

Case No: SE-4794  
AC-17002  
Uptown Suites; Lanham

Applicant: Connor & Gaskin Unlimited, LLC

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

ZONING ORDINANCE NO. 4- 2018

AN ORDINANCE to approve a Special Exception 4794 and Alternative Compliance 17002.

WHEREAS, Application SE-4794 and AC-17002 was filed to request permission to use approximately 3.01 acres of land, in the I-2 (Heavy Industrial) Zone, located on the southeast side of Willowdale Road, approximately 1000 feet east of its intersection with Forbes Boulevard, also identified as 10007 Willowdale Road, Lanham, in Councilmanic District 5, for a hotel;

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

WHEREAS, the Planning Board (Exhibit 17) did not elect to schedule a hearing on the application and in lieu thereof adopted the Technical Staff Report's recommendations of approval with conditions (Exhibit 15); and

WHEREAS, the Zoning Hearing Examiner held an evidentiary hearing on the application on June 13, 2017; and

WHEREAS, the Zoning Hearing Examiner recommended approval of SE-4794 and AC-17002 on September 15, 2017; and

WHEREAS, the District Council held a hearing to consider the Examiner's recommendations on February 12, 2018; and

WHEREAS, having considered the record and the recommendations of the Examiner, the District Council concurs with the Examiner that SE-4794 and AC-17002 should be approved subject to certain conditions.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. Special Exception 4794 is APPROVED, subject to the following conditions:

1. The Applicant shall provide a table demonstrating conformance to the Prince George's County Zoning Ordinance requirements for the proposed building-mounted and freestanding signage, and provide complete details for the proposed signage. Any proposed signage must meet all area, height, and setback requirements at the time of permit issuance.
2. The Applicant shall satisfactorily revise the building architecture to address the arrangement of materials and colors prior to certification of the Special Exception Site Plan.
3. The Applicant must screen any future mechanical equipment in accordance with the requirements of Section 4.4 of the 2010 Prince George's County Landscape Manual.
4. Prior to certification of the Special Exception Site Plan, an approved Stormwater Management Concept Plan and letter shall be submitted by the Applicant to show how the proposed stormwater will be treated before entering the existing Sector Plan area wetlands and waterways. The proposed improvements (best management practices or environmental site design) shall be clearly identified on the Plan and correctly reflected on the associated Special Exception Amended Site Plan and Type 2 Tree Conservation Plan.
5. In the event that a restaurant or coffee shop is proposed, the Applicant must submit plans to and obtain a Health Department Food Service Facility permit through the Prince George's County Department of Permitting, Inspections and Enforcement.
6. No construction noise shall be allowed to adversely impact activities on the adjacent properties. The Applicant must conform to construction activity noise control requirements, as specified in Subtitle 19 of the Prince George's County Code.
7. During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. The Applicant must

conform to construction activity dust control requirements, as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

SECTION 2. Alternative Compliance 17002 is APPROVED subject to conditions in Exhibit 15.

SECTION 3. This Ordinance shall take effect on the date of its enactment.

Enacted this 12<sup>th</sup> day of March, 2018, by the following vote:

In Favor: Council Members Davis, Glaros, Lehman, Patterson, Taveras, and Turner.

Opposed:

Abstained:

Absent: Council Members Franklin, Harrison and Toles.

Vote: 6-0

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: \_\_\_\_\_  
Dannielle M. Glaros, Chair

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council