

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>.

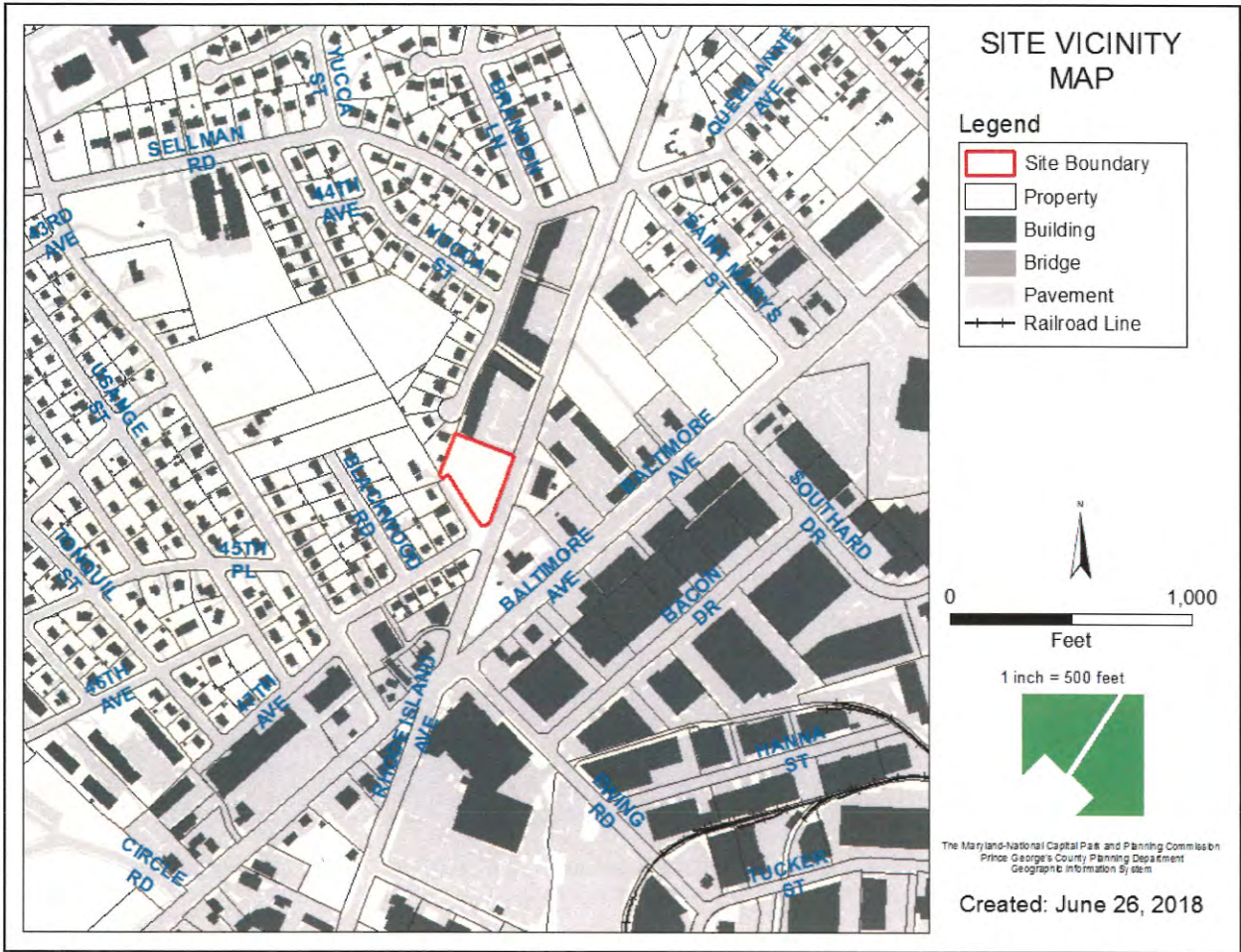
Detailed Site Plan

DSP-17016

Application	General Data	
Project Name: Wyndham Garden Hotel Parcel D, Belton Subdivision Location: On the west side of Rhode Island Avenue, north of its intersection with Clementon Road. Applicant/Address: Starboard Investment Group, LLC 1225 Vine Street Philadelphia, PA 19107	Planning Board Hearing Date:	07/12/18
	Staff Report Date:	06/28/18
	Date Accepted:	05/09/18
	Planning Board Action Limit:	07/23/18
	Plan Acreage:	1.45
	Zone:	C-O
	Dwelling Units:	N/A
	Gross Floor Area:	60,500 sq. ft.
	Planning Area:	61
	Council District:	01
	Election District:	01
	Municipality:	N/A
200-Scale Base Map:	213NE05	

Purpose of Application	Notice Dates	
Construction of a 60,500-square-foot, 90-room hotel in the C-O Zone.	Informational Mailing:	05/08/17
	Acceptance Mailing:	05/02/18
	Sign Posting Deadline:	06/19/18

Staff Recommendation		Staff Reviewer: N. Andrew Bishop Phone Number: 301-952-4897 E-mail: Andrew.Bishop@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-17016
Wyndham Garden Hotel, Parcel D, Belton Subdivision

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 Zoning Map Amendment A-9707C;
- c. The requirements of Preliminary Plan of Subdivision 4-88279;
- d. The requirements of Detailed Site Plan SP-89093;
- e. The requirements of the 2010 *Prince George's County Landscape Manual*;
- f. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- g. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- h. 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 develop the property with a 60,500-square-foot, 90-room, five-story hotel building.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	C-O	C-O
Use	Vacant	Hotel
Gross Acreage	1.45	1.45
Net Acreage	1.45	1.45
Parcels/Lots	1	1
Gross Floor Area (GFA) of Building	0	60,500 sq. ft.

OTHER DEVELOPMENT DATA

Parking Spaces for this DSP:

Hotel Use – 1 space / 2 Guest Rooms

Hotel (90 Rooms) 45 spaces

Total Required 45 spaces

Parking Spaces Provided:

Standard spaces (9.5 ft. x 19 ft.) 30 spaces

Compact spaces (8.0 ft. x 19 ft.) 13 spaces

Handicap Van Spaces (16 ft. x 19 ft.) 2 spaces

Total Spaces Provided 45 spaces

3. **Location:** The subject property is known as Parcel D and is located on the west side of Rhode Island Avenue, north of its intersection with Clementon Road. Specifically, the property is located at 10700 Rhode Island Avenue, in Planning Area 61, in Council District 1.
4. **Surrounding Uses:** The subject property is bounded to the north by professional office space in the Commercial Office (C-O) Zone; to the west by single-family residential homes in the One-Family Detached Residential (R-80) and Rural Residential (R-R) Zones; and to the east and south by the public rights-of-way of Rhode Island Avenue and Clementon Road.
5. **Previous Approvals:** The subject property is located on Tax Map 18 in Grid F2 and Tax Map 19 in Grid A2, and is known as Parcel D of Belton Subdivision, recorded in Plat Book NLP 147-87 on July 10, 1989. The property is currently undeveloped and consists of 1.45 acres in the C-O Zone. It was rezoned from the R-R Zone by Zoning Map Amendment A-9707, which was approved by the Prince George’s County District Council in November 1988. The conditions of this approval are discussed in detail below, in Finding 8 of this report.

Preliminary Plan of Subdivision (PPS) 4-88279 was approved by the Prince George’s County Planning Board in April 1989, subject to 12 conditions (PGCPB Resolution No. 89-184), and is discussed in Finding 9 of this report.

Detailed Site Plan SP-89093 was approved in November 1989 with one condition, recorded in PGCPB Resolution No. 89-606. The District Council affirmed the Planning Board’s decision on January 29, 1990. The conditions of approval relative to this application are discussed in Finding 10 of this report.

Alternative Compliance AC-05013 was approved in April 2005 for a 30-foot-wide landscape strip between Parcel D and residentially-zoned land to the west.

Additionally, the site is the subject of Stormwater Management (SWM) Concept Plan 42066-2017-00, which was approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) on October 2, 2017 and is valid until October 2, 2020.

6. **Design Features:** The subject application proposes the construction of a 90-room hotel on a vacant parcel. The site proposes one, two-way ingress and egress point from a shared access easement with Parcel C, that connects to Rhode Island Avenue. A two-way traffic pattern continues on-site on the eastern side of the building, in a looped pattern with 45 parking spaces, a covered drop-off area, and 2 handicap parking spaces near the building's main entrance.

Architecture

The five-story building is generally rectangular in shape, includes a varied roof line, and is approximately 60 feet in height. The front of the hotel faces Rhode Island Avenue, while the rear of the building faces Clementon Road. The building has been designed to incorporate a variety of building materials into the building façade, including brick, masonry, and fiber cement panels, in complementary colors, providing a modern and contemporary architectural style.

The first floor of the building is proposed to be finished with brick horizontal bands and vertical accents on the ends of the building, while the upper levels of the building are finished in fiber cement panels. Due to the high visibility of the southern and eastern elevations from Rhode Island Avenue and Clementon Road, staff recommends that these building elevations be revised to include additional masonry. A condition has been added to the Recommendation section of this report requiring that the architectural elevations provide additional brick on the central portion of the eastern elevation and on the entire building face of the southern elevation.

Recreational Facilities

No outdoor facilities or patio space is proposed with the application.

Lighting

This DSP proposes lighting throughout the site to illuminate the building, parking areas, and loading spaces on the site. The site plan shows pole-mounted lighting throughout the parking area and provides a balanced lighting pattern on the property. However, staff notes that the proposed lighting levels shown along the property lines are excessive and may spill over onto adjacent properties. Therefore, a condition has been added to the Recommendation section of this report requiring the applicant to reduce the light levels to minimize spill over on adjoining properties. This includes the property along Clementon Road, which is a residential roadway that is not fully improved.

Signage

One freestanding sign and two building-mounted signs are proposed on the site. The monumental freestanding sign is located at the northeastern portion of the site, along Rhode Island Avenue, near the access to the property, and is approximately eight feet in height and nine feet in width. It is proposed to be approximately 45 square feet, internally illuminated, and features the green "Wingate" logo. Staff notes that construction details and specifications have not been provided for this freestanding sign and should be included with the application. Additionally, it is noted that the base material is not specified, and this should be finished in brick to match the building. Therefore, conditions have been added to the Recommendation section of this report requiring the

applicant to submit the construction details and specifications of the proposed freestanding sign and to specify brick, to match the building, as the base material.

The building-mounted signs are proposed to be internally illuminated and advertise the name of the hotel chain in green channel-style letters, to match the freestanding signage. These signs are located on the southeast and northeast elevations facing Rhode Island Avenue, and will be visible from US 1 (Baltimore Avenue). Each of these signs is proposed to be 153 square feet, for a total of 306 square feet.

Sections 27-613 and 27-614 of the Prince George's County Zoning Ordinance provide regulations for building-mounted and freestanding signage, respectively. In determining allowed signage for the property, the applicant mistakenly used the regulations from these sections that are generally applicable in commercial zones, as opposed to the regulations specific to the C-O Zone, which are more limited. Therefore, the area of the freestanding and building-mounted signage has to be reduced to be in conformance with the applicable regulations. Conditions have been added to the Recommendation section requiring this reduction, however, the applicant is able to apply for a departure, in the future, in order to provide larger signage.

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 use is a permitted use in the C-O Zone, subject to Footnote 22, which states that "the application is subject to the approval of a Detailed Site Plan, if the use is abutting land in a residential zone, or land proposed to be used for residential purposes on an approved Basic Plan, approved Official Plan, or any approved Conceptual or Detailed Site Plan." It is noted that this property is abutting single-family dwellings in the R-80 and R-R Zones, and the applicant has filed this application in fulfillment of this requirement. It should also be noted that a condition of the Zoning Map Amendment A-9707-C required the approval of a site plan by the Planning Board.
 - b. Section 27-283 of the Zoning Ordinance requires that a DSP shall be designed in accordance with the same design guidelines for a conceptual site plan (Section 27-274), which provides design guidelines regarding parking, loading, circulation, lighting, views, green area, site and streetscape amenities, grading, service areas, public spaces, and architecture.

Section 27-274(2)(a) of the Zoning Ordinance further requires that the applicant demonstrate the following:

(2) Parking, loading, and circulation

- (A) Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site.**
- (B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians.**
- (C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers.**

The DSP is in general conformance with the site design guidelines contained in Section 27-274 regarding provisions for safe and efficient on-site pedestrian and vehicular circulation. Specifically, the plan shows interior two-way travel lanes at 22 feet in width, designed in a looped fashion near the main entrance to the building. The size of these travel lanes is large enough to provide safe parking, as well as, through traffic that can travel in both directions.

There are 45 total parking spaces for the proposed hotel use, which are accessed from a shared vehicular access providing two-way traffic to the site. This access intersects with Rhode Island Avenue on the northeastern boundary of the site. One loading space is provided on the eastern side of the building near the main entrance and is proposed to be used as a drop-off and pick-up location for small delivery trucks. Parking spaces have been located at convenient locations, to allow customers to access the building without compromising the vehicular circulation on-site.

(3) Lighting.

- (A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the design character.**

The proposed light fixtures include a 20-foot-high pole-mounted lighting in the parking area near the hotel and throughout the parking lot, providing a balanced lighting pattern throughout the property. The lighting placement has been designed to enhance the building entrances, pedestrian pathways, and to improve safety. However, as discussed in Finding 6, staff notes that the lighting levels shown on the property are too high and cause spill-over onto adjoining properties. Therefore, a condition has been added to the Recommendation section of this report requiring the applicant to reduce the light spill-over onto adjoining properties.

(4) Views.

- (A) Site design techniques should be used to preserve, create, or emphasize scenic views from public areas.**

The site has frontage on Rhode Island Avenue and Clementon Road, and can be seen from the US 1. The proposed building provides a modern, clean, and appealing street presence along the roadways. It has been found that the plan is designed to preserve, create, and emphasize views from the public roads that surround the property and will be screened appropriately, if revised as conditioned.

(5) Green Area.

- (A) On-site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use.**

This DSP complies with the design guidelines regarding green area for this site, and proposes approximately 55 percent green area, exceeding the required amount of 10 percent in the C-O Zone.

(6) Site and streetscape amenities.

- (A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site.**

The applicant is not proposing any site or streetscape amenities as part of this hotel development. However, the DSP is proposing a landscape strip along the property's frontage of Rhode Island Avenue and Clementon Road. The landscape strip contributes to attractive views of the development.

Staff notes that the rear building, along the property's frontage with Clementon Road, will be highly visible from adjacent properties, including single-family dwellings. Due to the building's high visibility, additional plantings should be provided, as discussed in detail in Finding 11 below.

(7) Grading.

- (A) Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites. To the extent practicable, grading should minimize environmental impacts.**

The development is being proposed on a site that has been previously mass-graded and is relatively flat. Minor fine grading will be required to build the hotel, which will minimize disruption to existing topography and to adjacent properties.

(8) Service Areas.

- (A) Service areas should be accessible, but unobtrusive.**

The DSP proposes a loading area on the northeast side of the building, near the main entrance to the hotel. The loading area will be used as a drop-off and pick-up location for small delivery trucks. The loading area is appropriately screened from public roadways by landscaping and is away from any adjacent residential dwellings.

(9) **Public Spaces.**

(A) **A public space system should be provided to enhance a large-scale commercial, mixed use, or multifamily development.**

Given the small scale of the site and the nature of the use, the DSP does not propose any public space.

8. **Zoning Map Amendment A-9707-C:** Zoning Map Amendment A-9707-C was approved by the District Council on November 28, 1988, rezoning the property from R-R to C-O, subject to the following conditions:

1. **The applicant shall obtain approval by the Planning Board of a site plan which shall satisfactorily address the following:**

a. **Limitation of access to one access point from Rhode Island Avenue;**

Access is limited to a single access on Rhode Island Avenue.

b. **Buffering, berming and vegetative screening from the adjoining residentially zoned property;**

The property is adequately screened from adjacent residential property, as discussed in Finding 11 of this report.

c. **A forest stand delineation (FSD):**

This site contains less than 10,000 square feet of woodlands, and a natural resources inventory equivalency letter was issued for the property, in lieu of a forest stand delineation, meeting the requirements of this condition.

d. **Impact of the proposed development on the intersection of Powder Mill Road and Rhode Island Avenue; and**

A traffic impact study was submitted with this application and found to be acceptable.

e. **Emphasis on low density office use.**

Low-density office uses were developed on Parcel C, the northern portion of the property, subject to A-9707-C. The proposed hotel is within the trip cap established for the property with PPS 4-88279; therefore, it can be said that it is a comparable use to low-density office. Staff recommends that, since the entire A-9707-C property (Parcels C and D) has been developed with either low-density office or the proposed comparable use, this subcondition has been fulfilled.

2. **All detailed site plans shall be reviewed for approval by the District Council.**

The DSP shall be subject to approval by the District Council.

9. **Preliminary Plan of Subdivision 4-88279:** Preliminary Plan of Subdivision 4-88279 was approved by the Planning Board on April 19, 1989, subject to 12 conditions (PGCPB Resolution No. 89-184). Of the 12 conditions of approval of the PPS, the following are applicable to the review of this application:

5. **Detailed Site Plan approval is required for both the R-80 zoned and C-O zoned portions of this subdivision, pursuant to Zoning Application No. A-9707-C, and Zoning Application No. A-9708-C.**

This application has been filed in conformance with Condition 5 of the PPS.

10. **The applicant, his assigns and/or heirs, shall widen Rhode Island Avenue along the property frontage to provide for continuous acceleration and deceleration lane. The acceleration and deceleration lane shall be delineated by paint or other devices in accordance with Prince George's County Department of Public Works and Transportation (DPW&T). Any and all access points onto Rhode Island Avenue from Parcels "C" and "D", with the maximum number of points being two, shall be made from this widening. Northbound left turn lanes shall be delineated on the existing pavement on Rhode Island Avenue. This improvement shall be constructed prior to the issuance of any use and occupancy permits.**

The Transportation Planning Section has found that this condition has been satisfied.

11. **At Rhode Island Avenue/Sellman Road intersection, the applicant shall construct a new westbound lane with a terminus at Brandon Lane. This new lane will enable a shift in the roadway and serve to eliminate the current street-jog and reduce the current poor sight distance at this location. Further, construction of this lane will create the free-flow right turn lane which was assumed in the applicant's traffic study. This shall be under construction or fully-funded for construction prior to the issuance of any building permits.**

The Transportation Planning Section has found that this condition has been satisfied.

12. **Development on this site shall be limited to no more than 55,000 square feet of general office development or an appropriate square footage of another use that would generate an equivalent amount of traffic, as indicated in the applicant's submitted traffic study.**

Note: In the event that the applicant, his assigns and/or heirs, attempt to construct more than 55,000 square feet (gross floor area) of general office use or 55,000 square feet (gross floor area) of professional office use, the following improvement would be necessary to satisfy adequacy of public facilities.

At the U.S. Route 1/ Rhode Island Avenue intersection, the applicant shall construct a free-flow eastbound right-turn lane. This lane shall provide adequate storage, transitional taper and departure lane for eastbound-to-southbound traffic on

U.S. Route 1. This improvement shall be designed in accordance with the DPW&T and Maryland State Highway Administration standards, and shall be under construction or fully funded for construction prior to the issuance of any building permits.

The table below was developed as a means of comparing the proposed use, with other existing uses, against the trip cap for Parcels C and D.

Comparison of Estimated Trip Generation, DSP-17016, 1.45 acres							
Zoning or Use	Units or Square Feet	AM Peak Hr. Trips		Total AM Trips	PM Peak Hr. Trips		Total PM Trips
		In	Out		In	Out	
Existing Office	26,451 Square feet	48	5	53	9	40	49
Proposed Use Hotel	90 rooms	31	20	51	28	25	53
Total proposed trips				104			102
Trip Cap, 4-88279				110			102

The PPS specifies the initial proposed use and limits it to no more than 55,000 square feet of general office development, or an appropriate square footage of another use that would generate an equivalent amount of traffic. This is reported in the table above; the proposal will generate fewer trips than a 55,000-square-foot office building (110 AM peak-hour trips and 102 PM peak-hour trips). Therefore, the proposal is within the trip cap.

10. **Detailed Site Plan SP-89093:** Detailed Site Plan SP-89093 was approved by the Planning Board on November 30, 1989, for the subject property on Parcel D, with one condition (PGCPB Resolution No. 89-606). Subsequently, the District Council affirmed the Planning Board’s decision regarding SP-89093 on January 29, 1990 with one condition that is not applicable to the review of this DSP. The DSP was also approved with eight findings, of which the following are applicable to the review of this DSP:

1. **Access to both Parcels “C” and “D” has been limited to one access point from Rhode Island Avenue.**
6. **The subject application fulfills the requirements of the Preliminary Plat 4-88279 which requires Detailed Site Plan approval pursuant to Zoning Application A-9707-C.**

In the C-O Zone, Section 27-448.01 of the Zoning Ordinance requires that “each lot shall have frontage on, and direct vehicular access to, a public street, except lots for which private streets or other access rights-of-way have been authorized pursuant to Subtitle 24 of this Code.” As indicated, the property was the subject of a rezoning (A-9707-C), which conditioned a limitation of access onto Rhode Island Avenue to a single driveway for Parcels C and D. The applicant then filed a Preliminary Plan of Subdivision (4-88279), which was approved by the Planning Board. The resolution of approval (PGCPB Resolution No. 89-184) specifically denied access to Clementon Road from Parcel D and to Worcester Avenue from Parcel C, but did not specify authorization for

the use of an easement to serve Parcels C and D, pursuant to Section 24-128 of the Subdivision Regulations. However, the resolution does acknowledge in Finding 6 that the zoning approval limited Parcels C and D to a single point of vehicular access to Rhode Island Avenue. This is an acknowledgement that, with the approval of two parcels, an easement would be necessary to implement a single point of vehicular access.

