

Case No.: DSP-06018

Applicant: Towne Place Suites by Marriott

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

ZONING ORDINANCE NO. 1 - 2012

AN ORDINANCE to approve an amendment of conditions for a Detailed Site Plan.

WHEREAS, Detailed Site Plan 06018 was approved by the District Council on October 26, 2010, for construction of a 75-room hotel, for a project referred to as Towne Place Suites by Marriott, on property described as approximately 1.29 acres of land in the M-U-I/C-S-C/DDO zones, on the west side of Baltimore Avenue (U.S. 1), 900 feet south of its intersection with Cherry Hill Road, College Park; and

WHEREAS, the District Council included an additional condition, Condition 6, which was a supplemental condition to the Planning Board's approved resolution, PGCPB No. 08-137, which stated as follows:

6. All requirements in the C-S-C Zone and the D-D-O Development District for College Park shall remain in effect, as they applied to this property before this most recent amendment, by detailed site plan, to the zoning of the property. For this site plan, DSP-06018, the Council has determined specifically that no changes are to be made to zoning requirements or parking requirements, unless expressly stated in this order.

WHEREAS, the applicant has filed a request with the District Council to amend Condition 6, as the Urban Design Section of the M-NCPPC has refused to certify the Detailed Site Plan, finding that Condition 6 has rendered the DDOZ amendments and the variance, all approved by the Planning Board, nullities; and

WHEREAS, notice of the applicant's request was posted on the subject property prior to public hearing, in accordance with all requirements of law; and

WHEREAS, the Zoning Hearing Examiner reviewed the proposed amendment in public hearing and filed recommendations with the District Council; and

WHEREAS, having reviewed the record, including the testimony at the public hearing, the District Council has determined that the request should be granted; and

WHEREAS, to protect adjacent properties and the surrounding neighborhood, the request to approve an amendment of a condition for a Detailed Site Plan is granted subject to the conditions attached to the Detailed Site Plan; and

WHEREAS, as the basis for this action, the District Council adopts the recommendations of the Zoning Hearing Examiner as its findings of facts and conclusions of law in this case.

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 hereby amended to show an approved Detailed Site Plan for construction of a 75-room hotel, for a project referred to as Towne Place Suites by Marriott, on the property that is the subject of DSP-06018, with conditions as approved herein.

1. Prior to certificate approval of this detailed site plan, the applicant shall:
 - a. Provide additional evergreen trees and shrubs on both sides of the entrance drive to screen the parking compound.
 - b. Provide an access easement from the proposed parking garage to the existing access easement to the south of the site when Autoville Drive is extended to intersect with Baltimore Avenue at a location directly opposite of Hollywood Road.

- c. Provide additional information and details for the following items to be reviewed by the Urban Design Section in consultation with the City of College Park.
 - (1) Additional planters in front of the hotel.
 - (2) Street furniture.
 - (3) Create an urban street edge by enlarging the patio area and providing additional street furniture, relocate the bench adjacent to an entry door, and provide a trash receptacle at the new bench location.
 - (4) A sign plan that specifies standards including lighting, colors, lettering style, size, height, quantity and location.
 - d. Provide revisions to the architectural elevations as follows:
 - (1) Carry the brick up the full height of the projecting gables on the north, south, and east façades to replace the fiber cement siding.
 - (2) Eliminate the EIFS panels and replace with fiber cement siding.
 - (3) On the west façade eliminate the brick that surrounds the two upper windows.
 - (4) Provide revised calculations for brick percentages.
2. The applicant and the applicant's heirs, successors, and/or assignees shall provide the following sidewalk improvements:
- a. Provide a five-foot-wide sidewalk, separated from the curb by a landscaped strip, along with the site's frontage of US 1, unless modified by SHA.
 - b. Provide a standard sidewalk along the subject site's entire frontage of Autoville Drive, unless modified by the City of College Park.
 - c. All sidewalks shall include ADA (Americans with Disabilities Act) accessible ramps and curb cuts at all road intersections.
3. All afforestation notes and details shall be provided on the TCP II. All plants proposed shall be native plant species. The outermost edge of the planting area shall contain trees of a minimum of one inch caliper. The TCP II notes regarding the responsibility of maintenance for all afforestation areas shall also be provided.

4. Prior to issuance of any building permits, the applicant shall:
 - a. Install split rail fence along the outer edge of all reforestation/afforestation areas. A certification prepared by a qualified professional may be used to provide verification that the afforestation has been completed. The applicant shall also submit photos identifying the locations and a plan showing the locations where the photos were taken.
 - b. Provide the following improvements regarding the access and frontage improvements subject to final approval of SHA as follows:
 - (1) Narrow the driveway entrance to a maximum of 30 feet in width with a maximum radius of 15 feet.
 - (2) Restrict turning movements to right-in and right-out.
 - (3) Construct the US 1 frontage, including road widening, removal of existing sidewalk and installation of new curb and gutter, as well as extension of the median.
5. When a procedure whereby property owners on U.S. 1 in College Park pay the pro rata share of the cost of placing underground all utilities crossing their properties is established, payment shall be made to an escrow account to be established by the City of College Park, a sum not to exceed \$200,000. If a process is not created by January 1, 2019, this condition expires.
6. All requirements in the 2002 Approved College Park U.S. 1 Corridor Sector Plan and Sectional Map Amendment and the standards of the Development District Overlay Zone for College Park shall remain in effect, as they applied to this property before the most recent adoption of a new sector plan, including any amendments approved for this site plan.

Enacted this 13th day of February, 2012, by the following vote:

In Favor: Council Members Campos, Davis, Franklin, Harrison, Lehman, Olson, Patterson, Toles and Turner.

Opposed:

Abstained:

Absent:

Vote: 9-0

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: _____
Andrea C. Harrison, Chair

ATTEST:

Redis C. Floyd
Clerk of the Council