

R E S O L U T I O N

WHEREAS, Glendale, LLC. is the owner of a 2.65-acre parcel of land known as Lot 2, Tax Map 36 in Grid B-2, said property being in the 14th Election District of Prince George's County, Maryland, and being zoned C-S-C; and

WHEREAS, on October 5, 2006, Greenbelt Hospitality, LLC. filed an application for approval of a Preliminary Subdivision Plan (Staff Exhibit #1) for 1 lot; and

WHEREAS, the application for approval of the aforesaid Preliminary Subdivision Plan, also known as Preliminary Plan 4-06061 for Eastgate Shopping Center 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 December 7, 2006, 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 conditions; and

WHEREAS, on December 7, 2006, 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 the Type I Tree Conservation Plan (TCPI/26/01-01), and further APPROVED Preliminary Plan of Subdivision 4-06061, Eastgate Shopping Center for Lot 2 with the following conditions:

1. Prior to signature approval of the preliminary plan, the TCPI shall be revised as follows: Reflect the accurate acreages regarding the gross tract area of Lot 2 as shown on the signed NRI and preliminary plan, including, but not limited to the gross tract area in the worksheet, existing woodland, woodland cleared, etc.
2. Prior to signature approval of the preliminary plan, the TCPI shall be revised as follows:
 - a. Provide a current M-NCPPC TCPI signature approval block on the plan that has the typed in name of the plan reviewer and date of initial signature approval.
 - b. Remove the existing signature approval block.
 - c. After these revisions have been made, have the qualified professional who prepared the plan sign and date it and update the revision box.

3. An automatic fire suppression system shall be provided in all new buildings proposed in this subdivision, unless the Prince George's County Fire/ EMS Department determines that an alternative method of fire suppression is appropriate.
4. Development must be in accordance with the approved Stormwater Management Concept Plan 21701-2001-00.
5. A detailed site plan shall be approved prior to the approval of building permits. The site plan shall demonstrate conformance to the master plan concept for the community activity center that includes the clustering of buildings within the shopping center to promote pedestrian circulation and a focal point.
6. A Type II Tree Conservation Plan shall be approved in conjunction with detailed site plans.
7. Prior to the issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurances, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency.

(A) At MD 193 and MD 564 intersection

- Install a shared through/right turn lane along the westbound approach of MD 193 such that the westbound approach has dual left turn lanes, two through lanes, and a shared through/right turn lane.
- Install split phasing for the northbound and southbound approach of MD 564 and provide striping improvements along both approaches such that each approach has an exclusive left turn lane, a shared through/left turn lane, a through lane and an exclusive right turn lane.

(B) Eastgate Drive (C-339R)

- Construct the proposed Eastgate Drive (C-339R) pursuant to DPW&T specification.
8. Prior to the issuance of building permit the applicant shall conduct a signal warrant study for the MD 564/site entrance intersection and install a signal if deemed necessary.
 9. Any residential development of the subject property, other than one single-family dwelling, shall require the approval of a new preliminary plan of subdivision prior to the approval 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 Subtitles 24 and 27 of the Prince George's County Code and of Article 28, Annotated Code of Maryland.
2. The subject property consists of approximately 2.65 acres of land in the C-S-C Zone.
3. The property is located in the southwest quadrant of the intersection of Greenbelt Road (MD 193) and Lanham-Severn Road (MD 564).
4. **Development Data Summary**—The following information relates to the subject preliminary plan application and the proposed development.

	EXISTING	PROPOSED
Zone	C-S-C	C-S-C
Use(s)	Vacant	Commercial
Acreage	2.65	2.65
Lots	1	1
Parcels	0	0
Mitigation	0	None

5. **Environmental**—The Environmental Planning Section has reviewed the revised Preliminary Plan of Subdivision 4-06061 and the Type I Tree Conservation Plan (TCPI/26/01-01), stamped as received on August 1, 2006. The Environmental Planning Section recommends approval of Preliminary Plan 4-06061 and TCPI/26/01-01, subject to the conditions provided at the end of this memorandum.

Background

The Environmental Planning Section previously reviewed Preliminary Plan of Subdivision 4-01067. The Planning Board's conditions of approval on Preliminary Plan 4-01067 are found in Resolution No. 02-26. A Type I Tree Conservation Plan, (TCPI/26/01) was included in the Board's approval. The Planning Board also approved DSP-02039 and their conditions of approval are found in Resolution No. 02-258 C. The DSP has a Type II Tree Conservation Plan, TCPII/85/02, associated with it. Grading and building permits for the overall 19.95-acre site have been issued for the site and much of the infrastructure has been built.