After approval of the PPS, SP-89087 (PGCPB Resolution No. 89-543) was approved for Parcel C, which reflected the use of an access easement intended to serve both parcels. The instant DSP is consistent with that site plan and reflects the second half of the vehicular access easement, which straddles the common lot line of Parcels C and D. The use of vehicular-access easements are strictly controlled by the Subdivision Regulations. Section 27-107.01(225) of the Zoning Ordinance defines a street (in part) as an “easement along which development is authorized pursuant to Subtitle 24,” which would require setbacks and improvements associated with a street along the easement, “except for easements created under Section 24-128(b)(9), to avoid potentially hazardous or dangerous traffic situations.”

Section 24-128 makes only one provision for the use of an easement in this case. Section 24-128(b)(9) allows the use “[w]here direct vehicular access to an individual lot fronting on a public street should be denied due to a potentially hazardous or dangerous traffic situation, a private easement may be approved in accordance with the driveway standards in Part 11 of Subtitle 27, in order to provide vehicular access, when deemed appropriate by the Planning Board.” Based on the action of the Planning Board in the approval of the PPS, the findings provided in the resolution of approval recognizing the limitation on access, and the approval of the DSP for Parcel C, it is found that the Planning Board approved the use of an easement at the time of approval of the PPS (Section 24-128(b)(9)), limiting sole vehicular access to the easement for Parcels C and D, as reflected on this DSP. Therefore, a condition has been added to the Recommendation section of this report requiring the applicant to clearly show the easement and provide a note which limits the sole vehicular access to Parcels C and D through this easement, as reflected on this DSP.

11. **2010 Prince George’s County Landscape Manual:** The application is subject to Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the 2010 *Prince George’s County Landscape Manual* (Landscape Manual).
 - a. **Section 4.2, Requirements for Landscape Strips Along Streets**—The site is subject to Section 4.2 along its eastern property line, where it abuts Rhode Island Avenue, and along Clementon Road, on its southwestern property line. Section 4.2 requires a landscape strip be planted with a minimum number of shade trees and shrubs per linear feet of road frontage.

The road frontage along Rhode Island Avenue is approximately 320 feet, and the schedule for this frontage indicates that Option 2 has been selected to provide conformance. Option 2 requires a minimum 10-foot-wide landscape strip, an average of 15 feet in width, to be planted with a minimum of 1 shade tree and 5 shrubs per every 35 linear feet of road frontage. The site plan shows the required amount of plant material for the frontage in this area.

The road frontage along Clementon Road is approximately 240 feet, and the schedule for this frontage indicates that Option 2 has been selected to provide conformance. Option 2 requires a minimum 10-foot-wide landscape strip, an average of 15 feet in width, to be planted with a minimum of 1 shade tree and 5 shrubs per every 35 linear feet of road frontage.

The plan provides the required number of shrubs and proposes to substitute two evergreen trees for each required shade tree along Clementon Road. The applicant justifies that this substitution was made in order to screen the single-family dwellings on the south side of the road. The substitution of evergreen trees for shade trees is not allowed by Section 4.2 of the Landscape Manual, due to safety issues caused by screening elements that would create blind spots or hiding places.

However, staff notes that buffering the proposed building is desirable and should be completed, in addition to the number of shade trees required by Section 4.2, along Clementon Road. Therefore, a condition has been added to the Recommendation section of this report requiring the applicant to revise the landscape plan to provide the required number of shade trees, in addition to the proposed evergreen trees. A columnar species of shade tree should be used along the street line due to space limitations.

- b. **Section 4.3, Parking Lot Requirements**—The site is subject to Section 4.3, specifically Section 4.3(c)(1) and (2).

Section 4.3(c)(1) applies when proposed parking lots are within 30 feet of an adjacent property line. This occurs along the property's boundary with Parcel C, and planting treatment is required. The site plan is in conformance with these requirements and is proposing a combination of a one- to three-foot-high wall and planting within a three- to eight-foot-wide planting strip.

Section 4.3(c)(2) stipulates that interior parking lot planting is required for parking areas that measure 7,000 square feet or larger. The application proposes a parking area of 23,050 square feet and is required to provide an interior landscape area of 8 percent, or 1,844 square feet. The landscape plan meets this requirement through the provision of 3,529 square feet of interior landscape area and 12 shade trees.

- c. **Section 4.7, Buffering Incompatible Uses**—The site is subject to Section 4.7, which requires a minimum number of planting units, building setback, and landscape yard, between incompatible uses. The subject application is required to provide a Type C bufferyard along its western property line, where the property abuts single-family dwellings in the R-80 Zone.

A Type C buffer requires a 30-foot landscape yard and a 40-foot building setback, with 120 plant units required per 100 lineal feet of buffer. The required number of planting units can be reduced with the provision of a six-foot-high board-on-board fence, which the application is proposing. The landscape plan and schedule meet the requirements of Section 4.7, with the provision of the six-foot-high, board-on-board fence.

- d. **Section 4.9, Sustainable Landscaping Requirements**—Section 4.9 requires that a certain percentage of plants within each plant type (including shade trees, ornamental trees, evergreen trees, and shrubs) be native species (or the cultivars of native species). The minimum percentage of each plant type required to be native species and/or native species cultivars is specified below:

Tree type	Required	Provided
Shade trees	50%	100%
Ornamental trees	50%	0%
Evergreen trees	30%	100%
Shrubs	30%	91%

The plans demonstrate conformance with the above requirements.

12. **Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance:** The site is not subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property has less than 10,000 square feet of woodlands on-site and has been issued a Standard Woodland Conservation Exemption (S-034-18) that expires on February 16, 2020.
13. **Prince George’s County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, of the Tree Canopy Coverage Ordinance requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading permit. Properties that are zoned C-O are required to provide a minimum of 10 percent of the gross tract area in TCC. This project has 1.45 acres in the C-O Zone, which results in a required TCC of 0.15 acre for the site, or 6,316.2 square feet.

The applicant has incorrectly calculated the TCC required for the site and the schedule states that 1,613 square feet is required. The TCC schedule should be revised to reflect the correct required amount, which will be provided by proposed plantings that are correctly noted in the schedule. Therefore, a condition has been added to the Recommendation section of this report requiring that the TCC requirements be revised.

14. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows:
- a. **Community Planning**—In a memorandum dated June 13, 2018 (Wooden to Bishop), the Community Planning Division provide the following comments:
- General Plan:** This application is located in the Established Communities Growth Policy Area. The vision for Established Communities is context-sensitive infill and low- to medium-density development.
- Master Plan:** The 2010 *Approved Subregion 1 Master Plan and Sectional Map Amendment (Planning Areas 60, 61, 62, and 64)* (Subregion 1 Master Plan and SMA) recommends mixed-residential land uses on the subject property.

In addition, the Development Pattern Element of the Subregion 1 Master Plan and SMA divides the US 1 Corridor into four focus areas and has specific recommendations for the planned Konterra Town Center development and eight living areas (page 9). The subject property is located in Focus Area 1. The vision for Focus Area 1 is US 1 developed as a

“main street,” new mixed-use neighborhoods adjacent to the Beltsville Agricultural Research Center (BARC), and existing low- to high-density housing in Beltsville. New development is integrated with older residential neighborhoods and is connected by a network of open spaces and a central focal point (page 19).

The following policies (page 21) are recommended for the subject site:

Policy 1: Establish areas of mixed-use development that are integrated with adjacent residential neighborhoods.

Policy 2: Develop new mixed use residential development to protect and enhance adjacent residential neighborhoods.

The development on the subject property provides a component of the mixed use envisioned by Policies 1 and 2 for this area.

Aviation/M-I-O Zone: The property is not impacted by the Military Installation Overlay (M-I-O) Zone

SMA/Zoning: The Subregion 1 Master Plan and SMA retained the subject property into the C-O Zone. The SMA retained the C-O Zone on the subject; therefore, it is assumed that all permitted uses are appropriate for the property, in keeping with the guidance of the master plan.

Planning Issues: There are no master plan issues associated with this application.

- b. **Subdivision Review**—In a memorandum dated June 7, 2018 (Turnquest to Bishop), the Subdivision Review Section offered an analysis of the DSP’s conformance with the PPS conditions and prior approvals related to this application, as incorporated into Finding 9 above, or included in the Recommendation section of this report.
- c. **Transportation Planning**—In a memorandum dated May 31, 2018 (Thompson to Bishop), the Transportation Planning Section reviewed the DSP application and noted the following:

Background

The proposed use is an approximately 60,500-square-foot (90 rooms), five-story hotel with on-site parking. The property has an approved PPS, with conditions, and is subject to DSP review.

Vehicular access to the site will be provided by an existing common driveway entrance shared with the adjoining townhouse office condominium development along Rhode Island Avenue. Access is acceptable. Rhode Island Avenue is a master plan collector facility with a proposed right-of-way of 80 to 110 feet and 2 to 4 lanes. Right-of-way has been dedicated, so no further dedication is required.

Conclusion

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

- d. **Trails**—In a memorandum dated June 14, 2018 (DeGrace to Bishop), the Transportation Planning Section reviewed the DSP application for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the appropriate area master plan in order to implement planned trails, bikeways, and pedestrian improvements. This application is for a DSP; therefore, it is not subject to Section 24-124.01 of the Subdivision Regulations and the “Transportation Review Guidelines, Part 2.” One master plan trail impacts the subject property, as a trail/bikeway is recommended along Rhode Island Avenue. The area master plan and MPOT recommendation for this facility is provided below:

“Rhode Island Avenue Trolley Trail: Several segments of this planned rail-trail have been implemented to the south of the study area by the City of College Park. This trail should be extended into Subregion 1 north to Quimby Avenue. In areas where the trolley right-of-way is undeveloped, a multiuse trail should be provided. In areas where the right-of-way is utilized for Rhode Island Avenue, standard sidewalks, bikeway signage, and/or designated bike lanes (or other bicycle-friendly road improvements) should be incorporated.” (Subregion 1, page 60)

“Provide a shared-use trail along this former trolley right-of-way. Several segments of this trail have been implemented by the City of College Park. Planning work is also being done in Riverdale Park and Hyattsville. Where an existing roadway is within the former trolley right-of-way, bikeway and sidewalk improvements may be appropriate. Designated bike lanes shall be provided from Greenbelt Road north to Quimby Avenue.” (MPOT, page 31)

Based on the guidance provided by the MPOT and Subregion 1 Master Plan, the applicant has two options for providing their segment for the Rhode Island Avenue Trolley Trail:

- (1) Constructing a shared-use trail along the frontage of Rhode Island Avenue or;
- (2) Constructing an American with Disabilities Act (ADA) compliant sidewalk and bikeway/bicycle lanes along the frontage of Rhode Island Avenue.

Staff believes that the construction of a shared-use trail in this segment is more appropriate, unless modified by DPIE. Bicycle lanes can be provided by the Prince George’s County Department of Public Works and Transportation (DPW&T) comprehensively for the corridor through a future road resurfacing or Capital Improvement Program (CIP) project. This roadway is maintained by DPW&T.

The Trails, Bikeways, and Pedestrian Mobility element of the MPOT reinforces the need for internal sidewalks and the accommodation of pedestrians.

POLICY 2: Provide adequate pedestrian and bicycle linkages to schools, parks, recreation areas, commercial areas, and employment centers. (MPOT page 8)

The applicant should provide direct bicycle and pedestrian connection to the front of the building from Rhode Island Avenue. The applicant should also provide an ADA-compliant sidewalk along the frontage of Clementon Road. Rhode Island Avenue

is the primary pedestrian and bicycle route to nearby residences and commercial businesses, and a shared-use sidepath is recommended along that road.

The Subregion 1 Master Plan provides guidance on the construction and location of bicycle parking:

7. **Bikeways and Bicycle Parking**

Intent

Bicycle parking should be incorporated into commercial, residential, retail, and office uses for convenient and easy access throughout Town Center West.

Guidelines:

- **Bicycle parking areas should be convenient to the entrances of all businesses, multifamily dwellings, and public and quasi-public buildings. Bicycle parking areas should be located near a main entrance to the building or parking structure and have direct access to the street.**
- **Bicycle parking may be located within a building or parking structure but should remain near entrances, be easily accessible, and incorporate safety measures such as visually transparent walls and lighting.**
- **Bicycle parking areas should not obstruct sidewalks or walkways.**
- **Bikeways (on-and-off street) and bicycle parking areas should be coordinated with the Prince George’s County Department of Public Works and Transportation, and other appropriate agencies.**

The applicant should also provide a bicycle rack(s) accommodating a minimum of three bicycles at a location convenient to the building entrance adjacent to the hotel.

Conditions have been added to the Recommendation section of this report requiring the noted trails improvements.

- e. **Environmental Planning**—In a memorandum dated June 11, 2018 (Juba to Bishop), the Environmental Planning Section provided comments on the DSP, as follows:

Site Description

The site was previously graded, but never developed, and contains less than 10,000 square feet of existing woodland. The property is in the Indian Creek watershed that drains into the Anacostia River watershed that is part of the Potomac River Basin. The predominant soils found to occur are in the Russet and Christiana series. Marlboro clay does not occur on-site; however, soils containing Christiana complexes are identified on the property. According to the Sensitive Species Project Review Area map prepared by the Maryland Department of Natural Resources, Natural Heritage Program, there are

no rare, threatened, or endangered species found to occur on or in the vicinity of this property. There are no streams, waters of the U.S., wetlands, or areas of 100-year floodplain associated with the site. The site is not identified as containing forest interior dwelling species (FIDS) or FIDS buffer. The site has frontage on Clementon Road to the south and Rhode Island Avenue to the east. This site does not share frontage with any historic or scenic roadways. The site is located within Environmental Strategy Area 2 of the Regulated Environmental Protection Areas Map, as designated by the *Plan Prince George's 2035 Approved General Plan* (May 2014).

Soils

The predominant soils found to occur, according to the U.S. Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey, are Urban land-Russett-Christiana complex (0–5 percent slopes) with a small amount of Christiana-Downer-Urban land complex (5–15 percent slopes). According to available information, soils containing Marlboro clay are not known to occur on-site; however, soils containing Christiana complexes are identified on the property.

A geotechnical report may be required by DPIE at the time of structural permit review. The project will be subject to further review at the time of permit, and DPIE reserves the right to impose restrictions, if necessary, prior to permit.

Stormwater Management

The site has an approved Stormwater Management Concept Letter and Plan (42066-2017-00), that expires on October 2, 2020, that is in conformance with the current regulations. No additional information is required with regard to stormwater management for this application.

- f. **Permit Review**—In a memorandum dated May 14, 2017 (Larman to Bishop), the Permit Review Section provided comments, which have been either addressed during the review process or are worded as conditions of approval.
- g. **Prince George's County Fire/EMS Department**—As of the writing of this staff report, the Fire/EMS Department did not offer any comments.
- h. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—As of the writing of this staff report, DPIE did not offer any comments.
- i. **Prince George's County Police Department**—As of the writing of this staff report, the Police Department did not offer any comments.
- j. **Prince George's County Health Department**—As of the writing of this staff report, the Health Department did not offer any comments.
- k. **Washington Suburban Sanitary Commission (WSSC)**—In an email dated May 31, 2018, WSSC offered numerous comments regarding the provision of water and sewer to the development. These comments have been provided to the applicant and will be addressed through WSSC's separate permitting process.
- l. **Verizon**—As of the writing of this staff report, Verizon did not offer any comments.

- m. **Potomac Electric Power Company (PEPCO)**—As of the writing of this staff report, PEPCO did not offer any comments.
15. Based on the foregoing and as required by Section 27-285(b)(1), this DSP, if approved with the conditions below, 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.
 16. As required by Section 27-285(b)(4), the Planning Board must also find that the regulated environmental features on a 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). In a memorandum dated June 11, 2018, the Environmental Planning Section noted that there are no regulated environmental features on the subject property.

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-17016, Wyndham Garden Hotel, Parcel D, Belton Subdivision, subject to the following condition:

1. Prior to certificate approval of the detailed site plan (DSP), the applicant shall revise the DSP to:
 - a. Provide details and specifications of the proposed freestanding and building-mounted signage.
 - b. Finish the base of the freestanding sign in a brick to match the building.
 - c. Reduce the area of the building-mounted signs in accordance with Section 27-613 of the Prince George’s County Zoning Ordinance.
 - d. Reduce the area of the freestanding sign in accordance with Section 27-614 of the Prince George’s County Zoning Ordinance.
 - e. Reduce the lighting to have a maximum of 0.10 foot candles along adjacent residential property lines and along Clementon Road.
 - f. Clearly show the vehicular access easement to Parcels C and D and provide the following note:

“Per Section 27-448.01 shared vehicular access for Parcels C and D was authorized pursuant to Subtitle 24 and the approval of Preliminary Plan of Subdivision 4-88279 (PGCPB Resolution No. 89-184). The Section 24-128(b)(9) easement is defined as a driveway (Section 27-107.01(225)) and not subject to street standards. Sole vehicular access for Parcels C and D is limited to the access easement.”
 - g. Provide additional brick, at a consistent height, across the central portion of the eastern elevation and the southern elevation.

- h. Revise the Tree Canopy Coverage schedule to reflect the correct amount required.
- i. Provide one sidewalk and crosswalk connection to the front of the building from Rhode Island Avenue.
- j. Provide an Americans with Disabilities Act compliant sidewalk along the subject site's entire frontage of Clementon Road, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement/Department of Public Works and Transportation.
- k. Provide a shared-use sidepath (or wide sidewalk) along the subject site's entire frontage of Rhode Island Avenue, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement/Department of Public Works and Transportation.
- l. Provide bicycle rack(s) accommodating a minimum of three bicycles, at a location convenient to the building entrance.
- m. Revise the landscape plan to provide the required number of shade trees and shrubs along Clementon Road per Section 4.2 of the 2010 *Prince George's County Landscape Manual*.

ITEM:

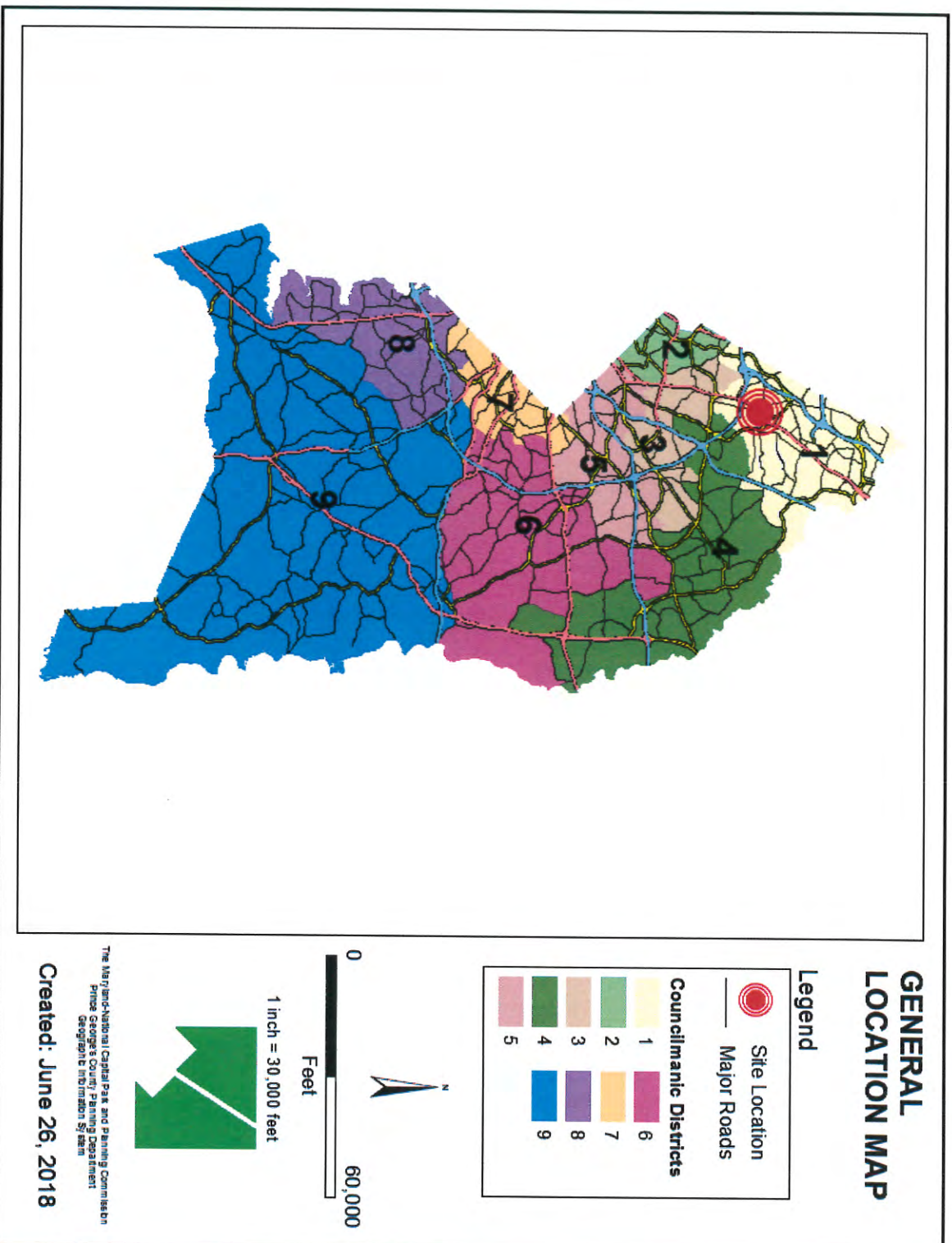
CASE: DSP-17016

WYNDHAM GARDEN HOTEL

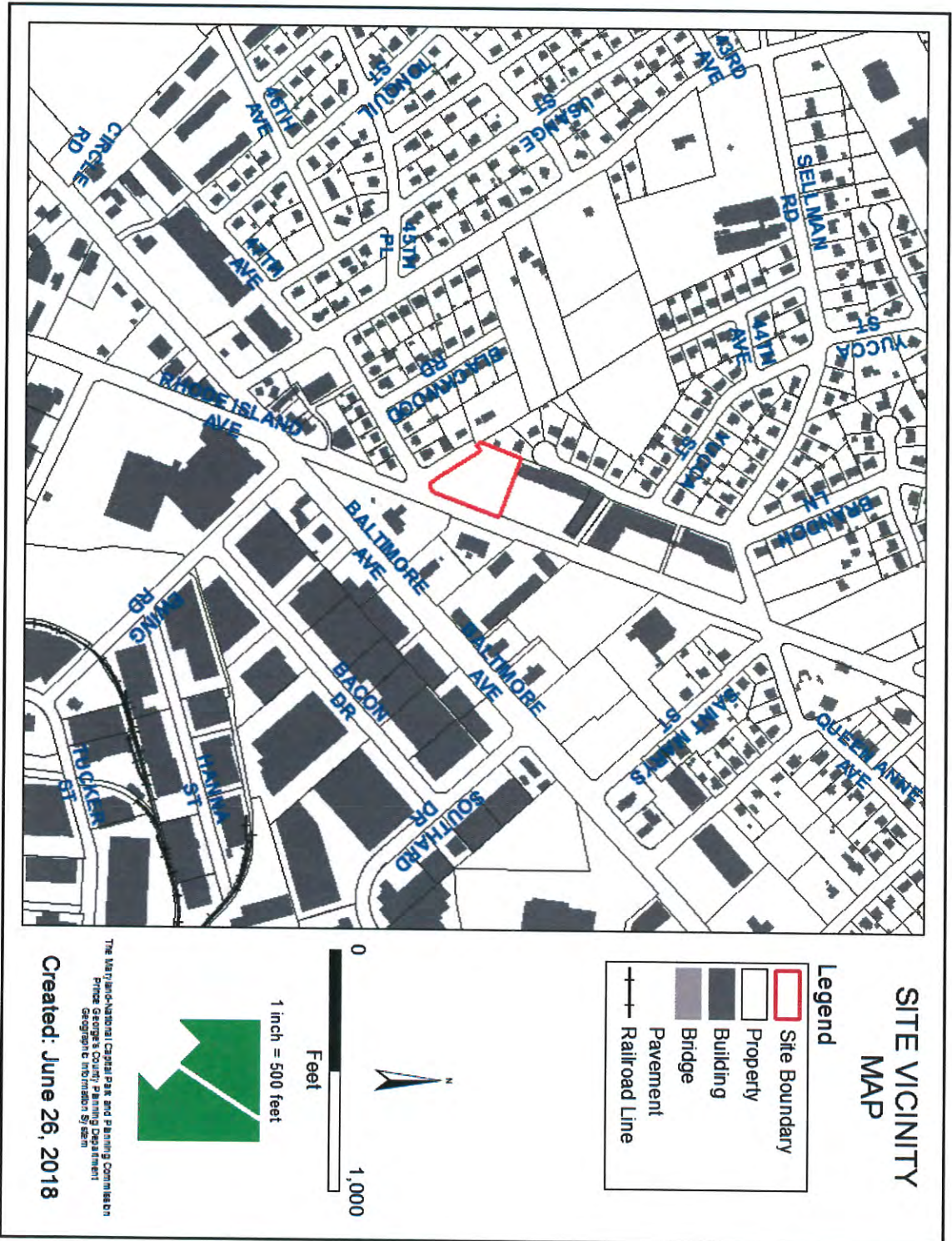
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



