

Case No. SP-09021  
VD-09021

Applicant: Brittnelle Development  
Group, LLC

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

ORDER AFFIRMING PLANNING BOARD DECISION,  
WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that the decision of the Planning Board in PGCPB No. 10-66, to approve with conditions a detailed site plan for construction of a hotel with 120 rooms, with a variance to allow a reduced building and parking setback, on property described as 3.58 acres of land in the I-3 Zone, for a project referred to as Largo Fairfield Inn, in the Inglewood Business Park, located southwest of the intersection of Lottsford Court and Lottsford Road, Largo, is:

AFFIRMED, for the reasons stated by the Planning Board, whose decision is hereby adopted as the findings of fact and conclusions of law of the District Council in this case.

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

1. Prior to certification of the detailed site plan, the applicant shall:
  - a. Provide evidence from DPW&T that approved Stormwater Management Concept Plan 24888-2009 has been revised to reflect the layout shown on the detailed site plan.
  - b. Revise General Note 15 to reflect the correct proposed building area of 55,238 square feet.
  - c. Provide a general note that states, "Lot 51 is subject to Variance No. V-239-95 as approved by the Board of Zoning Appeals."
  - d. Provide a general note that states, "Pursuant to Section 24-128(b)(9), each owner grants and conveys to all other owners a nonexclusive, irrevocable easement for

the passage and parking of vehicles over and across parking and driveway areas within each individual Lot 48, 49, 50, 51, and 52.”

- e. Provide a general note that states, “Per Section 27-471(f)(2) and Planning Board approval, a maximum of 40 percent of any parking lot and no loading space shall be located in the yard to which the building’s main entrance is oriented.”
- f. Remove General Note 32 from Sheet 1 that states, “Proposed hotel space square footage is approximate. See architectural drawings for exact dimensions and areas.”
- g. Revise General Note 17 to list the approved variances and correct provided setbacks to match the dimensions shown on the site plan, Sheet 5.
- h. Revise the site plan to show dimensions from the property line to the parking lot and the retaining wall on the southeastern and southern edges.
- i. Revise the overall site plan so that all notes regarding details shall correctly refer to the appropriate sheet numbers.
- j. Add labels and details for the proposed crosswalk to Lot 50.
- k. Provide a detail of a railing to be used at the top of the proposed retaining wall where required.
- l. Revise the architectural elevations to provide dimensions for all building signs.
- m. Either obtain approval for a departure from sign design standards from Section 27-613(b)(2) of the Zoning Ordinance for the proposed building signs and from Section 27-614(c)(4) for the proposed building and freestanding signs, or revise the proposed signs to conform with the Zoning Ordinance provisions regarding sign area.
- n. Revise architectural elevations to eliminate the building-mounted sign on the north side of the building facing MD 202 if such revision is required by the Planning Board at the time of its action on DSDS-666.
- o. Revise the architecture to remove EIFS from the ground level of the building on all elevations and replace with brick veneer.
- p. Provide additional landscaping between the building and the surrounding parking areas to include, but not be limited to, shade trees, ornamental trees, evergreen shrubs, and annual and/or perennial planting beds.

- q. Revise the landscape plan as follows:
    - (1) The 4.3.b. Parking Lot Perimeter Landscape Strip schedule on Sheet 15 of 15 of the site plan shall be revised to indicate the length and width of the landscaping area being provided within the parking lot islands and shall clearly indicate dimensions on Sheet 14.
    - (2) The 4.3.b. Parking Lot Perimeter Landscape Strip schedule on Sheet 15 of 15 of the site plan shall be revised to remove the five ornamental trees from the list of plants provided, as these are not located between the parking lot and property line, and therefore, should not count toward fulfilling this requirement.
    - (3) The plan on Sheet 14 of 15 of the site plan shall be revised to show the proposed tree line and to provide a dimension of the minimum landscaped yard provided along the southern property line for the “B” bufferyard.
  - r. Include an inventory of the proposed green building elements that will be used within the hotel.
2. Prior to the certification of the detailed site plan, the TCP II shall be revised to add a detail for a split-rail fence or equivalent, showing woodland-conservation signage posted on the fencing.

Ordered this 26<sup>th</sup> day of October, 2010, by the following vote:

In Favor: Council Members Dernoga, Bland, Campos, Dean, Exum, Harrison, Knotts, Olson 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: \_\_\_\_\_  
Thomas E. Dernoga, Chairman

ATTEST:

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