An -01 revision to DSP-02039 was reviewed in May 2006 and is pending review by the Planning Board. The scope of DSP-02039-01 is to revise a building footprint. Although this revision is minor in nature, it also represents an -01 (single sheet) revision to TCPII/85/02.

The scope of the current proposal is to develop Lot 2 with a hotel. Preliminary Plan 4-06061 represents an -01 revision to TCPI/26/01.

Site Description

The site is located in the southwest quadrant of the intersection of Lanham-Severn (MD 564) and Greenbelt Roads (MD 193). The overall property is zoned C-S-C and totals 19.95 acres. Lot 2 contains 2.65 acres. A review of year 2000 air photos shows Lot 2 was approximately 98 percent wooded; however, it was cleared in conformance with previously approved plans. According to available information there are no regulated environmental features associated with Lot 2. However, these features are present on other areas of the overall site. According to the Prince George's County Soil Survey three soils found to occur on this property. These soils include Christiana (two in this series: Christiana Clay and Christiana Fine Sandy Loam), Iuka Silt Loam, and Sunnyside Fine Sandy Loam. These soils have development constraints associated with them. The Christiana Fine Sandy Loam and Iuka soils have K-factors greater than 0.35, the Christiana soils at 0.43 and the Iuka at 0.37, respectively. The Christiana soils are prone to high shrink-swell potential, instability and slopes when streets and parking lots are constructed on them. Based on available information Marlboro clays are not associated with the site. Arterial roads, MD 193 and 564 are significant traffic noise-generators based on their road classifications as existing arterials. MD 193 is a major arterial and MD 564 is a minor arterial. Neither road is expected to generate traffic noise impacts in relation to the proposed hotel based on its distance from these two roads. There are no designated scenic or historic roads in vicinity of the property. Based on available information from the Maryland Department of Natural Resources Natural Heritage Program staff, there are no rare, threatened and endangered species found at this site. According to the Countywide Green Infrastructure Plan, Lot 2 has one feature from the plan associated with it, a network gap. The property is in the Subregion I Planning Area, the Folly Branch watershed of the Patuxent River basin and the Developing Tier of the adopted General Plan.

Environmental Review

A staff-signed Natural Resources Inventory (NRI/058/06) was included in the preliminary plan submittal. The revised preliminary plan and TCPI have been reviewed in relation to the signed NRI. Both plans correctly show the PMA delineation and expanded buffers as depicted on the signed NRI. However, there are several discrepancies in relation to acreages shown on the submitted plans associated with Lot 2. More specifically, the TCPI refers to the gross tract area of Lot 2 as 2.60 acres and both the NRI and preliminary plan indicate the site acreage as 2.65 acres. There are conflicts in acreages shown in the TCPI and TCPII worksheets (based on a comparison of these two plans) that must be reconciled prior to certificate approval of the preliminary plan. For purposes of plan accuracy, all plans associated with a site must reflect the same acreages for the various aspects of the plan, including but not limited to the gross tract area, existing woodland, woodland cleared, etc. Prior to signature approval of the preliminary plan, the TCPI should be revised to reflect the accurate acreages as shown on the signed NRI and preliminary plan, including, but not limited to the gross tract area in the worksheet, existing woodland, woodland cleared, etc.

The site is subject to the Prince George's County Woodland Conservation Ordinance because there are approved Type I and Type II Tree Conservation Plans associated with it. A revised TCPI

has been submitted and was reviewed. Two revisions are required in compliance with the Woodland Conservation Ordinance. The revised plan has an outdated TCPI signature approval block. The previous approval block should be removed and a current M-NCPPC TCPI signature approval block provided on the plan that has the typed in name of the plan reviewer and date of initial signature approval. After these revisions have been made, the qualified professional who prepared the plan should sign and date it and update the revision box.

MD 193 and MD 564 are traffic-noise generators. Both roads are classified as existing arterial roads. MD 193 is a major arterial and MD 564 is a minor arterial road. However, traffic noise impacts are not anticipated from these two arterial roads in relation to the proposed hotel based on its location. No information regarding traffic noise generated from MD 193 and MD 564 is necessary.

Water and Sewer Categories

The Department of Environmental Resources (DER), Development Services Division, has determined that the 2001 water and sewer plan designated this property in water and sewer categories W-3 and S-3 according to water and sewer maps obtained from the Department of Environmental Resources dated December 2003. Water and sewer extensions are required to service the proposed development. On-site lines may also be required. The Washington Suburban Sanitary Commission must approve all extensions.