GENERAL LOCATION MAP

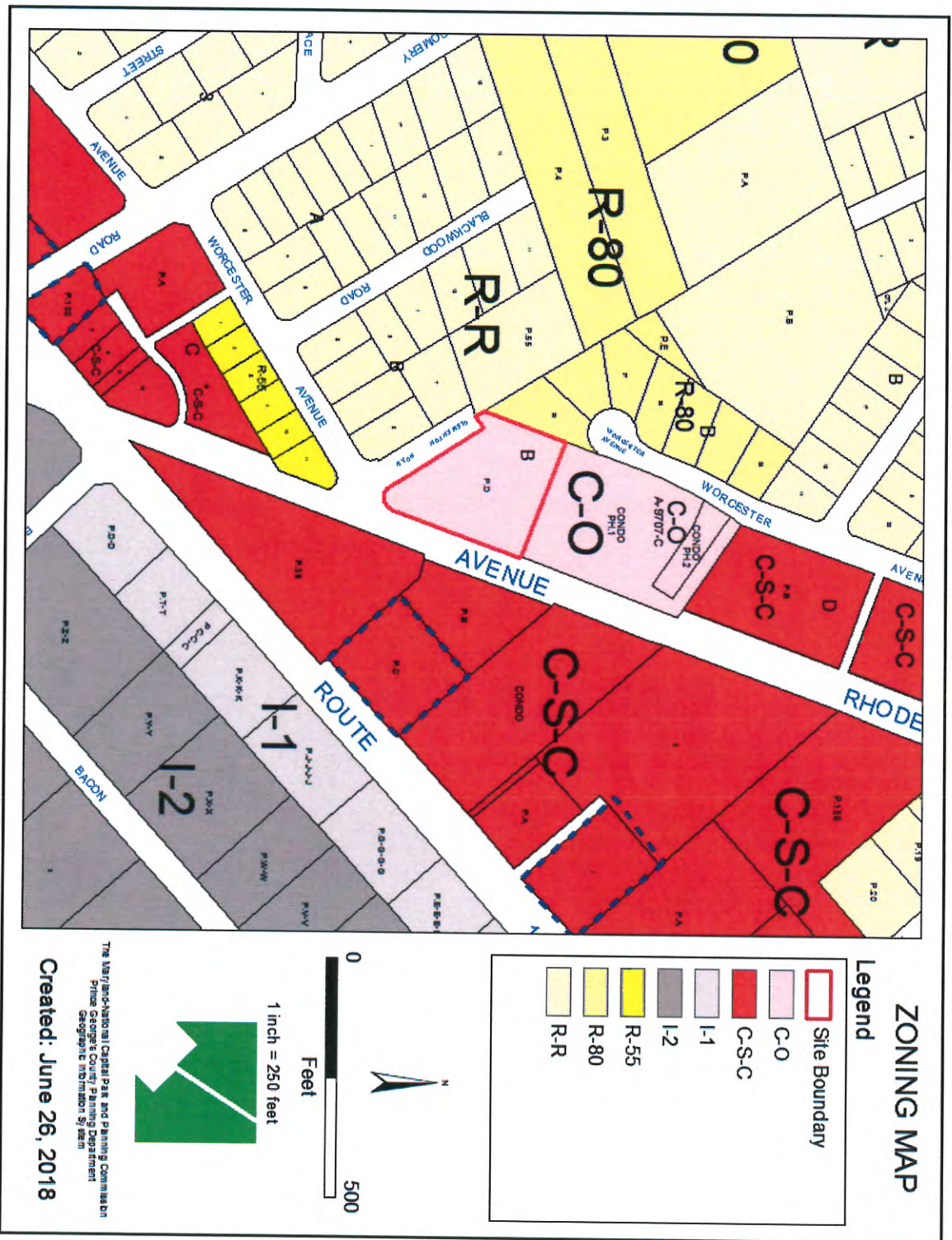


SITE VICINITY



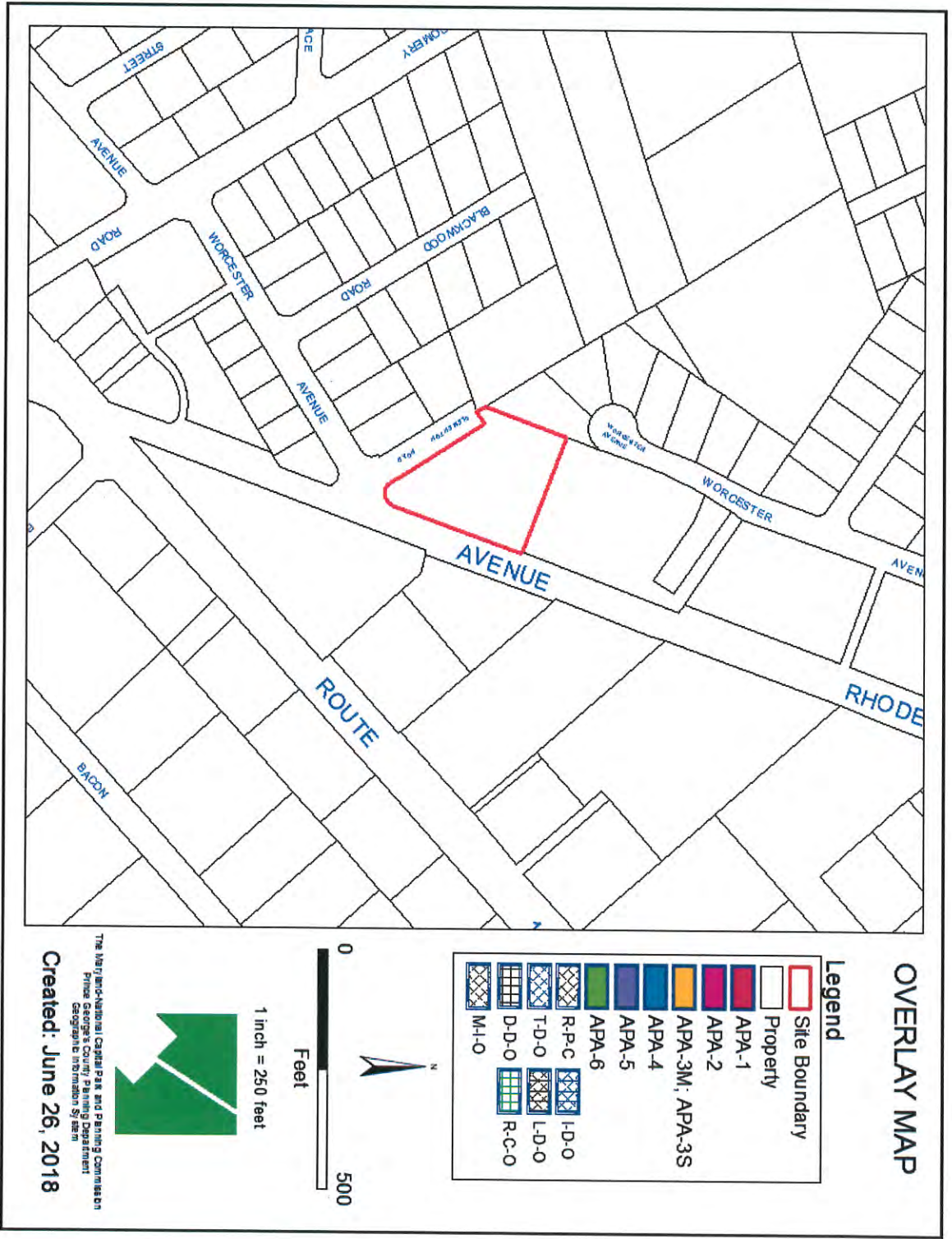
ZONING MAP

Case # DSP-17016



OVERLAY MAP

Case # DSP-17016

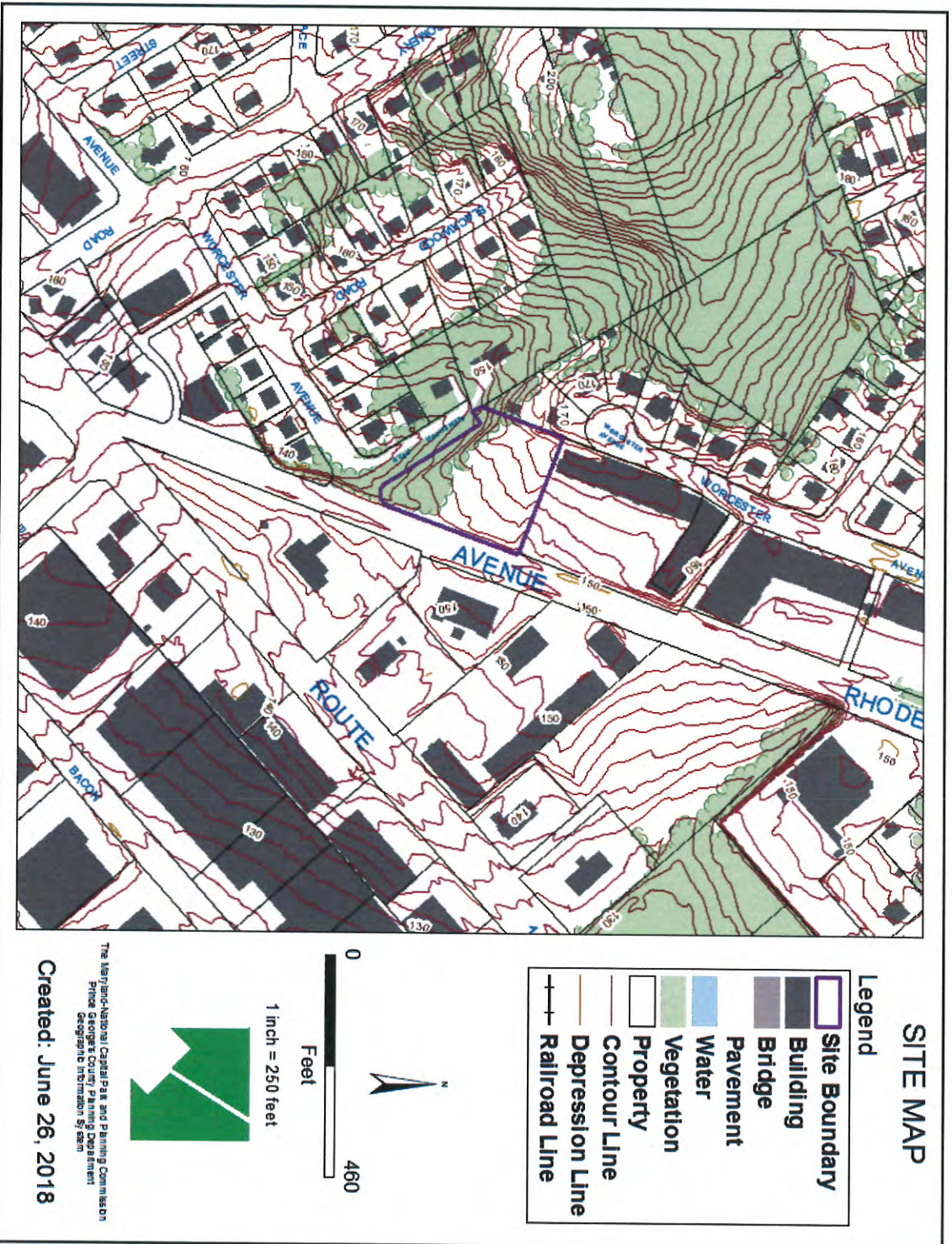


AERIAL MAP

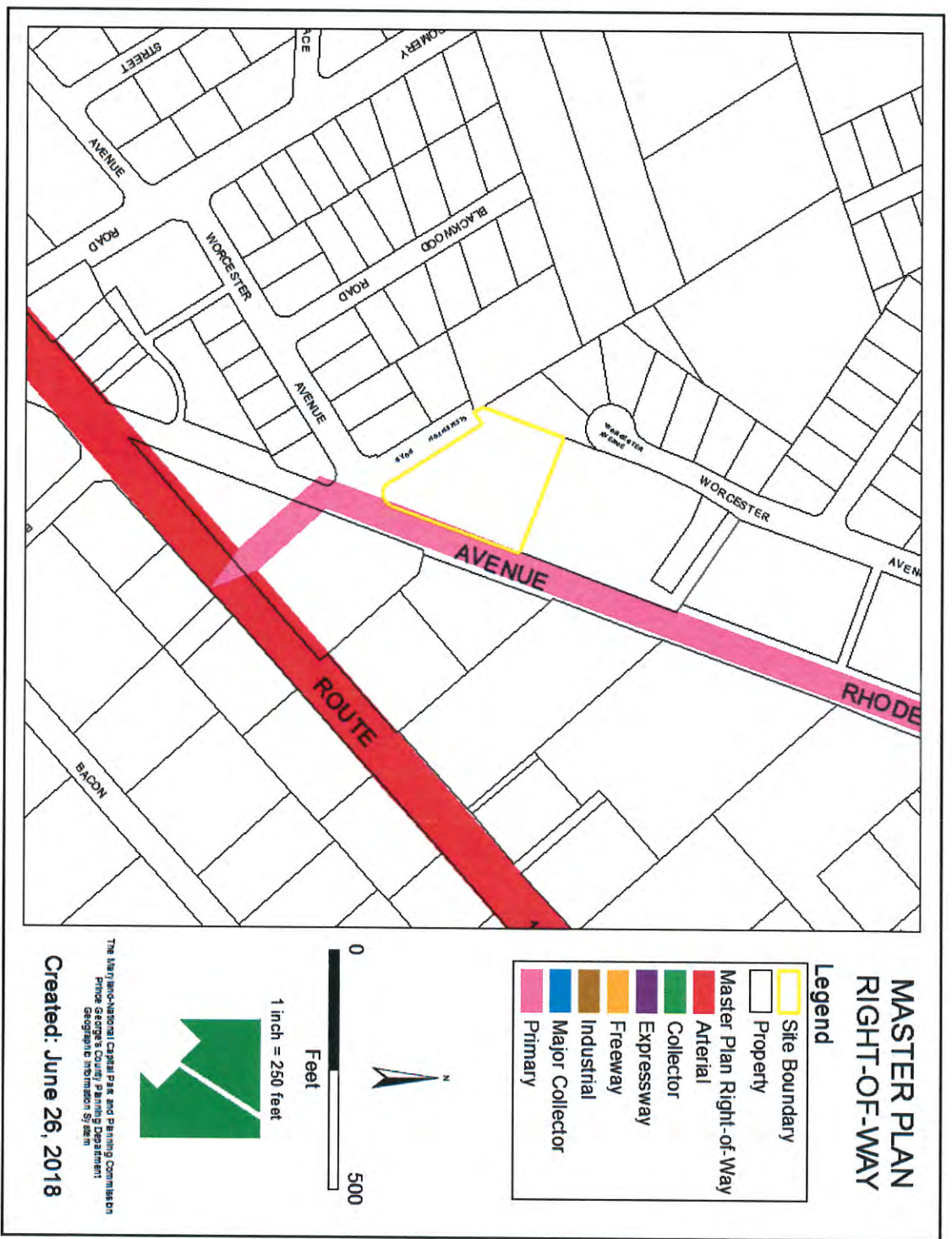


SITE MAP

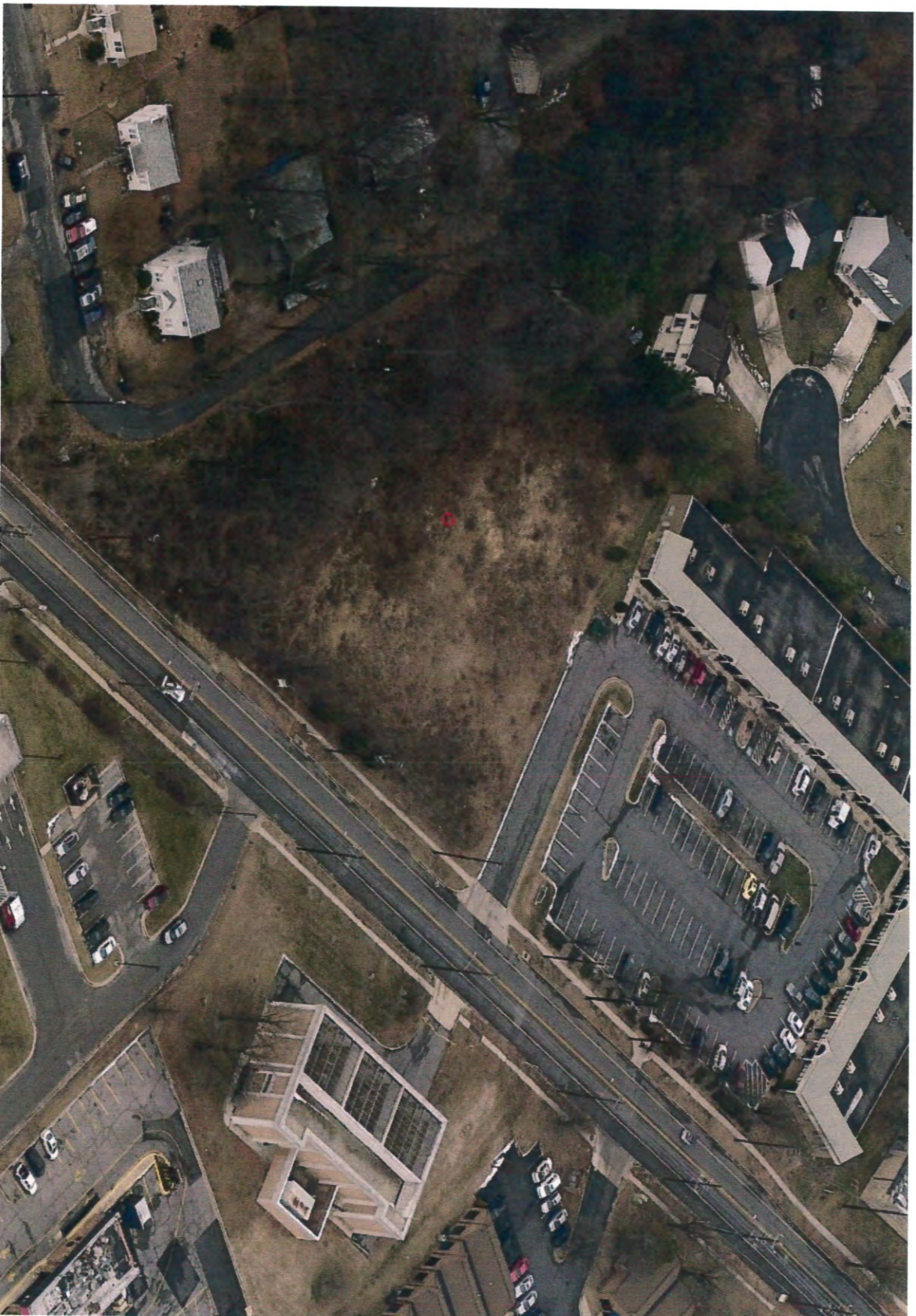
Case # DSP-17016



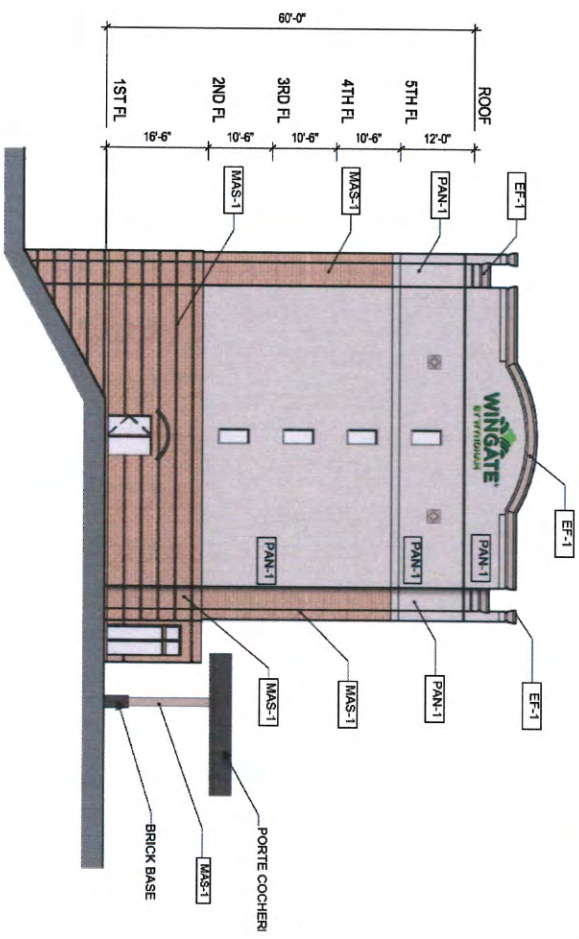
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW LOOKING NORTH

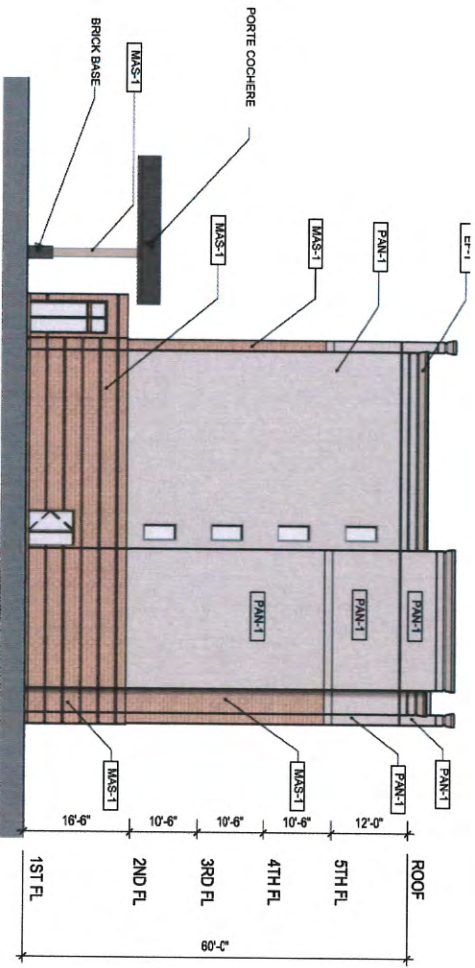
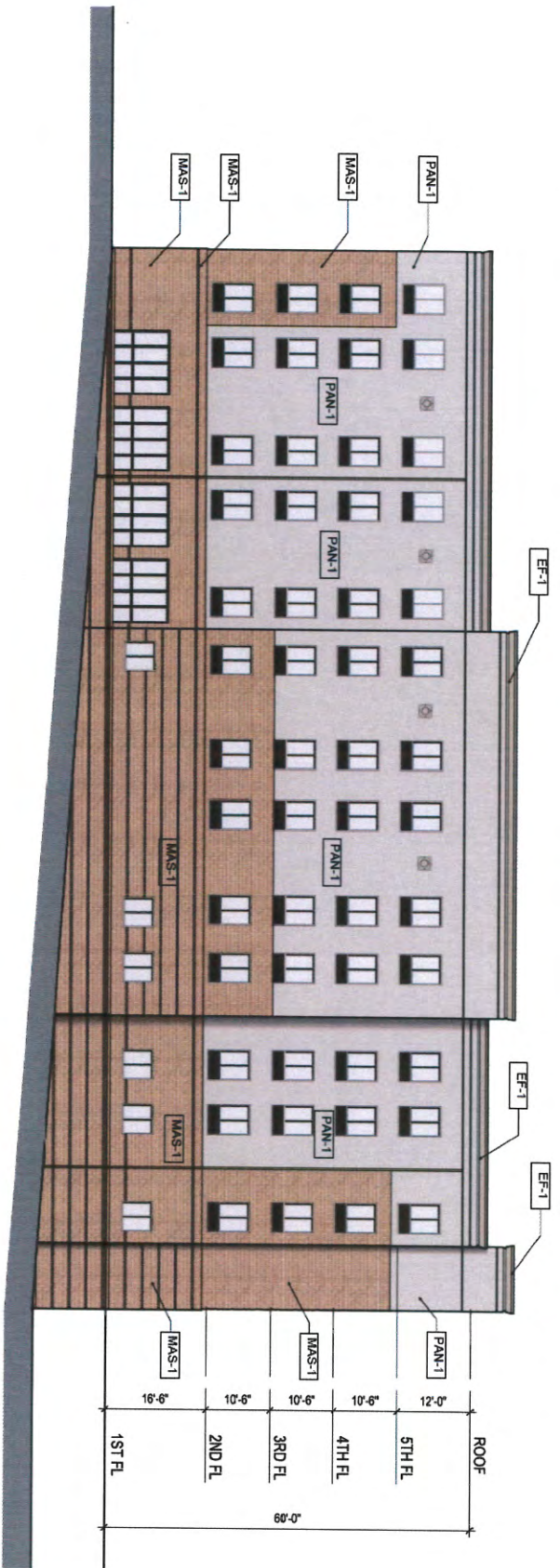


SOUTH AND EAST ELEVATIONS & SIGNAGE



NORTH AND WEST ELEVATIONS

Case # DSP-17016





THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council
(301) 952-3600

ZMA A-9707-C (William B. Forester)

**DISTRICT COUNCIL PRELIMINARY NOTICE OF
CONDITIONAL ZONING APPROVAL**

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland, requiring notice of decision of the District Council, you will find enclosed herewith a copy of the Council Order setting forth the action taken by the District Council in your case on November 28, 1988.

In compliance with the provisions of Section 27-157(b) of the Zoning Ordinance, the applicant must file a written acceptance or rejection of the land use classification as conditionally approved within ninety (90) days from the date of approval, or the failure to do so shall be deemed a rejection. Rejection shall void the Map Amendment and revert the property to its prior zoning classification. The written approval or rejection must be received in this office on or before February 27, 1989.

CERTIFICATE OF SERVICE

This is to certify that on December 9, 1988, this notice and attached Order were mailed, postage prepaid, to all persons of record.



Jean M. Schuhl, CMC
Clerk of the Council

(6/85)

County Administration Building — Upper Marlboro, Maryland 20772

Case No.: A-9707-C

Applicant: William B. Forster

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

ZONING ORDINANCE NO. 95 - 1988

AN ORDINANCE to amend the Zoning Map for the Maryland-
Washington Regional District in Prince George's County, Maryland,
subject to conditions.

WHEREAS, Application No. A-9707-C has been filed for pro-
perty described as approximately 3.5 acres of land, in the R-R
Zone, located on the west side of Rhode Island Avenue,
approximately 750 feet south of its intersection with Sellman

Road, Beltsville, to rezone the property to the C-O Zone; and

WHEREAS, the application was advertised and the property
posted prior to public hearing, in accordance with all require-
ments of law; and

WHEREAS, the application was reviewed by the Technical Staff
and the Planning Board, who have filed recommendations with the
District Council; and

WHEREAS, a public hearing was held before the Zoning Hearing
Examiner; and

WHEREAS, the Zoning Hearing Examiner's recommendations were
duly filed with and considered by the District Council; and

WHEREAS, having reviewed the record in this case, the
District Council has determined that the subject property should
be rezoned to the C-O Zone; and

WHEREAS, in order to protect adjacent properties and the surrounding neighborhood, the rezoning herein is granted with conditions; and

WHEREAS, as the basis for this action, the District Council adopts the following as its findings and conclusions in this case:

1. The District Council finds that there has been a substantial change in the character of the neighborhood due to the development of the Island Plaza Shopping Center so as to permit this rezoning to a commercial zone.

2. The District Council concludes that rezoning the subject property to the C-O Zone is consistent with the recommendations of the Master Plan and with the commercial zoning north of the subject property.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. The Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland, is further hereby amended by rezoning the property which is the subject of Application No. A-9707-C from the R-R Zone to the C-O Zone.

SECTION 2. Application No. A-9707-C is approved subject to the following conditions:

1. The applicant shall obtain approval by the Planning Board of a site plan which shall satisfactorily address the following:

(a) limitation of access to one access point from Rhode Island Avenue;

(b) buffering, berming and vegetative screening from the adjoining residentially zoned property;

(c) a forest stand delineation;

(d) impact of the proposed development on the intersection of Powder Mill Road and Rhode Island Avenue; and

(e) emphasis on low density office use.

2. All detailed site plans shall be reviewed for approval by the District Council.

SECTION 3. BE IT FURTHER ENACTED that this Ordinance shall become effective on the date of its enactment.

Enacted this 28th day of November, 1988, for initial approval, by the following vote:

In Favor: Council Members Casula, Bell, Castaldi, Herl, Mills, Pemberton and Wineland

Opposed:

Abstained:

Absent: Council Member Wilson

Vote: 7-0

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND, SITTING AS THE DISTRICT COUNCIL FOR THAT PART OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT IN PRINCE GEORGE'S COUNTY, MARYLAND

BY: Frank P. Casula
Frank P. Casula, Chairman

ATTEST:

Jean M. Schuhl
Jean M. Schuhl, Clerk
Clerk of the Council



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

PGCPB No. 89-184

File No. 4-88279

RESOLUTION

WHEREAS, Edward Widmayer, Jr. is the owner of a 6.9532-acre parcel of land known as Belton (Lots 23-29 & Parcels C, D & E, Block B), said property being in the 1st Election District of Prince George's County, Maryland, and being zoned C-0 and R-80; and

WHEREAS, on December 9, 1988, William B. Forster, Contract Purchaser, filed an application for approval of a Preliminary Subdivision Plat (Staff Exhibit #1) for 7 lots and 3 parcels; and

WHEREAS, the application for approval of the aforesaid Preliminary Subdivision Plat, also known as Preliminary Plat 4-88279 was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission on April 19, 1989, for its review and action in accordance with Article 28, Section 7-116, Annotated Code of Maryland and the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended APPROVAL of the application with modifications; and

WHEREAS, on April 19, 1989, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board approved Preliminary Plat of Subdivision 4-88279 with the following modifications:

1. Development of this subdivision must be in accordance with approved CDS #88317.
2. Dedication of Parcel "E", a .188-acre parcel, to The Maryland-National Capital Park and Planning Commission subject to conditions of Exhibit "B".
3. With the submission of a Final Plat of Subdivision, the applicant shall submit documentation that the Department of Parks and Recreation has inspected Parcel "E" and found it to be in acceptable condition.
4. The following requirement shall be noted on the Final Plat of Subdivision:

"Plans submitted for building permits shall note that:

All structures shall be fully sprinklered in accordance with National Fire Protection Association (NFPA) Standard 13D (for residential structures) or Standard 13 (for commercial structures) and all applicable County laws.

5. Detailed Site Plan approval is required for both the R-80 zoned and C-0 zoned portions of this subdivision, pursuant to Zoning Application No. A-9707-C, and Zoning Application No. A-9708-C.
6. Dedication of 35 feet from centerline of Clementon Road unless appropriate setback variances are obtained from the Board of Zoning Appeals, and an adequate fillet at the intersection of Clementon Road and Rhode Island Avenue. Prior to signature approval of the preliminary plat, the plat shall be revised to show these dedications.
7. Prior to signature approval, the preliminary plat shall be revised to indicate dedication of the right-of-way for Worcester Avenue into the subject site.
8. There shall be no direct access to Clementon Road from Parcel D. This denial of access shall be shown on the Final Plat of Subdivision.
9. There shall be no direct access to Worcester Avenue from Parcel "C". This denial of access shall be shown on the Final Plat of Subdivision.
10. The applicant, his assigns and/or heirs, shall widen Rhode Island Avenue along the property frontage to provide for a continuous acceleration and deceleration lane. The acceleration and deceleration lane shall be delineated by paint or other devices in accordance with Prince George's County Department of Public Works and Transportation (DPW&T). Any and all access points onto Rhode Island Avenue from Parcels "C" and "D", with the maximum number of access points being two, shall be made from this widening. Northbound left turn lanes shall be delineated on the existing pavement on Rhode Island Avenue. This improvement shall be constructed prior to the issuance of any use and occupancy permits.
11. At the Rhode Island Avenue/Sellman Road intersection, the applicant shall construct a new westbound lane with a terminus at Brandon Lane. This new lane will enable a shift in the roadway and serve to eliminate the current street-jog and reduce the current poor sight distance at this location. Further, construction of this lane will create the free-flow right turn lane

which was assumed in the applicant's traffic study. This shall be under construction or fully-funded for construction prior to the issuance of any building permits.

12. Development on this site shall be limited to no more than 55,000 square feet of general office development or an appropriate square footage of another use that would generate an equivalent amount of traffic, as indicated in the applicant's submitted traffic study.

Note: In the event that the applicant, his assigns and/or heirs, attempt to construct more than 55,000 square feet (gross floor area) of general office use or 55,000 square feet (gross floor area) of professional office use, the following improvement would be necessary to satisfy adequacy of public facilities.

At the U.S. Route 1/Rhode Island Avenue intersection, the applicant shall construct a free-flow eastbound right-turn lane. This lane shall provide adequate storage, transitional taper and departure lane for eastbound-to-southbound traffic on U.S. Route 1. This improvement shall be designed in accordance with the DPW&T and Maryland State Highway Administration standards, and shall be under construction or fully funded for construction prior to the issuance of any building permits.

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

1. The subdivision, as modified, meets the legal requirements of Subtitle 24 of the Prince George's County Code and of Article 28, Annotated Code of Maryland.
2. According to the Subdivision Regulations, approval of an on-site stormwater management plan is appropriate for this subdivision. This is to study the effects of this subdivision on downstream areas. The plan, CSD #88317 has been approved by the Department of Environmental Resources, and all development must be in accordance with that approved CSD plan.
3. This subdivision is adjacent to the Commission's Chestnut Hills Local Park. In accordance with the Subdivision Regulations, Section 24-134, the applicant shall dedicate Parcel E, a .188-acre parcel, to the Commission for the purpose of expanding the existing park.
4. Existing and programmed fire and rescue facilities are inadequate to serve this proposed development. Ladder truck service

PGCPB No. 89-184
File No. 4-88279
Page 4

is beyond adequate response time by the Prince George's County Fire Department. Fire suppression measures must be implemented in all structures in this subdivision to mitigate the inadequate fire service.

5. The R-80 portion of this site was rezoned by the District Council through Zoning Application No. A-9708-C. Detailed Site Plan approval by the Planning Board, or its designee, and by the District Council, is required pursuant to the District Council rezoning decision.
6. The C-0 portion of this site was rezoned by the District Council through Zoning Application No. A-9707-C. Detailed Site Plan approval by the Planning Board, and by the District Council, is required pursuant to the District Council rezoning decision. Several issues must be addressed in the review of the site plan, as per Condition #1 of A-9707-C. These include such things as: limiting access points to only one access point on Rhode Island Avenue; buffering and screening from adjacent residentially zoned property; impact of development on a nearby intersection; and emphasis on low density office use.
7. Clementon Road currently serves only residentially zoned properties. The commercial portion of the subject site will not have access to Clementon Road. According to the Department of Public Works and Transportation Standards, Clementon Road is classified as a secondary residential roadway, requiring dedication of 25 feet from centerline. However, Section 27-462(b) of the Zoning Ordinance requires all commercial structures to be setback 10 feet from right-of-way lines of minimum 70-foot right-of-ways. The applicant must obtain a variance from this requirement from the Board of Zoning Appeals.
8. An adequate fillet must be dedicated at the intersection of Clementon Road and Rhode Island Avenue. The fillet must be in accordance with the Department of Public Works and Transportation standards.
9. A traffic study was submitted by the applicant to determine the adequacy of transportation facilities to serve this development. Improvements at entrance(s) to the C-0 portion of the site will be necessary to ensure safe access to the site. With the

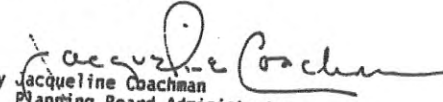
PGCPB No. 89-184
File No. 4-88279
Page 5

enumerated improvements at two critical intersections, the Planning Board finds that adequate public facilities will exist to serve this development.

* * * * *


This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Wootten, seconded by Commissioner Yewell, with Commissioners Wootten, Yewell, Rhoads, Dabney and Botts voting in favor of the motion, at its regular meeting held on Thursday, April 19, 1989, in Upper Marlboro, Maryland.

John F. Downs, Jr.
Executive Director


By Jacqueline Coachman
Planning Board Administrator

JFD:JC:EK:lg

APPROVED AS TO LEGAL SUFFICIENCY


M-UCPPC Legal Department
4/25/89

Case No.: SP-89093

Applicant: William Forster

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

ORDER AFFIRMING PLANNING BOARD DECISION

IT IS HEREBY ORDERED that the Planning Board's decision in Resolution PGCPB No. 89-606, to approve a detailed site plan, on property described as approximately 1.45 acres of land, in the C-0 Zone, located on the northwest side of Rhode Island Avenue, 650 feet north of the intersection of Baltimore Avenue and Rhode Island Avenue, Beltsville, be, and the same hereby is,

AFFIRMED, for the reasons stated by the Planning Board in its resolution, which is hereby adopted as the findings and conclusions of the District Council in this case.

Affirmance of the Planning Board's decision is subject to the following condition:

1. If the applicant does not receive a building permit prior to January 1, 1990, and if the applicant submits a request for alternative compliance as described in the Landscape Manual, and if seven (7) shade trees or the equivalent in plant units are added to the plan, Urban Design will recommend that they receive alternative compliance approval.

Ordered this 29th day of January, 1990, by
the following vote:

In Favor: Council Members Bell, Casula, Pemberton, Wilson and Wineland

Opposed:

Abstained:

Absent: Council Members Castaldi, Cicoria, Herl and Mills

Vote: 5-0

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE'S COUNTY,
MARYLAND

By: JoAnn T. Bell
JoAnn T. Bell, Chairman

ATTEST:

Jean M. Schmuhl
Jean M. Schmuhl, CMC
Clerk of the Council

CERTIFICATE OF APPROVAL
BELTON SUBDIVISION
PARCEL "D"
SP-89093

This Detailed Site Plan was APPROVED on November 30, 1989 by the Prince George's County Planning Board in accordance with Subtitle 27, Part 3, Division 9 of the Prince George's County Code. The official decision of this case is embodied in Prince George's County Planning Board Resolution No. 89-606, which contains the condition(s) listed below:

1. If the applicant does not receive a building permit prior to January 1, 1990, and if the applicant submits a request for alternative compliance as described in Landscape Manual, and if 7 shade trees or the equivalent in plant units are added to the plan, Urban Design will recommend that they receive alternative compliance approval.

This approval includes 1 Site Development Plan, 1 Landscape Plan and 1 Architectural Elevation.


