Hunt@ppd.mncppc.org>; Summerlin, Cheryl <Cheryl.Summerlin@ppd.mncppc.org>; Grigsby, Martin <Martin.Grigsby@ppd.mncppc.org>; Graham, Audrey <Audrey.Graham@ppd.mncppc.org>; Fairley, Lillian <Lillian.Fairley@ppd.mncppc.org>; Madison, Danielle <Danielle.Madison@ppd.mncppc.org>; Davis, Lisa <Lisa.Davis@ppd.mncppc.org>; Lee, Randar <Randar.Lee@ppd.mncppc.org>; Checkley, Andree <andree.checkley@ppd.mncppc.org>; Traci Scudder <traciscudder@gmail.com>; RC Naik <rclaxmihotels@gmail.com>; Conner, Sherri <sherri.conner@ppd.mncppc.org>

Subject: EPlan ACCEPTANCE Referral for DSP-19033, 6192 OXON HILL HOTEL (PB) via DROPBOX

All,

This is an EPlan ACCEPTANCE referral for **DSP-19033, 6192 Oxon Hill Hotel**. This case was officially accepted as of today, July 7, 2020. SDRC is scheduled for July 27, 2020.

Please submit ALL comments or any questions to the reviewer, Andrew Bishop (email attached).

Click on the hyperlink to view the case:

<https://www.dropbox.com/sh/nrgipx5j6vm0zsl/AACqy0HJLC7z16r46X9qolqua?dl=0> .

Thanks,

Don Townsend

Senior Planning Technician | Development Review Division



14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772
301-952-4688



**ANALYSIS OF FIRE DEPARTMENT ACCESS
FOR
THE OXON HILL HOTEL
6192 OXON HILL ROAD
OXON HILL, MARYLAND**

Prepared for:

**LAXMI HOTELS
4820 Nations Crossing Road
Charlotte, NC 28217**

Prepared by:

**KOFFEL ASSOCIATES, INC.
8815 Centre Park Drive, Suite 200
Columbia, MD 21045**

L036-01

November 5, 2020

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FIRE DEPARTMENT ACCESS ANALYSIS

6192 OXON HILL ROAD HOTEL CONVERSION

OXON HILL, MARYLAND

1. EXECUTIVE SUMMARY

Koffel Associates, Inc. was retained by Laxmi Hotels to conduct an evaluation and assessment of the fire department access for the existing building at 6192 Oxon Hill Road in Oxon Hill, Maryland. The project involves the renovation of an existing medical office building to a new hotel.

2. INTRODUCTION AND SCOPE

The existing building was constructed in 1973 and is approximately 55,000 sq ft. The building is 5 stories in height with one level of open parking garage beneath. The building is surrounded by surface level parking which is above the open parking garage beneath. The existing building was previously used as a medical office building and is currently partially sprinkler protected. The existing building appears to be constructed of non-combustible materials, creating inherent compartments within the building. It is proposed to fully gut the interior of the building for conversion to a hotel.

Laxmi Hotels is requesting Koffel Associates' assistance in evaluating the fire department access of the building and to assist with responding to comments issued by the Prince George's County Fire Marshal during the Maryland National Capital Park and Planning Commission (MNCPPC) detailed site plan process.

3. EVALUATION

It is proposed to completely gut the interior of the building and improve the building façade of the existing medical office building. The renovated building will be used as a hotel and the existing parking beneath the building will remain. The existing number of stories and building footprint will remain as it. While the existing building is not completely sprinkler protected, the renovated building will be provided with a complete, automatic sprinkler system monitored by the new building fire alarm system. Each story within the building will be served by two means of egress stairwells that are enclosed by 2-hour fire-rated construction with 90-minute opening protectives. The stairs will discharge directly to the exterior or into a 2-hour fire-rated exit passageway that discharges to the exterior. The new fire alarm system will include smoke detection within the corridors and each sleeping room to provide early warning of an emergency to the building occupants.

As a part of the process for obtaining detailed site plan (DSP) approval from MNCPPC, comments were issued by the Fire Marshal's office. Below is a summary of the comments and the response to each.

1. Fire hydrants shall be provided so that no exterior portion of the building is more than 500' from a hydrant as hose is laid by the fire department. A hydrant must be provided within 200' of any fire department connection (FDC) as hose is laid by the fire department. The FDC must be located on the front, address side of the building and be visible from the fire hydrant and the street. Hydrants should be 40' from structures served and arranged so hose lays do not cross drive aisles.

Koffel Associates Response: According to the site plan provided by the civil engineer, Civtech Designs, Inc., an existing fire hydrant is located at the edge of the property, along Oxon Hill Road. The hydrant is located such that no portion of the building is more than 500' from any exterior portion of the building, and it is more than 40' away from the building. A new fire department connection will be provided to serve the new sprinkler system. It is proposed to provide a freestanding FDC at the corner of the building facing Oxon Hill Road, within 200' of the existing fire hydrant. While this location will not be the front, address side

of the building, it will be the 1st portion of the building that the fire department will reach upon entering the site from Oxon Hill Road.

2. For any building set back more than 150' from the public way or more than 50' from the public way and 30' or greater in height, a private fire access road, 22' in width, must be provided along the long side of the building with the closest edge of this road no closer than 10' from the building and no further than 40' from the building. These requirements are found in Prince George's County Subtitle 11-276.

Koffel Associates Response: As indicated earlier, parking is provided beneath the building. The existing garage extends beyond the exterior walls of the building, beneath the exterior at-grade parking lot. The exterior parking deck is constructed of structural frame that may not sustain the weight of fire apparatus, therefore, a 22' wide fire access road is not proposed for the building. Per Subtitle 11-276, buildings that are set back more than 150' from the public street or access way must be provided with a fire protection system and approved by the Fire Chief or authorized representative. In the case of this existing building, the distance to the public street is approximately 220', however, an automatic sprinkler system, per NFPA 13, will be provided throughout the new hotel, therefore, it is our opinion that a fire access road is not required.

3. No exterior portion of the building shall be more than 450' from a fire access road as hose is laid by the fire department.

Koffel Associates Response: See the attached site plan. No exterior portion of the building is more than 450' from the fire access road, which in this case is Oxon Hill Road. In addition to Oxon Hill Road, access to the fire department may be provided from the existing asphalt parking lot of the adjacent building, 6188 Oxon Hill Road, which is owned by the same entity.

4. All fire access roads shall be provided with width sufficient for a fire department vehicle with a 43' bumper swing to maneuver without encountering obstacles.

Koffel Associates Response: The existing fire access road is Oxon Hill Road, which is a public, County-owned road. In addition, in the area of this building, Oxon Hill Road is a two-lane road in each direction, with a center turn lane.

4. CONCLUSION

Based on the above analysis and information provided by Civtech Designs, Inc., the project civil engineer, it is our professional opinion that the fire department access for the existing building at 6192 Oxon Hill Road is in compliance with the Prince George's County requirements, including NFPA 1, Prince George's County Subtitle 4 and Prince George's County Subtitle 11. The existing arrangement of fire hydrants and fire department access will remain as is and will not be changed as a part of the renovation project. In addition, the new hotel will be fully sprinkler protected throughout per NFPA 13, which is a higher level of protection than what was provided in the existing building.

We trust this letter is consistent with your needs at this time. Please contact me at 410-750-2246 or kcampbell@koffel.com should you have any questions or need additional information.

Prepared by:



Kina Campbell, P.E.
Project Manager
Licensed in MD

Reviewed by:



Clay Aler, P.E.
Director
Licensed in DC, DE, MD, VA