The revision to this plan will require approval by the Prince George's County Planning Board prior to issuance of any permits.

This Detailed Site Plan is valid for 3 years.

Signed



John W. Rhoads
Chairman
Prince George's County
Planning Board

**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

PGCPB No. 89-606

SP-89093

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on November 30, 1989, regarding Detailed Site Plan SP-89093 for Belton Subdivision, Parcel "D", the Planning Board finds:

1. Access to both Parcel "C" and "D" has been limited to one access point from Rhode Island Avenue.
2. The subject application has provided adequate buffering and screening from the adjacent residentially-zoned property.
3. A forest stand delineation was submitted to the Natural Resources Division for review. No trees were required to be saved and no trees are proposed to be saved.
4. The subject application has been reviewed and approved by the Department of Public Works and Transportation for impact on the intersection of Powder Mill Road and Rhode Island Avenue. The required road improvements have been completed.
5. The proposed office use is of the low density type.
6. The subject application fulfills the requirements of the Preliminary Plat 4-88279 which requires Detailed Site Plan approval pursuant to Zoning Application A-9707-C.
7. The Plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting from the utility of the proposed development for its intended use by buffering the adjacent residential areas from the parking lot by siting the building between the parking and the residential area.
8. The subject application fulfills the requirements of the C-0 Zone for setbacks, landscape strips and landscaping of the Ordinance now in effect.
9. The Landscape Manual is not in effect now but will be when the building permits are issued for the subject application.

10. The subject application is not in conformance to the requirements of the Landscape Manual along the rear property line. However, Urban Design staff has reviewed and found that it could be, using alternative compliance. (See discussion in evaluation section of this staff report.) If the subject applicant applies for building permits after January 1, 1990 and submits a request for alternative compliance, Urban Design will recommend that the request be granted with the addition of 7 shade trees or the equivalent in plant units.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and approved the Detailed Site Plan for the above-described land, subject to the following conditions:

1. If the applicant does not receive a building permit prior to January 1, 1990, and if the applicant submits a request for alternative compliance as described in Landscape Manual, and if 7 shade trees or the equivalent in plant units are added to the plan, Urban Design will recommend that they receive alternative compliance approval.

* * * * *

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Wootten, seconded by Commissioner Botts, with Commissioners Dabney, Yewell, Botts and Wootten voting in favor of the motion, and Commissioner Rhoads temporarily absent, at its regular meeting held on Thursday, November 30, 1989, in Upper Marlboro, Maryland.

APPROVED AS TO LEGAL SUFFICIENCY

James H. Mark
M-NCPCC Legal Department
Date 12/13/89

John F. Downs, Jr.
Executive Director

Jaqueline Coachman
By Jacqueline Coachman
Planning Board Administrator

JFD:JC:DB:meg

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

Date: December 15, 1989

Re: SP- 89093 , Detailed Site Plan for Belton Subdivision, Parcel "D"

NOTIFICATION OF PLANNING BOARD ACTION

This is to advise that the above-captioned detailed site plan was APPROVED by the Prince George's County Planning Board on 11/30/89 , in accordance with the enclosed resolution.

Pursuant to Section 27-290 the Planning Board's decision will become final 30 calendar days after the date of this notice unless:

- (1) Within the 30 days, written appeal has been filed with the District Council by the applicant or any person of record in the case; or
- (2) Within the 30 days, the District Council decides, on its own motion, to review the action of the Planning Board.

Please direct any future communications or inquiries regarding this matter to:

Mrs. Jean Schmuhl
Clerk of the Council
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, Md. 20772

Very truly yours,

Dolly S. Bandy
Development Review Division

SP-89093
PGCPB-89-606
Councilmanic District 1

* This project is to be reviewed by the District Council.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

PGCPB No. 89-606

SP-89093

RESOLUTION

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on November 30, 1989, regarding Detailed Site Plan SP-89093 for Belton Subdivision, Parcel "D", the Planning Board finds:

1. Access to both Parcel "C" and "D" has been limited to one access point from Rhode Island Avenue.
2. The subject application has provided adequate buffering and screening from the adjacent residentially-zoned property.
3. A forest stand delineation was submitted to the Natural Resources Division for review. No trees were required to be saved and no trees are proposed to be saved.
4. The subject application has been reviewed and approved by the Department of Public Works and Transportation for impact on the intersection of Powder Mill Road and Rhode Island Avenue. The required road improvements have been completed.
5. The proposed office use is of the low density type.
6. The subject application fulfills the requirements of the Preliminary Plat 4-88279 which requires Detailed Site Plan approval pursuant to Zoning Application A-9707-C.
7. The Plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting from the utility of the proposed development for its intended use by buffering the adjacent residential areas from the parking lot by siting the building between the parking and the residential area.
8. The subject application fulfills the requirements of the C-0 Zone for setbacks, landscape strips and landscaping of the Ordinance now in effect.
9. The Landscape Manual is not in effect now but will be when the building permits are issued for the subject application.

PGCPB No. 89-606
File No. SP-89093
Page 2

10. The subject application is not in conformance to the requirements of the Landscape Manual along the rear property line. However, Urban Design staff has reviewed and found that it could be, using alternative compliance. (See discussion in evaluation section of this staff report) If the subject applicant applies for building permits after January 1, 1990 and submits a request for alternative compliance, Urban Design will recommend that the request be granted with the addition of 7 shade trees or the equivalent in plant units.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and approved the Detailed Site Plan for the above-described land, subject to the following conditions:

1. If the applicant does not receive a building permit prior to January 1, 1990, and if the applicant submits a request for alternative compliance as described in Landscape Manual, and if 7 shade trees or the equivalent in plant units are added to the plan, Urban Design will recommend that they receive alternative compliance approval.

* * * * *

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Wootten, seconded by Commissioner Botts, with Commissioners Dabney, Yewell, Botts and Wootten voting in favor of the motion, and Commissioner Rhoads temporarily absent, at its regular meeting held on Thursday, November 30, 1989, in Upper Marlboro, Maryland.

APPROVED AS TO LEGAL SUFFICIENCY
Jesse H. Mank
M-NCPPC Legal Department
Date 12/13/89

John F. Downs, Jr.
Executive Director

Jacqueline Coachman
By Jacqueline Coachman
Planning Board Administrator

JFD:JC:DB:meg

CERTIFICATE OF APPROVAL
BELTON SUBDIVISION
PARCEL "D"
SP-89093

This Detailed Site Plan was APPROVED on November 30, 1989 by the Prince George's County Planning Board in accordance with Subtitle 27, Part 3, Division 9 of the Prince George's County Code. The official decision of this case is embodied in Prince George's County Planning Board Resolution No. 89-606, which contains the condition(s) listed below:

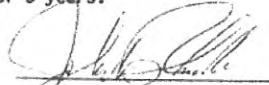
1. If the applicant does not receive a building permit prior to January 1, 1990, and if the applicant submits a request for alternative compliance as described in Landscape Manual, and if 7 shade trees or the equivalent in plant units are added to the plan, Urban Design will recommend that they receive alternative compliance approval.

This approval includes 1 Site Development Plan, 1 Landscape Plan and 1 Architectural Elevation.

The revision to this plan will require approval by the Prince George's County Planning Board prior to issuance of any permits.

This Detailed Site Plan is valid for 3 years.

Signed


John W. Rhoads
Chairman
Prince George's County
Planning Board

SURVEYOR'S CERTIFICATE

I hereby certify that the plan shown herein is correct. It is a subdivision of part of the lands conveyed by Beltsville Land Improvement Company, a Maryland corporation, to Edward Widmayer, Jr. by deed dated October 5, 1988 and recorded October 8, 1988 among the Land Records of Prince Georges County, Maryland in Liber 070 M.Folio 07.

The total area included in this plan of subdivision is 6.9065 acres of land, and the area dedicated to public use is 0.2662 of an acre of land.

February 14, 1989.

Frank J. Heller
 Frank J. Heller
 Professional Land Surveyor
 M.M. # 5953

OWNER'S DEDICATION

Edward Widmayer, Jr., owner of the property shown hereon and described in the Surveyor's Certificate, hereby enjoin this plan of subdivision: establish the minimum building restriction lines except as shown; establish the utility easement as shown; subject to the Declaration of Terms and Provisions of Public Utility Districts "repealed" among the Land Records of Prince Georges County, Maryland in Liber 070 of Folio 08; and dedicate the streets to public use.

The property line markers will be placed in accordance with Section 24-120 (b) (4)(i)(ii) of the Subdivision Regulations of the Prince Georges County Code. There are no suits, actions, leases, liens, or trusts on the property included in this plan of subdivision.

February 14, 1989.

Edward Widmayer, Jr.
 Edward Widmayer, Jr.
 Witness

NOTES

- In accordance with Resolution No. 88-184:
 - Road improvements must be constructed prior to issuance of any use and occupancy permits.
 - Road improvements shall be constructed at the intersection of Rhode Island Avenue and Beltsville Road in accordance with the Department of Public Works and Engineering.
 - Development of this site shall be limited to 50,000 sq. ft.

CURVE DATA				
ARC RADIUS	Δ	ARC	TAN CHORD	DEPARTING
1	172.80	67° 37' 52"	79.61	40.00
2	30.00	67° 50' 32"	35.50	20.29
3	50.00	67° 50' 32"	216.00	24.16
4	107.00	67° 50' 00"	55.60	55.84
5	250.00	67° 37' 12"	55.60	50.00

- Parcels C and D are zoned C-1. Lots 23-29 Block B, zoned R-80.
- Plans submitted for building permits shall note that all structures shall be fully stabilized in accordance with National Fire Protection Association (NFPA) Standard 130 (residential structures) or Standard 13 (commercial structures) and all applicable County laws.
- Approval of this plan is based upon a reasonable expectation that public water and sewer service will be available when needed and is conditional on furnishing all of the Washington Suburban Sanitary Commission authorization # 80-244533-001 Suburban Sanitary Commission.

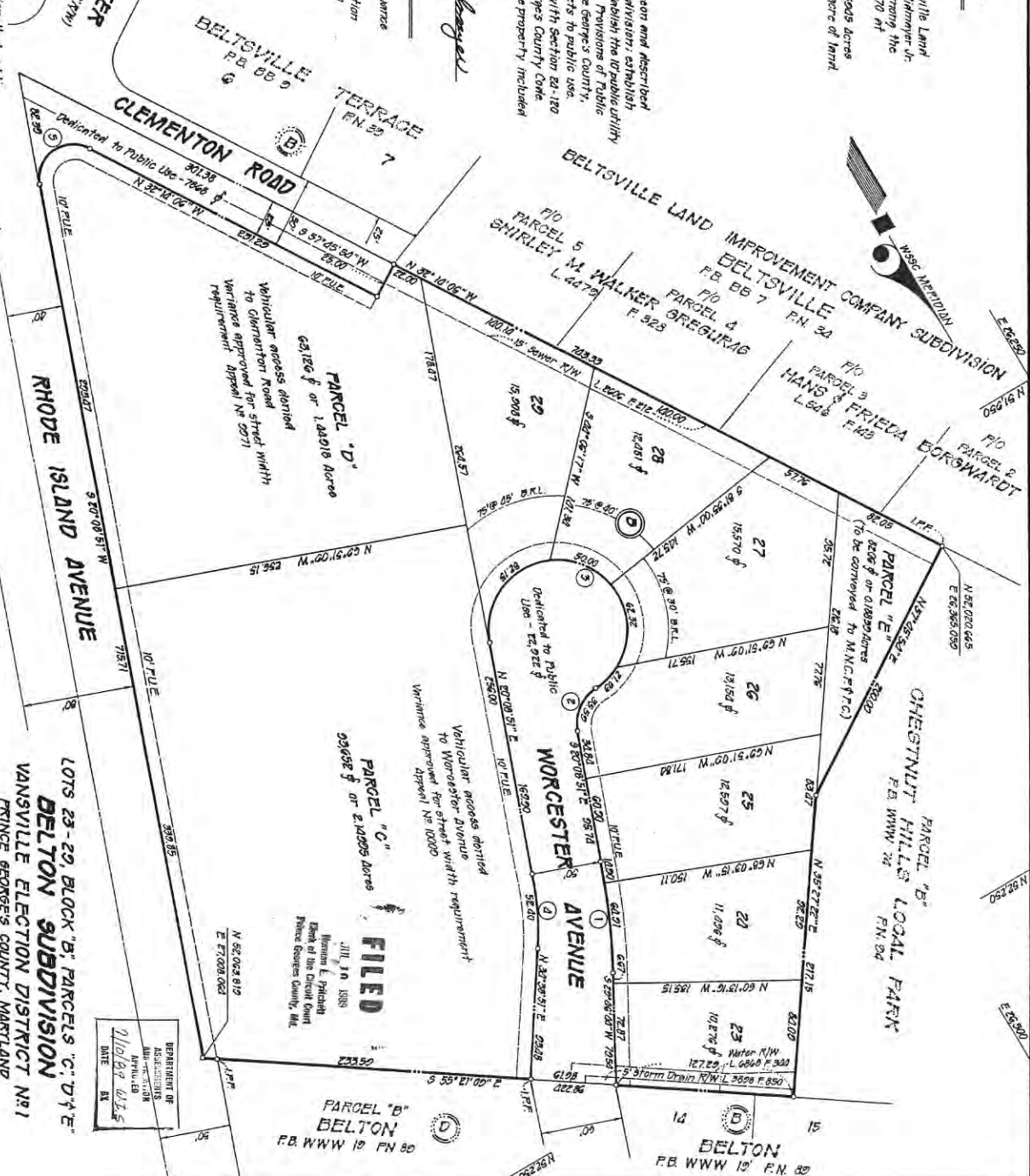
MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 PRINCE GEORGE'S COUNTY PLANNING BOARD
 APPROVED: *David G. Lewis*
 Director

DEPARTMENT OF ENVIRONMENTAL RESOURCES
 PRINCE GEORGE'S COUNTY, MARYLAND
 APPROVED: *James S. Jones*
 Director of Design

PARCEL E, 25
 PLAT BOOK: **41P-147**
 PLAT NO. **87**
 RECORDED: **7-10-89**

CONDERO, WARD AND ASSOCIATES
 ENGINEERS & PLANNERS
 8010 SUNNYSIDE AVENUE, SUITE 100
 BELTSVILLE, MARYLAND 20705
 301-305-0440

HSA 55U 1250-2847



LAW OFFICES
SHIPLEY & HORNE, P.A.

1101 Mercantile Lane, Suite 240
Largo, Maryland 20774
Telephone: (301) 925-1800
Facsimile: (301) 925-1803
www.shpa.com

Russell W. Shipley
Arthur J. Horne, Jr.*
Dennis Whitley, III*
Robert J. Antonetti, Jr.

Bradley S. Farrar
L. Paul Jackson, II*

* Also admitted in the District of Columbia

March 5, 2018

VIA HAND DELIVERY

Ms. Jill S. Kosack
Prince George's County Planning Department
Development Review Division
14701 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

**RE: Wingate by Wyndham Hotel
Detailed Site Plan (DSP-17016)**

Dear Ms. Kosack:

On behalf of Starboard Investment Group LLC ("Applicant"), Arthur J. Horne, Jr. and Shipley & Horne, P.A., hereby submits this Statement of Justification in support of a proposed Detailed Site Plan for the property. The Applicant is requesting approval of Detailed Site Plan for construction of an approximately 60,500 square foot, 90-room, 5-story Wingate by Wyndham hotel with onsite surface parking for 45 spaces. The proposal also reflects substantial conformance with the Approved 2010 Subregion 1 Master Plan and Sectional Map Amendment, and is consistent with the vision, policies and strategies contained within the Plan Prince George's 2035 Approved General Plan ("General Plan 2035").

I. Site Location and Description:

The subject property is identified as Parcel "D" Belton Subdivision. The property is also identified as having a street address of 10700 Rhode Island Avenue, Beltsville Maryland 20705. The parcel is recorded in the Prince George's County Land Records in Plat Book: NLP 147 @ Plat Number: 87 under Tax Map 19, Grid A-12. The site is located on the western side of Rhode Island Avenue (MD 193) approximately 0.12-mile North from intersection with US Route 1 Baltimore Avenue). The property is undeveloped and wooded with secondary woodland and understory growth. The property is surrounded by low to medium density residential uses in the R-80, R-R, C-O, and C-S-C zones. The property lies within a State Eligible MDP Enterprise Zone.

II. Surrounding Uses:

The subject property is surrounded by the following uses:

- North:** Existing Office Townhouse Office Condominium (10752-10772 Rhode Island Avenue) in the C-O Zone
- East:** Rhode Island Avenue; and, across said roadway are commercial uses located in the C-S-C Zone
- South:** Single-family detached homes in the R-R Zone
- West:** Single-family detached homes in the R-80 Zone

III. Nature of Request and Description of Subject Property:

The purpose of the applications is to provide detailed design for approval of a 5-story commercial hotel in the C-O Commercial Office Zone. The overall design of the hotel proposed in this application does not include the dedication of floor space for restaurant, bar and banquet, basement or pool facilities. Vehicular access to the property and use will be provided by an existing common driveway entrance shared with the adjoining townhouse office condominium development.

The Applicant is proposing to construct a Wingate hotel designed according to the Wyndham's Green environmental standards. As one of the world's largest hospitality companies across six continents, Wyndham Worldwide has initiated the WyndhamGreen program because it fits the company's global commitment to corporate social responsibility and the environment. WyndhamGreen is not just a program but a way of living and working based on Wyndham's vision and values. Wyndham understand that their business activities impact the earth and people's lives. Wyndham corporate policy is committed to conserving our natural resources, preserving our habitats and preventing pollution. With more than 70,000 locations in 100 countries, WyndhamGreen by Wyndham Worldwide can leverage our size and adopt the practices that will have a significant and lasting impact.

IV. Development Data Summary:

Zone	C-O
Proposed Use	90 Rooms Hotel
Building Height	5-Story or 60 feet
Area within floodplain	0.0 acres
Gross Acreage	1.44918(63,126 sq. ft.)
Proposed Hotel Sq. Ft.	60,500 GFA
Street Dedications	0.0 square feet
Building Coverage	10,800 sq. ft. or 17.11%
Lot Coverage	28,140 sq. ft. or 44.58%
Green Area Required	10.00% or 6,312 sq. ft.
Green Area Provided	55.42% or 34,986 sq. ft.

Parking Required	
Hotel Use: 1 space/2 rooms	45 spaces
Parking Provided	
Regular Spaces (9.5' x 19')	30 spaces
Compact Spaces (8.0' x 19')	13 spaces
Van Spaces (16' x 19')	2 spaces
Total Parking Provided	45 spaces

V. Relationship to County Plans and Policies:

General Plan:

This proposal is consistent with the vision, policies and strategies contained within the 2002 Prince George’s County Approved General Plan and the Plan Prince George’s 2035 Approved General Plan. The subject property in this application is in the Developing Tier of the 2002 General Plan. The vision for the Developing Tier was to maintain a pattern of low- to moderate-density suburban residential communities, distinct commercial centers, and employment areas that are increasingly transit serviceable. Much of the developing tier did not meet the goals for growth envisioned by the 2002 plan, and the Plan Prince George’s 2035 Plan established a growth boundary within which growth would be encouraged. The Plan Prince George’s 2035 describes the area of Beltsville that includes the subject property as being within an established community of the Beltsville/Calverton Economic Submarket employment area. The stated goals of the General Plan 2035 are to create a diverse, innovative, and regionally competitive economy that generates a range of well-paying jobs and strategically grows the tax base. The proposed Wingate hotel in this Detailed Site Plan application, contribute to said employment area goals by expanding the range of employment opportunities in accordance with the commercial land use character recommendations of the General Plan 2035.

Approved 2010 Subregion 1 Master Plan and Sectional Map Amendment:

The subject property is located within the boundaries of the *Approved Master Plan and Sectional Map Amendment for Subregion 1 (Planning Areas 60, 61, 62, and 64)* pursuant to CR-58-2010 (“2010 Master Plan and SMA”). The proposed commercial hotel is in conformance with the Master Plan’s recommendations that supports the C-O Zone designation of the subject and neighboring property to its north.

The Development Pattern Element of the Master Plan applies the General Plan (i.e., 2002 General Plan) vision for tiers, centers, and corridors to Subregion 1 and refines the General Plan goals to reflect the area’s unique characteristics and location. It also divides the US 1 Corridor into four focus areas and has specific recommendations for the planned Konterra Town Center development, and eight living areas. The Subject Property is identified on *Map 3: pg. 20* as being located within the Master Plan as being located within *Focus Area 1 (US 1 from the Beltsville Agricultural Research Center to Quimby Avenue)*. While there is no specific discussion about the Subject Property within the Master Plan’s

Goals and Policies discussions, it does makes several general recommendations within the Policy 2 recommendations for the development of that segment of the Rhode Island Avenue corridor occupied by the Subject Property:

Policy 2: Develop new mixed-use residential development to protect and enhance adjacent residential neighborhoods.

Strategies

- ***“Support and integrate existing residential neighborhoods with new housing on US 1 and Rhode Island Avenue.***
- ***Develop a mix of medium-density residential and office uses on the west side of US 1 (north of Garrett Avenue and the proposed mixed-use development on US1).***
- ***Develop a mix of medium-density housing and office uses on the west side of Rhode Island Avenue, north of the intersection with US 1.***
- ***Improve the streetscape adjacent to the proposed medium-density housing to serve as a buffer from US 1.***

RESPONSE: While from a technical perspective, the above-referenced planning policy and strategies for the west side of Rhode Island Avenue, north of the Intersection with US 1 north to Sellman Road, encourages the redevelopment of the properties with a mixture of medium-density housing and office uses, the 2010 Master Plan process did not carry through with the implementation for the rezoning of said properties through the Sectional Map Amendment (SMA) portion of the planning process. As such, the neighboring property immediately north of the subject site for a distance of approximately 350 feet, retained its C-O Commercial Office zoning; and, the balance of the block face extending the approximately 725 feet north of the C-O properties to Sellman Road, retained their C-S-C Commercial Shopping Center zoning. The Applicant' is confident that their redesigned plan that includes the removal of any restaurant and/or bar facilities from their application (i.e., in response to concerns voiced by the community), provides a hotel design that meets not only the letter of the list of residential uses permitted in the C-O Zone by Section 27-461(b)(6) of the Zoning Ordinance, the application meets the spirit of the proposed strategies promoted by the 2010 Master Plan and SMA for this portion of Focus Area 1.

2005 Approved Countywide Green Infrastructure Plan:

The subject property is not within the boundaries of the 2005 Approved Countywide Green Infrastructure Plan and does not contain any regulated environmental features. Therefore, this standard does not apply. No on-site wetlands or areas within the 100-year floodplain are impacted by the proposed development.

County's Ten Year Water and Sewerage Plan:

The 2010 Water Resources Functional Master Plan amends the 2002 General Plan, and provides growth guidance expressed as goals, policies, and strategies to address water quality impacts associated

with land use in the County. The Plan references the Ten-year Water and Sewer Plan and specifically addresses: Drinking Water Supply, Water Treatment, and Stormwater Management.

The 2008 Water and Sewer Plan requires only that: *“Proposed development shall be analyzed for consistency with The General Plan, master/sector plans and functional master plans as defined by Article 28 of the Maryland Annotated Code.”*

The subject property is within water and sewer categories W-3 and S-3 and the proposed development is planned to tie into the existing public water and sewer system.

Woodland Conservation Ordinance:

The proposed Detailed Site Plan is designed in accordance with the Type 2 Tree Conservation Plan included with the subject application. There are no environmentally sensitive areas on site. The entire subject parcel was entirely cleared of vegetation and graded as part of the prior office condominium development that occurred on the adjacent Parcel ‘C’ approved by PGCPB No. 89-184 regarding 4-88279 application.

2008 Public Safety Facilities Master Plan:

A review of the Approved March 2008 Public Safety Facilities Master Plan reveals that the proposed site is within Police District VI. The nearest police station is Beltsville station located at 4321 Sellman Road, approximately ¼ mile to the northwest. The nearest fire/EMS station is .5 miles to the northeast of the property at 4911 Prince George Avenue. The subject site has sufficient access to public facilities.

2009 Master Plan of Transportation:

According to the 2009 Master Plan of Transportation, the site is adjacent to Rhode Island Avenue as designated by the 2009 Prince George’s County Master Plan of Transportation as a Primary roadway. Adequate right-of-way consistent with master plan recommendations is currently in place along this roadway section. The applicant submitted an illustrative site plan showing the location of proposed buildings, parking areas, and driveways.

The site will have direct access to a major State arterial facility (US 1), via an existing signalized intersection located less than 0.2 mile from the existing driveway entrance designed to serve the subject property; thus, there will not be appreciable adverse impacts on local streets and roadways.

The proposed hotel is subject to those road improvements constructed in accordance with Resolution No. 89-184 road improvements were constructed prior to issuance of any use and occupancy permits for the adjoining townhouse office condominium development to the north, and/or the C-S-C commercial developments located across Rhode Island Avenue. Road improvements were constructed at the intersection of Rhode Island Avenue and Sellman Road prior to the issuance of any building permits.

VI. Relationship to Requirements of the Zoning Ordinance:

Section 27-285 Planning Board Procedures (Detailed Site Plans)

(b) Required findings for Detailed Site Plans

- (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: The proposed development will not require unreasonable costs or substantially detract from the utility of the proposed development for its intended use. In support of the goals and objectives of Plan 2035, the proposed hotel by supporting and adding to the utility of the existing development by providing a convenient source of lodging for visitors to the nearby existing educational, governmental, and institutional uses, such as, the University of Maryland Department of Agriculture facilities and other visitors of the area, it supports the planned future growth of these and other institutions in the Beltsville/Calverton submarket.

- (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: The subject property is an existing parcel identified as Parcel "D" of the existing Belton Subdivision, recorded in the Land Records of Prince George's County Maryland in Plat Book NLP 147, plat 87. A Conceptual Site Plan was never required for the subject property.

- (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: A Detailed Site Plan prepared in accordance with the provisions of Part 3 Division 9 is submitted with this application. A Detailed Site Plan for Infrastructure is not required. Therefore, this standard does not apply.

- (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: Based on Natural Resource Inventory prepared for this application, there are no regulated environmental features on the subject site. Therefore, this standard does not apply.

Section 27-453 – C-O Zone (Commercial Office)

(a) Purposes.

(1) The purposes of the C-O Zone are:

- (A) To provide locations for predominantly nonretail commercial uses, such as business offices and services of a professional, clerical, or administrative nature, and such retail and service uses as are desirable for the efficient and convenient operation of the nonretail uses.**

RESPONSE: Hotels and motels are listed in the commercial use tables defined in Section 27-461 (b) as permitted uses, subject to Detailed Site Plan approval, in accordance with Part 3, Division 9, of this Subtitle, if the use is abutting land in a residential zone, or land proposed to be used for residential purposes on an approved Basic Plan, approved Official Plan, or any approved Conceptual or Detailed Site Plan. The proposed Wyndham Hotel is ‘service’ oriented use that supports the general community complies with this purpose. *

The Applicant is proposing to construct a hotel designed according to the Wyndham’s Green environmental standards. As one of the world’s largest hospitality companies across six continents, Wyndham Worldwide has initiated the WyndhamGreen program because it fits the company’s global commitment to corporate social responsibility and the environment. WyndhamGreen is not just a program but a way of living and working based on Wyndham’s vision and values. Wyndham understand that their business activities impact the earth and people’s lives. Wyndham corporate policy is committed to conserving our natural resources, preserving our habitats and preventing pollution. With more than 70,000 locations in 100 countries, WyndhamGreen by Wyndham Worldwide can leverage our size and adopt the practices that will have a significant and lasting impact.

(b) Landscaping and screening.

(1) Landscaping and screening shall be provided in accordance with Section 27-450.

RESPONSE: Both the DSP-17016 Detailed Site Plan and the associated Landscape plan are designed to include landscaping, buffering, and screening designed in accordance with the Zoning Ordinance Landscape Manual.

(c) Uses.

(1) The uses allowed in the C-O Zone are as provided for in Table of Uses I (Division 3 of this Part).

RESPONSE: As noted above, Hotels and motels are listed as a permitted use in the commercial use tables defined in Section 27-461 (b) as permitted uses in the C-O Zone.

(d) Regulations.

- (1) Additional regulations concerning the location, size, and other provisions for all buildings and structures in the C-O Zone are as provided for in Divisions 1 and 5 of this Part, the Regulations Table (Division 4 of this Part), General (Part 2) Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.**

RESPONSE: This is understood. The proposed hotel is designed to meet this standard.

- (a) The submission of a sediment control concept study, and approval thereof by the Soil Conservation District, may be required prior to final plat approval.**

RESPONSE: The proposed development will comply with this standard at the time of final plat. The subject property is subject to an existing stormwater concept plan approval Concept Case No. 8003170-1989 (attached).

VII. Prior Approvals: Prior approvals applicable to the subject property are as follows:

A-9707-C: The prior Zoning Map Approval by the District Council setting forth the action rezoning the subject property from R-R to C-O taken on November 28, 1988, was approved subject to the following five conditions:

- 1. The applicant shall obtain approval by the Planning Board of a site plan which shall satisfactorily address the following:**
 - a. Limitation of access to one access point from Rhode Island Avenue;**
 - b. Buffering, berming and vegetative screening from the adjoining residentially zoned property;**
 - c. A forest stand delineation;**
 - d. Impact of the proposed development on the intersection of Powder Mill Road and Rhode Island Avenue; and**
 - e. Emphasis on low density office use.**
- 2. The applicant shall obtain approval by the Planning Board of a site plan which shall satisfactorily address the following:**

RESPONSE: Based on recommendations by the M-NCPPC Staff and final actions by the Planning Board concerning Preliminary Plan of Subdivision dated 1989 P-0488279, the above conditions have previously been constructed, and thus deemed satisfied by the County. A copy of the referenced A-9707-C District Council decision is attached for reference.

A-9708-C: The prior Zoning Map Approval by the District Council has a Certificate of Service dated January 30, 1989 was for an approximately 3.41-acre parcel of land located approximately 250 feet west of Rhode Island Avenue, and to the rear of the subject site that is part of the property rezoned in the above discussed A-9707-A case. The property in this referenced case which involved a zoning change from R-R to R-80, is unrelated to the subject property in this instant application. A copy of the referenced A-9708-C District Council decision is attached for reference.

Preliminary Plan of Subdivision 4-88279 (PGCPB 89-184): The prior Preliminary Plan of Subdivision approved by the Planning Board on April 19, 1989, was approved subject to twelve conditions (modifications); and of those conditions the following three conditions remain applicable to the subject property:

10. *The applicant, his assigns and/or heirs, shall widen Rhode Island Avenue along the property frontage to provide for continuous acceleration and deceleration lane. The acceleration and deceleration lane shall be delineated by paint or other devices in accordance with Prince George's County Department of Public Works and Transportation (DPW&T). Any and all access points onto Rhode Island Avenue from Parcels "C" and "D", with the maximum number of points being two, shall be made from this widening. Northbound left turn lanes shall be delineated on the existing pavement on Rhode Island Avenue. This improvement shall be constructed prior to the issuance of any use and occupancy permits.*
11. *At Rhode Island Avenue/Sellman Road intersection, the applicant shall construct a new westbound lane with a terminus at Brandon Lane. This new lane will enable a shift in the roadway and serve to eliminate the current street-jog and reduce the current poor sight distance at this location. Further, construction of this lane will create the free-flow right turn lane which was assumed in the applicant's traffic study. This shall be under construction or fully-funded for construction prior to the issuance of any building permits.*
12. *Development on this site shall be limited to no more than 55,000 square feet of general office development or an appropriate square footage of another use that would generate an equivalent amount of traffic, as indicated in the applicant's submitted traffic study.*

Note: In the event that the applicant, his assigns and/or heirs, attempt to construct more than 55,000 square feet (gross floor area) of general office use or 55,000 square feet (gross floor area) of professional office use, the following improvement would be necessary to satisfy adequacy of public facilities.

At the U.S. Route 1/Rhode Island Avenue intersection, the applicant shall construct a free-flow eastbound right-turn lane. This lane shall provide adequate storage, transitional taper and departure lane for eastbound-to-southbound traffic on U.S. Route 1. This improvement shall be designed in accordance with the DPW&T and Maryland State Highway Administration standards, and shall be under construction or fully funded for construction prior to the issuance of any building permit.

RESPONSE: Applicant has engaged the services of The Traffic Group who conducted an analysis of the requirements of Preliminary Plan of Subdivision dated 1989 P-0488279.

In their analysis, dated October 23, 2017, the traffic consultant concurred that Condition 12 was based upon the fact that additional improvements would be required if the proposed development exceeded the amount of traffic generated by 55,000 square feet of office space. To assess the proposed Wingate hotel's compliance with this standard, The Traffic Group an analysis of the proposal, comparing the potential traffic impact resulting from the hotel, against that which would be generated by an office use. The attached a copy of a Trip Generation Comparison Table that shows the proposed 90-room hotel generates substantially less traffic than a 55,000 square foot office building. Therefore, Condition 12 has been satisfied.


The balance of the property that was associated with the development defined in the 1989 Preliminary Plan of Subdivision 4-88279 has previously been reviewed, received approvals for construction, and ultimately occupied by tenants, we presume that Condition 10 which states that "*This improvement shall be constructed prior to the issuance of any use and occupancy permits.*"; and, and Condition 11 states that "*This shall be under construction or fully-funded for construction prior to the issuance of any building permits.*", have previously been constructed, and thus deemed satisfied by the County.

VIII. Conclusion:

The Applicant submits that this Detailed Site Plan request for the development of the proposed Wingate Hotel by Wyndham satisfies all relevant criteria set forth in the Zoning Ordinance. This request complies with the required findings for Detailed Site Plans, the General Plan 2035, the Approved 2010 Subregion-1 Sector Plan and Sectional Map Amendment, and the applicable County plans and policies.

In light of the above, we request this Detailed Site Plan be approved. Please call me if additional information is required.

Sincerely,



Arthur J. Horne, Jr.

cc: Henry Lam
William Joyce

AJH/fms



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Community Planning Division

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

301-952-3972

June 13, 2018

MEMORANDUM

TO: Andrew Bishop, Senior Planner, Urban Section, Development Review Division
VIA: Kipling Reynolds, AICP, Division Chief, Community Planning Division *KR*
David A. Green, Master Planner, Community Planning Division *DAG*
FROM: John Wooden, Planner Coordinator, Long-Range Planning Section, Community Planning
Division *JW*
SUBJECT: DSP-17016 Wyndham Garden 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: 10700 Rhode Island Avenue

Size: 1.449 acres

Existing Uses: Undeveloped

Proposal: The applicant is proposing the construction of a 60,500 square feet, 5-story, 90-room hotel and 45 surface parking spaces.

GENERAL PLAN, MASTER PLAN, AND SMA

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

DSP-17016 Wyndham Garden Hotel

Master Plan: The *Approved 2010 Subregion 1 Master Plan and Sectional Map Amendment* recommends mixed-residential land uses on the subject property.

In addition, the Development Pattern Element of *the Approved Subregion 1 Master Plan* divides the US 1 Corridor into four focus areas and has specific recommendations for the planned Konterra Town Center development and eight living areas. (p. 9). The subject property is located in Focus Area 1. “The vision for Focus Area 1 is US 1 “developed as a “main street”, new mixed-use neighborhoods adjacent to the Beltsville Agricultural Research Center (BARC) and existing low- to high-density housing in Beltsville. New development is integrated with older residential neighborhoods and is connected by a network of open spaces and a central focal point” (p. 19)

The following policies are recommended for the subject site:

Policy 1: Establish areas of mixed-use development that are integrated with adjacent residential neighborhoods. (p.21)

Policy 2: Develop new mixed use residential development to protect and enhance adjacent residential neighborhoods. (p. 21)

Planning Area: 61

Community: Fairland-Beltsville & Vicinity

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

SMA/Zoning: The *Approved 2010 Subregion 1 Sectional Map Amendment* retained the subject property into the Commercial-Office (C-O) zone.

c: Long-range Agenda Notebook

Scott Rowe, AICP, CNU-A, Acting Division Chief, Community Planning Division

June 7, 2018

MEMORANDUM

TO: Andrew Bishop, Urban Design Section

VIA: Sherri Conner, Subdivision and Zoning Section *SC*

FROM: Amber Turnquest, Subdivision and Zoning Section *AT*

SUBJECT: DSP-17016, Wyndham Garden Hotel

The subject property is located on Tax Map 18 in Grid F2 and Tax Map 19 in Grid A2, consists of 1.45 acres, and is zoned Commercial Office (C-O) and subject to the 2010 *Approved Subregion 1 Master Plan and Section Map Amendment*. The site is known as Parcel D of Belton Subdivision recorded in Plat Book NLP 147-87 on July 10, 1989. The applicant has submitted this DSP to develop a 60,500-square foot, 90-room hotel with onsite surface parking. The site is the subject of A-9707-C, and should be reviewed in conformance to the conditions of that approval.

The site is subject to Preliminary Plan of Subdivision (PPS) 4-88279 which was approved by the Planning Board on April 19, 1989, subject to 12 conditions (PGCPB Resolution No. 89-184). Of the 12 conditions of approval of the PPS, the following are applicable to the review of this application:

- 5. **Detailed Site Plan approval is required for both the R-80 zoned and C-O zoned portions of this subdivision, pursuant to Zoning Application No. A-9707-C, and Zoning Application No. A-9708-C.**

The applicant has filed this DSP to meet conformance with Condition 5. Detailed Site Plan, SP-89087 which was approved on October 26, 1989, was approved with eight findings (PGCPB Resolution No. 89-543). Of the eight findings of approval of the DSP, the following are applicable to the review of the above condition.

- 1. **Access to both Parcels "C" and "D" has been limited to one access point from Rhode Island Avenue.**
- 6. **The subject application fulfills the requirements of the Preliminary Plat 4-88279 which requires Detailed Site Plan approval pursuant to Zoning Application A-9707-C.**

In the C-O Zone, Section 27-448.01 of the Zoning Ordinance requires that "[e]ach lot shall have frontage on, and direct vehicular access to, a public street, except lots for which private streets or

other access rights-of-way have been authorized pursuant to Subtitle 24 of this Code.” As indicated the property was the subject of a rezoning (A-9707-C) which conditioned a limitation of access onto Rhode Island Avenue to a single driveway for Parcel C and D. The applicant then filed a Preliminary Plan of Subdivision (PPS) (4-88279) which was approved by the Planning Board. The resolution of approval (PGCPB Resolution No. 89-184) specifically denied access to Clementon Road from Parcel D and Worcester Avenue for Parcel C but did not provide specific authorization for the use of an easement to serve Parcel C and D pursuant to Section 24-128 of the Subdivision Regulation’s. However, the resolution does acknowledge in Finding 6 that the zoning approval limited Parcels C and D to a single point of vehicular access to Rhode Island Avenue. This is an acknowledgement that, with the approval of two lots, an easement would be necessary to implement a single point of vehicular access.

Subsequent to the approval of the PPS, a DSP-89087 (PGCPB Resolution No. 89-543) was approved for Parcel C which reflected the use of an access easement which was intended to serve both parcels. The instant DSP is consistent with that site plan and reflects the second half of the vehicular access easement which straddles the common lot line of Parcels C and D. The use of vehicular access easements are strictly controlled by the Subdivision Regulations. Section 27-107.01(225) defines a street (in part) as an “easement along which development is authorized pursuant to Subtitle 24” which would require setbacks and improvements associated with a street along the easement “except for easements created under 24-128(b)(9) to avoid potentially hazardous or dangerous traffic situations.”

Section 24-128 of the Subdivision Regulations makes only one provision for the use of an easement in this case. Section 24-128(b)(9) allows the use” [w]here direct vehicular access to an individual lot fronting on a public street should be denied due to a potentially hazardous or dangerous traffic situation, a private easement may be approved in accordance with the driveway standards in Part 11 of Subtitle 27, in order to provide vehicular access, when deemed appropriate by the Planning Board.” Based on the action of the Planning Board in the approval of the PPS, the findings provided in the resolution of approval recognizing the limitation on access, and the approval of the DSP for Parcel C, it is found that the Planning Board approved the use of an easement at the time of approval of the PPS (24-128(b)(9)) limiting sole vehicular access to the easement for Parcels C and D as reflected on the DSP, and which should be clearly noted on the DSP prior to certification of the site plan.

- 12. Development on this site shall be limited to no more than 55,000 square feet of general office development or an appropriate square footage of another use that would generate an equivalent amount of traffic, as indicated in the applicant’s submitted traffic study.**

Note: In the event that the applicant, his assigns and/or heirs, attempt to construct more than 55,000 square feet (gross floor area) of general office use or 55,000 square feet (gross floor area) of professional office use, the following improvement would be necessary to satisfy adequacy of public facilities.

At the U.S. Route 1/ Rhode Island Avenue intersection, the applicant shall construct a free-flow eastbound right-turn lane. This lane shall provide adequate storage, transitional taper and departure lane for eastbound-to-southbound traffic on U.S. Route 1. This improvement shall be designed in accordance with the DPW&T and Maryland State Highway Administration standards, and shall be under construction or fully funded for construction prior to the issuance of any building permits.

Conformance with Condition 12 should be reviewed and determined by the Transportation

Planning Section.

Recommended Condition

Prior to certification of the DSP the following General Note shall be added to the plan:

1. Per Section 27-448.01 shared vehicular access for Parcels C and D was authorized pursuant to Subtitle 24 and the approval of PPS 4-88279 (PGCPB Resolution No. 89-184). The 24-128(b)(9) easement is defined as a driveway (Section 27-107.01(225)) and not subject to street standards. Sole vehicular access for Parcels C and D is limited to the access easement.

This referral is provided for the purposes of determining conformance with any underlying subdivision approvals on the subject property and Subtitle 24. The DSP has been found to be in substantial conformance with the preliminary plan of subdivision which has obtained signature approval with the recommended conditions. All bearings and distances must be clearly shown on the DSP and must be consistent with the record plat, or permits will be placed on hold until the plans are corrected. There are no other subdivision issues at this time.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George’s County Planning Department
Countywide Planning Division, Transportation Planning Section

(301) 952-3680
www.mncppc.org

May 31, 2018

MEMORANDUM

TO: Andrew Bishop, Urban Design Section, Development Review Division
VIA: *[Signature]* Tom Masog, Supervisor, Transportation Planning Section, Countywide Planning Division
FROM: *[Signature]* Jeff Thompson, Transportation Planning Section, Countywide Planning Division
SUBJECT: DSP-17016 Wingate by Wyndham Hotel

The Transportation Planning Division has reviewed the detailed site plan application referenced above. The subject property consists of approximately 1.45 acres of land in the Commercial Office (C-O) Zone. The property is located at 10700 Rhode Island Avenue in Beltsville. The applicant is proposing to construct approximately 60,500 square feet 90-room, five-story hotel with onsite surface parking.

Background

The proposed use is approximately 60,500 (90 rooms) square feet, five-story hotel with onsite parking. By virtue of the site having preliminary plan conditions, it is subject to a detailed site plan requirement. Additionally, Section 27-285 of the Zoning Ordinance identifies several requirements for the use that must be met. None of these requirements are traffic- or transportation-related.

Review Comments

The table below was developed as a means of comparing the proposed use with other existing uses against the trip cap for the site.

Comparison of Estimated Trip Generation, DSP-17016, 1.45 acres							
Zoning or Use	Units or Square Feet	AM Peak Hr. Trips		Total AM Trips	PM Peak Hr. Trips		Total PM Trips
		In	Out		In	Out	
Existing							
Office	26,451 Square feet	48	5	53	9	40	49
Proposed Use							
Hotel	90 rooms	31	20	51	28	25	53
Total				104			102
Trip Cap, 4-88279				110			102

There is an underlying Preliminary Plan of Subdivision 4-88279. There are transportation-related conditions with that approval that must be met. The status of the traffic-related conditions is summarized below:

- Condition 10: The applicant, his assigns and/or heirs, shall widen Rhode Island Avenue along the property frontage to provide for continuous acceleration and deceleration lane. The acceleration and deceleration lane shall be delineated by paint or other devices in accordance with Prince George's County Department of Public Works and Transportation (DPW&T). Any and all access points onto Rhode Island Avenue from Parcels "C" and "D", with the maximum number of points being two, shall be made from this widening. Northbound left turn lanes shall be delineated on the existing pavement on Rhode Island Avenue. This improvement shall be constructed prior to the issuance of any use and occupancy permits. **Status: Condition has been satisfied.**
- Condition 11: At Rhode Island Avenue/Sellman Road intersection, the applicant shall construct a new westbound lane with a terminus at Brandon Lane. This new lane will enable a shift in the roadway and serve to eliminate the current street-jog and reduce the current poor sight distance at this location. Further, construction of this lane will create the free-flow right turn lane which was assumed in the applicant's traffic study. This shall be under construction or fully-funded for construction prior to the issuance of any building permits. **Status: Condition has been satisfied.**
- Condition 12: Development on this site shall be limited to no more than 55,000 square feet of general office development or an appropriate square footage of another use that would generate an equivalent amount of traffic, as indicated in the applicant's submitted traffic study. Note: In the event that the applicant, his assigns and/or heirs, attempt to construct more than 55,000 square feet (gross floor area) of general office use or 55,000 square feet (gross floor area) of professional office use, the following improvement would be necessary to satisfy adequacy of public facilities. At the U.S. Route 1/Rhode Island Avenue intersection, the applicant shall construct a free flow eastbound right-turn lane. This lane shall provide adequate storage, transitional taper and departure lane for eastbound-to-southbound traffic on U.S. Route 1. This improvement shall be designed in accordance with the DPW&T and Maryland State Highway Administration standards, and shall be under construction or fully funded for construction prior to the issuance of any building permit. **Status: Condition has been satisfied.**

The preliminary plan specifies the initial proposed use and limits it to no more than 55,000 square feet of general office development or an appropriate square footage of another use that would generate an equivalent amount of traffic. This is reported in the above table; the proposal will generate fewer trips than a 55,000-square foot office building. Therefore, the proposal is within the trip cap.

Vehicular access to the site will be provided by an existing common driveway entrance shared with the adjoining townhouse office condominium development along Rhode Island Avenue. Access is acceptable. Rhode Island Avenue is a master plan collector facility with a proposed right-of-way of 80 to 110 feet and two to four lanes. Right-of-way has been dedicated so no further dedication is required.

Conclusion

From the standpoint of transportation, it is determined that this plan is generally 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

Prince George's County Planning Department
Countywide Planning Division, Transportation Planning Section

(301) 952-3680
www.mncppc.org

June 18, 2018

MEMORANDUM

TO: Andrew Bishop, Development Review Division
VIA:  Fred Shaffer, Transportation Planning Section, Countywide Planning Division
FROM:  Marc Lewis-DeGrace, AICP, Transportation Planning Section, Countywide Planning Division
SUBJECT: Detailed Site Plan Review for Master Plan Trail Compliance

The following detailed site plan was reviewed for conformance with the *Approved Countywide Master Plan of Transportation* and/or the appropriate area Master Plan in order to provide the appropriate recommendations.

Detailed Site Plan Number: DSP-17016

Name: Wyndham Garden Hotel

Type of Master Plan Bikeway or Trail

Municipal R.O.W.*	<u> </u>	Public Use Trail Easement	<u> </u>
PG Co. R.O.W.*	<u> X </u>	Nature Trails	<u> </u>
SHA R.O.W.*	<u> </u>	M-NCPPC – Parks	<u> </u>
HOA	<u> </u>	Bicycle Parking	<u> X </u>
Sidewalks	<u> X </u>	Trail Access	<u> </u>

*If a Master Plan Trail is within a city, county, or state right-of-way, an additional two - four feet of dedication may be required to accommodate construction of the trail.

The Transportation Planning Section has reviewed the detailed site plan application referenced above for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2010 *Subregion 1 Master Plan and Sectional Map Amendment* in order to implement planned trails, bikeways, and pedestrian improvements.

Review Comments (Master Plan Compliance and Prior Approvals)

The subject property is located on the west side of Rhode Island Avenue, just north of the intersection with US Route 1. The property is currently unimproved and wooded. This application is proposing the construction of a 90-room, 5-story hotel and 45 parking spaces. This application is for a Detailed Site Plan; therefore, it is not subject to Section 24-124.01 and the Transportation Review Guidelines – Part 2. One master plan trail impacts the subject property, with a trail/bikeway

recommended along Rhode Island Avenue. The area master plan and MPOT recommendation for this facility is copied below:

Rhode Island Avenue Trolley Trail: Several segments of this planned rail-trail have been implemented to the south of the study area by the City of College Park. This trail should be extended into Subregion 1 north to Quimby Avenue. In areas where the trolley right-of-way is undeveloped, a multiuse trail should be provided. In areas where the right-of-way is utilized for Rhode Island Avenue, standard sidewalks, bikeway signage, and/or designated bike lanes (or other bicycle-friendly road improvements) should be incorporated. (Subregion 1, page 60)

Provide a shared-use trail along this former trolley right-of-way. Several segments of this trail have been implemented by the City of College Park. Planning work is also being done in Riverdale Park and Hyattsville. Where an existing roadway is within the former trolley right-of-way, bikeway and sidewalk improvements may be appropriate. Designated bike lanes shall be provided from Greenbelt Road north to Quimby Avenue. (MPOT, page 31)

Comment: Based on the guidance provided by the MPOT and Subregion 1 Plan, the applicant has two options for providing their segment for the Rhode Island Avenue Trolley Trail; 1) Constructing a shared-use trail along their frontage of Rhode Island Avenue; or 2) constructing an ADA compliant sidewalk and bikeway /bike lanes along their frontage of Rhode Island Avenue. Staff believes that the construction of a shared-use trail in this segment is more appropriate, unless modified by DPIE. Bike lanes can be provided by the Department of Public Works & Transportation (DPW&T) comprehensively for the corridor through a future road resurfacing or CIP project. Since this roadway is maintained by DPW&T, Staff will defer to the recommendations of that operating agency.

The Trails, Bikeways, and Pedestrian Mobility element of the MPOT reinforces the need for internal sidewalks and the accommodation of pedestrians.

POLICY 2: Provide adequate pedestrian and bicycle linkages to schools, parks, recreation areas, commercial areas, and employment centers. (MPOT p.8)

Comment: The applicant should provide direct bicycle and pedestrian connection to the front of the building from Rhode Island Avenue. The applicant should also provide an ADA compliant sidewalk along their frontage of Clementon Road. Rhode Island Avenue is the primary pedestrian and bicycle route to nearby residences and commercial businesses and a shared use sidepath is recommended along that road.

The Subregion 1 Plan provides guidance on the construction and location of bicycle parking:

7. Bikeways and Bicycle Parking

Intent

Bicycle parking should be incorporated into commercial, residential, retail, and office uses for convenient and easy access throughout Town Center West.

Guidelines

Bicycle parking areas should be convenient to the entrances of all businesses, multifamily dwellings, and public and quasi-public buildings. Bicycle parking areas should be located near a main entrance to the building or parking structure and have direct access to the street.

Bicycle parking may be located within a building or parking structure but should remain near entrances, be easily accessible, and incorporate safety measures such as visually transparent walls and lighting.

Bicycle parking areas should not obstruct sidewalks or walkways. Bikeways (on-and-off street) and bicycle parking areas should be coordinated with the Prince George's County Department of Public Works and Transportation, and other appropriate agencies.

Comment: The applicant should also provide a bicycle rack(s) accommodating a minimum of 15 bicycles at a location convenient to the building entrance. adjacent to the hotel.

Recommendation

In conformance with the 2009 Approved Countywide Master Plan of Transportation and the 2010 Subregion 1 Master Plan and Sectional Map Amendment, prior to certification the plans shall be revised to include the following:

- a. One sidewalk/crosswalk connection to the front of the building from Rhode Island Avenue.
- b. An ADA compliant sidewalk along the subject site's entire frontage of Clementon Road, unless modified by DPIE/DPW&T.
- c. A shared use sidepath (or wide sidewalk) along the subject site's entire frontage of Rhode Island Avenue, unless modified by DPIE/DPW&T.
- d. Bicycle rack(s) accommodating a minimum of fifteen bicycles at a location convenient to the building entrance.

May 14, 2018

MEMORANDUM

TO: Andrew Bishop, Urban Design

FROM: Brooke Larman, Permit Review Section, Development Review Division

SUBJECT: Referral Comments for Wyndham Garden Hotel, DSP-17016

1. Need to re-locate the loading space from the front of the building. The loading cannot be located at the drop-off/pull-up location.
2. Need to clarify the screening from all streets and adjacent residential property. Also the loading space and loading access must be located at least 50' from any residentially zoned property. Need to clarify this setback.
3. Need to clarify the number of required shrubs for Section 4.2 along Clemonton. There should be 55 required and not 52.
4. Need to clarify the landscaping provided for Section 4.3-1. This site is located in the Developing Tier and it appears this schedule is providing landscaping requirements within the Developed Tier. Need to clarify.
5. This project is in the C-O Zone, and only allows a maximum of 100 sq. ft. of building mounted signage per 27-613, the application is proposing 306 sq. ft. Additionally, the application is also over the allowed square footage for the free-standing sign per 27-214 which requires that the area of the sign shall generally be not more than twenty-five (25) square feet and the applicant is proposing 45 sq. ft. Need to reduce the signage or a Departure From Sign Design Standards will be required.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Countywide Planning Division
Environmental Planning Section

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

June 11, 2018

MEMORANDUM

TO: Andrew Bishop, Senior Planner, Urban Design Section
VIA: Katina Shoulars, Supervisor, Environmental Planning Section
FROM: Marc Juba, Senior Planner, Environmental Planning Section
SUBJECT: **Wyndham Garden Hotel; DSP-17016**

The Environmental Planning Section has reviewed the above referenced Detailed Site Plan (DSP) received by the Environmental Planning Section on May 9, 2018. The Environmental Planning Section recommends approval of DSP-17016 with no conditions.

Background

The Environmental Planning Section previously reviewed the following application and associated plans for the subject site:

Development Review Case #	Associated Tree Conservation Plan #	Authority	Status	Action Date	Resolution Number
A-9707-C	N/A	District Council	Approved	11/28/1988	N/A
A-9808-C	N/A	District Council	Approved	1/30/1989	N/A
4-88279	N/A	Planning Board	Approved	4/19/1989	PGCPB 89-184
NRI-031-2018		Staff	Approved	2/16/2018	N/A

Grandfathering

The project is grandfathered with respect to the environmental regulations contained in Subtitles 25 (Woodland and Wildlife Habitat Conservation Ordinance) and Subtitle 27 (Zoning Ordinance) that came into effect on September 1, 2010 because the application is associated with a previous preliminary plan approval (4-88279) that predates these regulations.

Site Description

The 1.45-acre site in the C-O is located on the western side of Road Island Avenue approximately side of Queens Chapel Road (Maryland Route 500) approximately 1100 feet to the south of the intersection with Sellman Road. The site was previously graded, but never developed. The site contains less than 10,000, is located within the Indian Creek watershed that drains into the Anacostia River watershed that is part of the Potomac River Basin. The predominant soils found to occur are in the Russet and Christianan series. Marlboro clay does not occur on-site; however, soils containing Christiana complexes are identified on the property. According to the Sensitive Species Project Review Area (SSPRA) map prepared by the Maryland Department of Natural Resources Natural Heritage Program (MD NHP), there are no rare, threatened, or endangered (RTE) species found to occur on or in the vicinity of this property. There are no streams, Waters of the US, wetlands, or areas of 100-year floodplain associated with the site. The site is not identified as containing Forest Interior Dwelling Species (FIDS) or FIDS buffer. The site has frontage with Clementon Road to the south and Rhode Island Avenue to the East. This site does not share frontage with any historic or scenic roadways. The site is located within the Environmental Strategy Area 2 of the Regulated Environmental Protection Areas Map as designated by *Plan Prince George's 2035 Approved General Plan* (May 2014). The site is also located within the *Approved Subregion 1 Master Plan and Sectional Map Amendment* (June 2010).

Review of Previously Approved Conditions

The following text addresses previously approved environmental conditions related to the subject application that are still outstanding. The text in **BOLD** is the actual text from the previous cases or plans. The plain text provides the comments on the plan's conformance with the conditions.

A zoning ordinance amendment A-9707-C was approved by the District Council on November 28, 1988. The following condition of approval applies:

1. **The applicant shall obtain approval by the Planning Board of a site plan which shall satisfactorily address the following:**
(c) a forest stand delineation.

This site contains less than 10,000 square feet of woodlands. An NRI equivalency letter was issued for in lieu of a forest stand delineation as this condition.

Environmental Review

Woodland Conservation

The site is exempt from the provisions of the Prince George's County 1993 Woodland Conservation Ordinance (WCO) it has less than 10,000 square feet of woodlands on-site and no previously approved Tree Conservation Plan. This site has an approved Standard Woodland Conservation Exemption (S-034-18) that expires on February 16, 2020. No additional information is required regarding woodland conservation.

Soils

The predominant soils found to occur according to the USDA NRCS Web Soil Survey are Urban land-Russett-Christian complex (0-5% slopes) with a small amount of Christiana-Downer-Urban land complex (5-15% slopes). According to available information, soils containing Marlboro clay are not known to occur on-site; however, soils containing Christiana complexes are identified on the property.

A geotechnical report may be required by DPIE at time of structural permit review. The project will be subject to further review at the time of permit and DPIE reserves the right to impose restrictions, if necessary, prior to permit.

Stormwater Management

The site has an approved Storm Water Management Concept letter (42066-2017-00) and plan that is in conformance with the current code that expires on October 2, 2020.

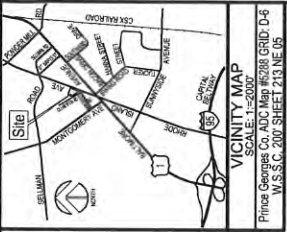
No additional information is required with regard to stormwater management with this application.

MNJ:ks

Bishop, Andrew

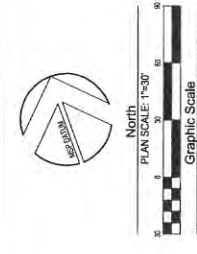
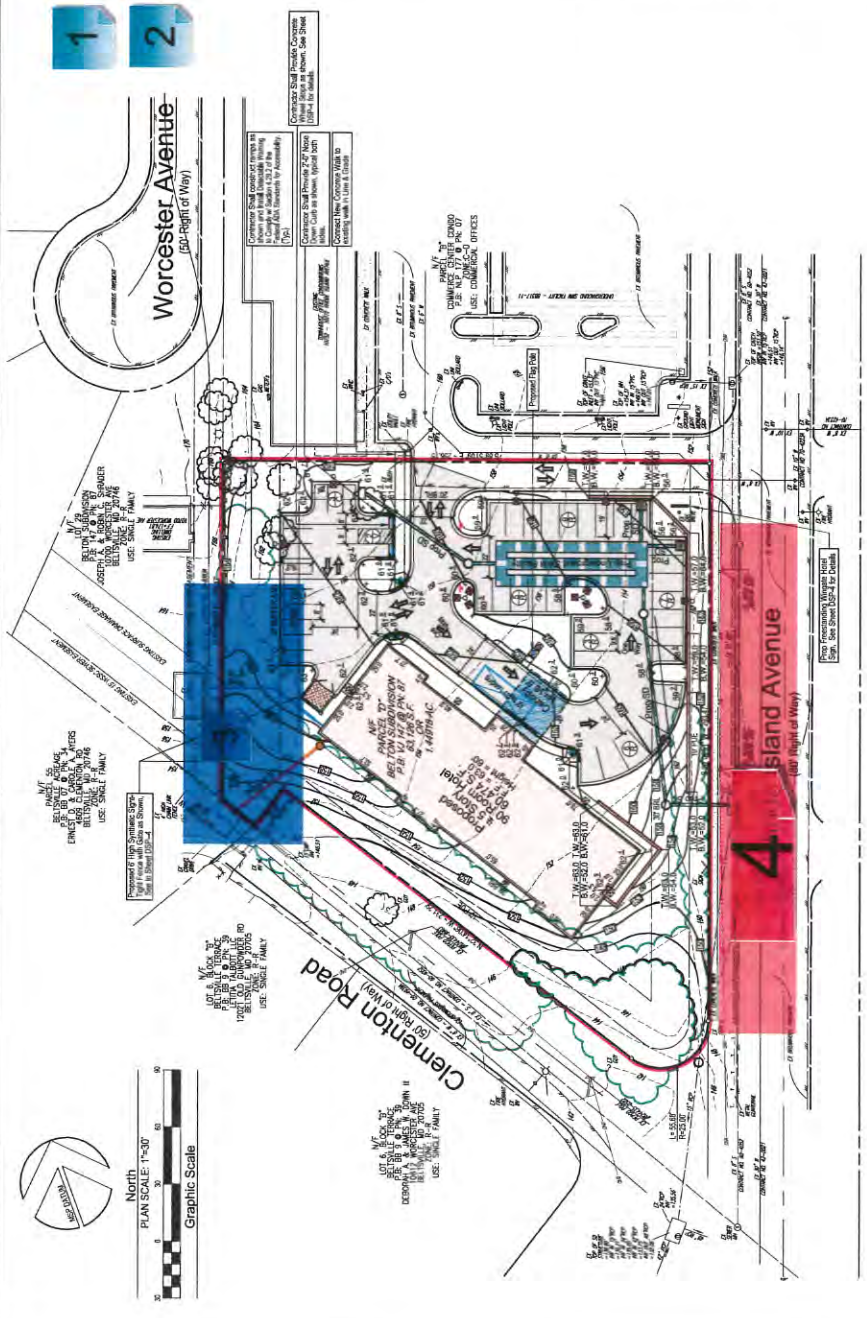
From: Madagu, Jonathan <Jonathan.Madagu@wsscwater.com>
Sent: Thursday, May 31, 2018 2:18 PM
To: Bishop, Andrew
Subject: DSP-17016
Attachments: A001 - 4-17016 - Wyndham Garden Hotel.pdf

Please see the attached pdf file.



VICINITY MAP
 SCALE: 1" = 200'
 Prince Georges Co. ADC Map #208 GRID-D-6
 W.S.S.C. 200 SHEET 213 NS US

- General Site Development Notes**
1. Applicant: Stratpoint Management, LLC
 10000 Old Dominion Road, Suite 100
 Fairfax, VA 22031
 Tel: 703.441.1917
 Email: info@stratpoint.com
 2. Property Description:
 Parcel No. 01-000-0000-0000
 1.0000 Acres
 Zoning: M-1 (Medium Density Residential)
 3. The Subject Property is Zoned: M-1 (Medium Density Residential)
 4. Total Lot Area is: 1.4490 Acres or 62,529 Square Feet
 5. Total Disturbed Area is: 1.31 Acres or 56,885 Square Feet
 6. Building Coverage: 10,800 Square Feet or 17.11%
 7. Total Lot Coverage For Entire Site: 26,140 Square Feet or 44.58%
 8. Green Area Required: 10,000 sq. ft. or 6.212 Square Feet
 9. Topographic and Boundary Survey Information was prepared by Jones Engineering Corporation, dated March 27, 2017.
 10. Building Use: Visitor - Hotel (DSP Approval #201603031 - Other Building)
 11. Proposed Use: Visitor - Hotel (DSP Approval #201603031 - Other Building)
 12. Building Height: 8' 0"
 13. Building setbacks - Zoning:
 Front: 30' (Rushmore Island Avenue)
 Side: 10'
 Rear: 30'
 14. The Proposed Green Floor Area (GFA) of the Subject Property is as follows:
 5 Story Hotel (80 rooms): 62,674 Square Feet
 15. Proposed Hotel Unit: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



- Index To Drawings:**
- DSP-1 MNCPPC Cover Sheet
 - DSP-2 DSP-1 Cover Sheet
 - DSP-3 Detailed Site Plan
 - DSP-4 Detailed Site Plan Notes & Details
 - DSP-5 Detailed Site Landscaping Plan
 - DSP-6 Detailed Site Lighting Plan
 - DSP-7 Photometric Lighting Plan
 - DSP-8 Architectural Elevations

ATTENTION:
 THIS DRAWING IS TO BE USED ONLY FOR ITS INTENDED PURPOSE AS NOTED IN THE TITLE BLOCK.

Area Statement:
 Total Site Area: 1.4490 Acres
 Total Disturbed Area: 1.44 Acres
 Limit of Clearing: 1225 Vine Street
 Working Days: 180 Days
 Property Zoned: M-1

Site Legend:
 Proposed "Hardlines"
 Proposed Sign "Do Not Enter"
 Proposed Flag Pole
 Proposed Wall Pack Lighting
 Proposed Concrete Pavement
 Proposed ADA Access Route
 Proposed Green Area Provided
 Proposed Stormwater Facility
 Proposed Firehydrant Water Line
 Proposed Firehydrant Sewer Line
 Limit of Grading & Disturbance

Site Stabilization Note:
 The applicant shall be in compliance with the requirements of COMAR 26.17.02 G regulations by January 3, 2013. Following initial soil disturbance or re-disturbance, permanent or temporary stabilization shall be installed within 14 days of the disturbance. The applicant shall be responsible for the cost of all stabilization measures. The applicant shall be responsible for the cost of all stabilization measures. The applicant shall be responsible for the cost of all stabilization measures.

Developer/Applicant:
 Stratpoint Management, LLC
 Attn: Henry Lam
 1225 Vine Street
 Suite 100
 Fairfax, VA 22031
 Phone: 214-398-0388

Engineer's Certificate:
 I, the undersigned, being duly licensed and qualified in the State of Maryland, do hereby certify that the above described project has been prepared in accordance with the minimum standards of Subtitle 32, Article 100 of the State Design Professional Practices Act, and that I have inspected this site and that drawings, and that I am not aware of any unapproved changes or omissions from this site plan other than those noted on this site plan. I am not aware of any unapproved changes or omissions from this site plan other than those noted on this site plan.

Approval:
 APPROVAL
 PROJECT NAME: WINGATE HOTEL
 PROJECT NUMBER: DSP-17016
 MNCPPC

THIS BLOCK IS FOR OFFICIAL USE ONLY
 All Block Users must file this block with the MNCPPC. All Block Users must file this block with the MNCPPC. All Block Users must file this block with the MNCPPC.

Revisions:
 REVISIONS

JOYCE ENGINEERING CORPORATION
 10000 Old Dominion Road, Suite 100
 Fairfax, VA 22031
 Tel: 703.441.1917
 Email: info@joyceeng.com

Detailed Site Plan
 Parcel "D"
 Beilton Subdivision
 Plat Book: 147 @ Plat No: 87
 Wingate Hotel
 Yarnoville Edition District Number 1
 Prince Georges County, Maryland

DSP-3
 DESIGN: JMC DATE: May 2017 JOB NO.: 07002
 DRAWN: JMC COMP: JMC SCALE: 1"=30'
 CHECK: JMC SURVY: CH-BAL SHEET: 3/34
 SCD No: 0088-27-130
 Project No: 17-114
 Project Name: Wingate Hotel

1 - 1 - WSSC Plan Review Comments

Created by: Mary Mapes
On: Friday, May 25, 2018 11:24:26 AM

WSSC Plan Review Comments
DSP-17016 - Wyndham Garden Hotel

----- 0 Replies -----

2 - 2 - WSSC Standard Comments for All Plans

Created by: Mary Mapes
On: Friday, May 25, 2018 11:27:25 AM

1. WSSC comments are made exclusively for this plan review based on existing system conditions at this time. We will reevaluate the design and system conditions at the time of application for water/sewer service.
2. Coordination with other buried utilities:
 - a. Refer to WSSC Pipeline Design Manual pages G-1 and G-2 for utility coordination requirements.
 - b. No structures or utilities (manholes, vaults, pipelines, poles, conduits, etc.) are permitted in the WSSC right-of-way unless specifically approved by WSSC.
 - c. Longitudinal occupancy of WSSC rights-of-way (by other utilities) is not permitted.
 - d. Proposed utility crossings of WSSC pipelines or rights-of-way that do not adhere to WSSCs pipeline crossing and clearance standards will be rejected at design plan review. Refer to WSSC Pipeline Design Manual Part Three, Section 3.
 - e. Failure to adhere to WSSC crossing and clearance standards may result in significant impacts to the development plan including, impacts to proposed street, building and utility layouts.
 - f. The applicant must provide a separate Utility Plan to ensure that all existing and proposed site utilities have been properly coordinated with existing and proposed WSSC facilities and rights-of-way.
 - g. Upon completion of the site construction, utilities that are found to be located within WSSCs rights-of-way (or in conflict with WSSC pipelines) must be removed and relocated at the applicants expense.
3. Forest Conservation Easements are not permitted to overlap WSSC existing or proposed easements. Potential impacts to existing Forest Conservation Easements (due to proposed water and/or sewer systems) must be reviewed and approved by County staff.
4. Unless otherwise noted: ALL extensions of WSSCs system require a request for Hydraulic Planning Analysis and need to follow the System Extension Permit (SEP) process. Contact WSSCs Development Services Center at (301-206-8650) or visit our website at [www.wsscwater.com/Development Services](http://www.wsscwater.com/Development%20Services) for requirements. For information regarding connections or Site Utility (on-site) reviews, you may visit or contact WSSCs Permit Services at (301) 206-4003.

----- 0 Replies -----

3 - Water and Sewer Comments

Created by: Jonathan Madagu

On: Thursday, May 31, 2018 2:07:14 PM

- 1). An 8-inch water main is available to serve the proposed site. Contact the Permit Services Unit at (301) 206-8650 for details regarding applying for service connections or visit our website.
- 2). An 8-inch gravity sewer main is available to serve the proposed site. Contact the Permit Services Unit at (301) 206-8650 for details regarding applying for service connections or visit our website.
- 3). Site Utility System reviews are required for projects with proposed water connections greater than 2-inch or sewer connections greater than 4-inch. Contact the WSSC Permit Services Unit on (301) 206-8650 for submittal requirements or view our website.
- 4). Hydraulic Planning Analysis may be requested from WSSC for pre-review of a proposed onsite system to address adequate flow and/or capacity concerns.
- 6). This site is currently being served by existing Private Onsite Water and Fire Hydrant.

----- 0 Replies -----

4 - Design Comments

Created by: Jonathan Madagu

On: Thursday, May 31, 2018 1:57:34 PM

- 1). There is a 30-inch diameter water main located on Rhode Island Avenue, near this property. WSSC records indicate that the pipe material is Prestressed Concrete Cylinder Pipe (PCCP).
- 2). Water pipelines 12-inch and smaller must have the greater of: a minimum of 15 feet horizontal separation from any building or dwelling or a 1:1 slope from the bottom of the foundation of the existing or proposed building to the bottom edge of the pipeline trench.
- 3). Water pipelines larger than 12-inch, including PCCP mains, must have a minimum of 25 feet horizontal separation from any building or dwelling. The building must also be outside the WSSC existing or proposed right-of-way.
- 4). Notes for Special Construction Requirements within the Vicinity of Existing PCCP Water Mains shall be added to all design plans, including the Erosion and Sediment Control Plans.
- 5). Water and Service connection(s) must avoid environmental, storm water management facilities, ESD Devices, other utilities, landscaping, tree boxes and structures or paving impacts for future maintenance. See WSSC Design Manual C-3.1
- 6). Existing mains shown on plan should be labeled with correct pipe size, material and WSSC contract number.
- 7). Show easement limits on plan for all existing and proposed water mains.
- 8). WSSC Design requires On-Site service pipe(s) to maintain a minimum 20-foot clearance from possible contaminated areas such as: streams, seepage pits, drain fields, septic tank/systems and other sources. When on-site pipes need to cross these areas, the water and/or sewer pipelines must be placed in a sleeve extending at least 20 feet beyond the limits of contamination in each direction. See WSSC Design Manual C-24.1

- 9). Show easement limits on plan for all existing and proposed water and sewer mains.
- 10). Provide a minimum 50-foot clearance between the proposed water sewer alignment and well.
- 11). Balconies or other building appurtenances must not encroach within WSSC easements. Water/Sewer pipeline alignment should maintain a minimum 5-foot horizontal clearance from storm-drain pipeline/structures and other utilities.
- 12). Submit an Excavation Support System Plan (ESS) to WSSC for review if your project involves subsurface features such as an underground parking garage or a deep excavation which will require tiebacks in the area of existing or proposed WSSC mains. This ESS Plan submission should be made at the time of Design Plan Submission. If, however, the excavation support work will be done before the Design Plan Submission, it will be necessary to submit the plan as a Non-DR Plan to WSSC. No work should be done in the vicinity of WSSC mains until the ESS Plans have been reviewed by WSSC. If no ESS Plans are required for the project, the engineer should provide a letter from the Project Structural Engineer certifying that the building does not require it.

13).

----- 0 Replies -----

THE PRINCE GEORGE'S COUNTY GOVERNMENT



Department of Permitting, Inspections and Enforcement

Site/Road Plan Review Division

9400 Peppercorn Place, Suite 420
Largo, Maryland 20774
(301) 883-5710



STORMWATER MANAGEMENT CONCEPT APPROVAL

CASE NAME: BELTON_PARCEL D_WYNDHAM GARDEN HOTEL CASE #: 42066-2017-00
APPLICANT'S NAME: STARBOARD MANAGEMENT, LLC
ENGINEER : JOYCE ENGINEERING CORPORATION

REQUIREMENTS:

Technical Review is required for PUBLIC/PRIVATE Storm Drain/SWM Construction.

Type of Storm Drainage/SWM Construction is both PUBLIC and PRIVATE.

These additional approvals are required: None.

These fees apply: None.

These bonds apply: None.

Required water quality controls: RETENTION.

Required water quantity controls: 2, 10, 100 YEAR ATTENUATION(S).

A maintenance agreement is required.

No special conditions apply.

Required easements: STORM DRAIN.

**Storm Water Management fee payment of none in lieu of providing on-site attenuation/quality control measures.
(Fee-In-Lieu subject to change during technical review.)**

CONDITIONS OF APPROVAL:

Please see second page.

APPROVED BY:

Rey De Guzman

APPROVAL DATE: October 2, 2017
EXPIRATION DATE: October 2, 2020

FOR OFFICE USE ONLY

ADC MAP:	5288 D-5	200' SHEET:	213NE05
STREET NAME:	RHODE ISLAND AVE		
WATERSHED:	10-Anacostia River		
NUMBER OF DU'S:	0	COST PER DWELLING:	0

THE PRINCE GEORGE'S COUNTY GOVERNMENT



Department of Permitting, Inspections and Enforcement

Site/Road Plan Review Division

9400 Peppercorn Place, Suite 420

Largo, Maryland 20774

(301) 883-5710



STORMWATER MANAGEMENT CONCEPT APPROVAL

CASE NAME:

BELTON_PARCEL D_WYNDHAM GARDEN HOTEL

CASE #:

42066-2017-00

CONDITIONS OF APPROVAL:

1. WATER QUANTITY TO BE ADDRESSED BY 72" AL2CSP.
2. FRONTAGE IMPROVEMENT IS REQUIRED ALONG CLEMENTON ROAD.
3. IF INFILTRATION IS INFEASIBLE ON COMMERCIAL PORTION, HYDRO DYNAMIC SEPARATOR TO BE PROVIDED.
4. THIS APPROVAL INCLUDES THE ROAD IMPROVEMENTS AT SELLMAN ROAD AND RHODE ISLAND AVE.
5. CONCEPT AND TECHNICAL PREVIOUSLY APPROVED UNDER CASE# 8003170-1988.
6. THE SD CONSTRUCTION AT THE INTERSECTION OF SELLMAN ROAD AND RHODE ISLAND AVE MUST BE PUBLIC.
7. SITE IS GRANDFATHERED, NO CHANGE TO THE PREVIOUS APPROVAL. CONCEPT APPLICATION IS TO CHANGE THE APPLICANT/OWNER, AND TO EXTEND THE PREVIOUSLY APPROVED CONCEPTUAL SD/SWM AND TECHNICAL ONLY.

REVIEWED BY NGA.

EXHIBIT'S LIST
7/12/18 PGCPB REGULAR MEETING
ITEM 5 DSP-17016 WYNDHAM GARDEN HOTEL

Applicant's Exhibit No. 1:

Applicant's list of seven proposals addressing citizen's concerns (4 pages)

Citizens Exhibit No. 1:

Letter dated 7/10/18 - recap of signatories' concerns (3 pages)

Citizens Assn Exhibit No. 1:

Letter dated 7/11/18 from Karen Coakley, President, Beltsville Citizen's Assn, stating support of changes listed to DSP (1 page)

REC'D BY PGCPB ON 7.12.18
ITEM # 5 CASE # DSP-17016
EXHIBIT # App Ex No. 1

A-E # 1

Applicant's Exhibit #1

As requested by the Beltsville Citizens Association and the citizens on Worcester Street, adjacent to the subject property, the Applicant will proffer the following additional items, which may not be directly related to application's approval, but which the Applicant will publicly proffer as part of its agreement with the community:

1. Applicant agrees that where evergreen tree plantings are required, the community prefers Green Giant Arborvitae Trees, and the Applicant will comply.
2. Dumpster pick up will be controlled by a private contract and the Applicant will agree to contract with the trash hauler not to remove the trash before 9:00 am or after 7:00 pm.

3. Applicant agrees that among the security cameras that will be installed around the hotel, monitors will be located in areas that would be able to observe any foot traffic going and coming from the hotel site, into Worcester Street behind the existing office building.
4. Applicant agrees that due to the height of the hotel and the topography of the land, where hallway windows face Worcester Street, in order to prevent hotel patrons and employees from viewing directly into the backyard of any residential home from the upper floor hallways of the hotel, that the Applicant will seek to utilize frosted glass or other such materials that will obscure the view into the residential neighbor yard, but still allow for the required natural light to exist within the hotel. Alternatively, if this obscuring isn't able to be achieved, the Applicant will propose to remove the hallway windows on the applicable floors from the design.

5. The citizens of Worcester street would like the Applicant's proposed fence at the rear property line extended on the hotel property, so that it will deter walking traffic from entering into their street and neighborhood. This deterrence can occur if the Applicant's fence is extended onto the adjacent property and connect with the commercial office park. The Applicant will seek permission to do so from the property owner. However, in the alternative, Applicant's rear property fence will turn the corner and Applicant will extend a fence easterly along the common property line with the Townhouse office complex to the point where the fence intersects with the sidewalk interior to the subject area that joins the two proposed handicapped parking spaces.
6. Applicant agrees that there will be a preconstruction meeting scheduled with the Beltsville Civic Association or its designee, and Construction updates will be provided throughout.

7. Applicant agrees that as per the requirements of the Wyndham Hotel chain, new employee will receive training including Anti-Human Trafficking which covers the detection, prevention and procedures to prevent a facility from being used for prostitution. This is for all positions including the Owner, General Manager to Maintenance. Also these trainings are conducted periodically throughout their properties.

July 10, 2018

REC'D BY PGCPB ON 7.12.18
ITEM # 5 CASE # DSP-17016
EXHIBIT # Citizens Ex No. 1

AGENDA ITEM # 5
PGCPB MEETING OF 7/12/2018

Mr. N. Andrew Bishop
Prince Georges County Planning Board Staff Reviewer:
Phone Number: 301-952-4897
E-mail: Andrew.Bishop@ppd.mncppc.org

PRINCE GEORGE'S COUNTY PLANNING BOARD
OFFICE OF THE CHAIRMAN
RECEIVED 7-11-2018 LOG NO. C18-071101
DISTRIBUTION EMH - FYI
To: Planning - AA
Cc: PGCPB; JJ

RE: DSP-17016
Project Name: Wyndham Garden Hotel Parcel D, Belton Subdivision

Dear Mr. Bishop and Members of the Planning Board,

This letter represents the concerns of residents who will be impacted by the building of the proposed Wyndham Hotel referenced above. We reside at: 10700 Worcester Avenue through 10712 Worcester Avenue, Beltsville, MD. We request that our concerns be made part of the official record.

Many of us have lived in these homes for 27 plus years. We are fortunate to have lived in a neighborhood that is quiet and safe. The building of a hotel adjacent to our properties brings many concerns. While we understand that our properties are close to commercial zoning, we hope the building of the Wyndham Garden Hotel will not have a negative impact on our neighborhood.

We had the opportunity to express these concerns to attorney Arthur J. Horne, Attorney at Law, Shipley & Horne on the evening of July 9th. Here is what was expressed and the response.

1. Security, increased foot and car traffic on Worcester Avenue:
 - Discussion: Lack of parking for the staff and hotel guests in that the hotel will need to have valet parking in order to accommodate them. We do not want any parking or foot traffic on our street by the staff or guests. We request the hotel in conjunction with the Presidential Mortgage building erect a 6 foot fencing blocking any foot traffic to our street. We were told that a fence was most likely not feasible but instead the fence in the drawings may be extended around the corner to act as a deterrent.
 - Attorney response: He would check into this and would advise. He will also check on the location of security cameras.
 - Resident request: We are not satisfied with an extended fence that leaves an opening for foot traffic to our homes. We request a 6 foot fence be erected totally eliminating any foot traffic. In addition, no trespassing signs on both sides of the property. Security cameras that are strategically placed and active 24/7. That if graffiti gets painted on the fence it must be removed within 24 hours.
 - Of particular note: in December of 2017, this area leading to Worcester Avenue was used for the Bank of America *armed* robbers to retrieve their get-way car.
2. Noise concerns
 - Discussion: We have young children. We are concerned about the overall noise increase this will bring. We are also concerned about the dumpster location and pickup times. A request was made that the hours of trash be picked up between the hours of 9AM - 7PM. A request was made that the noise ordinance be strictly maintained by the hotel staff.
 - Attorney response: He would check into this.
 - Resident request: We are requesting that the dumpster location be moved to the other side of the hotel and the hours of pickup be honored.
3. Site Barrier:
 - Discussion: A 5 story hotel with windows at the end facing our homes allows for people to be watching our comings and goings. Of particular note is 10700 Worcester Avenue. Guests of the

hotel will be able to peer into their back yard. We requested two things: (1) The planting of Giant Green Arborvitae for evergreens - grow to 50' for the 60' hotel. (2) Frosted glass on the side windows facing Worcester Avenue.

- Attorney response: He would check into this.
- Resident request: As requested.

4. Relationship Development:

- Discussion: We discussed the importance of having strong, regular communication between the builder/owner and the residents. It was asked that each home be communicated to on a regular basis before, during, after construction. It was discussed that a meeting may be held with the builder before construction begins.
- Attorney response: He would request this be done.

5. We have been told that the hotel will only offer continental breakfast in the mornings and that there will not be a restaurant serving food and/or alcohol.

6. Free Use of Fitness Center :

- Discussion: as an olive branch for the current 7 home owners on Worcester Avenue behind Presidential Mortgage office building.
- Attorney response: He would check into this.

We are hopeful that with a few changes to the existing plans that we all will have a long healthy relationship.

Sincerely,

The Residents of Worcester Avenue

Edna Bottlinger
Joe Shadler
Brenda

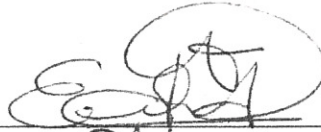
Carla D. Haines

Marianne L. Smith

Wendy Smith

Wendy Smith

Wendy Smith



Rich S Bottlinger J

Lisa Duffee

Jane Duffee

Harrison, LaTasha

From: L.Dunfee <l.dunfee@verizon.net>
Sent: Wednesday, July 11, 2018 8:15 AM
To: PGCPB; Bishop, Andrew
Subject: Materials for Planning Board Meeting July 12, 2018 - DSP 17016
Attachments: ResidentConcerns DSP-17016 Planning Meeting 7.12.18.pdf

Detailed Site Plan DSP-17016
Project Name: Wyndham Garden Hotel
Parcel D, Belton Subdivision

Dear Mr. Bishop and Members of the Planning Board,

Attached is a letter from the residents of Worcester Avenue in Beltsville Maryland. This letter represents our concerns in regards to the building of the Wyndham Hotel on Rhode Island Avenue.

We will be in attendance tomorrow during the Planning Board meeting.

We kindly ask that the attached be given to the Planning Board Members and become part of the official record.

Sincerely,

Lisa Dunfee
Resident – Worcester Avenue, Beltsville MD
301-237-7717

To: Andrew Bishop

From: Beltsville Citizen's Association

RE DSP-17016 Wyndham Garden Hotel

Date: July 11, 2018

REC'D BY PGCPB ON 7.12.18
ITEM # 5 CASE # DSP-17016
EXHIBIT # Citizen's Assn Ex No. 1

AP
Citizen Association
Exhibit No. 1

The Executive Board of the Beltsville Citizen's Association is in support of the following changes to DSP -17016

The fence at the property line will turn the corner and extend to the area adjacent to the handicapped parking spaces.

Security cameras will be installed around the hotel and in locations that would monitor traffic into your neighborhood.

They will accommodate the request regarding frosted glass for stairway windows or propose to remove the hallway window from design.

The Association is requesting to be a party of record for DSP 17-16. Please send all correspondence to:
Karen Coakley
4412 Tonquil Street
Beltsville, Maryland 20705

Karen M. Coakley
President