6. **Community Planning**—This application is 2.65 acres in size and is located in the Developing Tier. The *Approved Master Plan and Sectional Map Amendment for Glenn Dale-Seabrook-Lanham and Vicinity* (1993) recommends retail commercial use of the property. This application is not inconsistent with the 2002 General Plan Development Pattern policies for the Developing Tier. The vision for the Developing Tier is to maintain a pattern of low- to moderate-density suburban residential communities, distinct commercial centers, and employment areas that are increasingly transit serviceable. Based upon the zoning and proposed use, the application conforms to the recommendation of the master plan for a commercial shopping center. The subject property is further identified as part of the community activity center for the Lanham-Severn Road community. The master plan includes an illustrative concept for this activity center. The concept proposes development areas clustered around the main center. It also proposes access points. The plan further recommends that the owner develop a comprehensive development and architectural scheme to enhance a more visually pleasing center. Site plan review is needed to determine site development relationships in this subdivision plan with the main center (not included in this subdivision) and for overall site appearance.
7. **Parks and Recreation**—According to Section 24-134(a) of the Prince George's County Subdivision Regulations, the subject subdivision is exempt from mandatory dedication of parkland requirements because the proposed use is nonresidential.
8. **Trails**—Preliminary Plan 4-06061, Eastgate Shopping Center, Lot 2 was reviewed for conformance with the Countywide Trails Plan and/or the appropriate area master plan in order to provide the master plan trails. The Adopted and Approved Glenn Dale-Seabrook-Lanham and

Vicinity Master Plan recommends a master plan trail along Forbes Boulevard (renamed Eastgate Drive in the vicinity of the subject site). This trail will be implemented within the right-of-way along Eastgate Drive. A portion of this trail has been implemented along the existing segment of Eastgate Drive as an eight-foot wide concrete sidewalk immediately to the west of MD 564. This wide sidewalk is located on the south side of Eastgate Drive. From the information provided on the preliminary plan submittal, it appears that site access for Lot 2 will be from the existing driveway from Eastgate Drive to the shopping center. No additional construction for Eastgate Drive appears to be proposed as part of the subject application. The trail/wide sidewalk will be completed at the time of road construction. However, if the applicant is required to construct any portion of or their entire frontage of Eastgate Drive, the eight-foot wide concrete sidewalk shall be provided along the south side. There are no master plan trail recommendations at this time. The master plan trail will be completed at the time of road construction.

9. **Transportation**—The analysis presented in this memorandum was prepared as a replacement for the previous September 22, 2006 memorandum to staff (*Burton to Thompson*). The purpose of this revision is to allow staff to evaluate new information as a result of a new traffic study that was received by staff on November 1, 2006. All conclusions and recommendations contained within shall supersede the conclusions and recommendations of the previous memorandum.

The Transportation Planning Section has reviewed the Preliminary Plan of the above-referenced property. The 2.65-acre, C-S-C-zoned property is located to the east of Lanham Severn Road (MD 564), south of Greenbelt Road (MD 193) and adjacent to the existing Eastgate Shopping Center. The subject application proposes the construction of an All Suites Hotel/Motel consisting of 122 rooms.

Background

On January 24, 2002, the Planning Board approved Preliminary Plan 4-01067 (PGCPB No. 02-26) for Eastgate Shopping Center. Pursuant to PGCPB 02-26, the preliminary plan (Lots 1, 2 & 3) was approved with several conditions including the following that relate to transportation:

7. *Total development within the proposed subdivision shall be limited to the equivalent of 36,300 square feet of gross floor area of commercial retail development or any other permitted uses which generate no more than 74 AM and 129 PM peak hour vehicle trips. Any development other than that identified herein shall require an additional preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.*
8. *Prior to the issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurances, or (b) have been permitted for construction through the SHA access permit process, and (c) have an agreed-upon timetable for construction with the SHA or the DPW&T:*
 - a. *Change the eastbound and westbound MD 193 exclusive right turn lanes to right/through lanes at its intersection with Good Luck Road*

- b. Provide an additional left turn lane to northbound Mission Drive and an additional left turn lane to westbound MD 193 at the intersection of MD 193 with Mission Drive.*
 - c. Provide access frontage widening to provide for four lanes along MD 564, a left turn lane along northbound MD 564 at the proposed intersection of MD 564 and the proposed access Forbes Blvd.*
9. *At the time of final plat, the applicant shall dedicate to public use, the right-of-way for Forbes Boulevard as shown on the preliminary plan.*

Staff is in receipt of an updated traffic study prepared for the applicant dated October 2006, but received November 1, 2006.

Traffic Study Analyses:

The study identified the following intersections as the ones on which the proposed development would have the most impact:

EXISTING CONDITIONS		
Intersection	AM	PM
MD 193 and Mission Drive	D/1,335	D/1,359
MD 193 and MD 564	F/1,346	F/1,321
MD 564 and site entrance	A/26.3 secs.	E/42.8 secs

The traffic study identified 10 background developments whose impact would affect some or all of the study intersections. Additionally, a growth rate of 1 percent per year (between 2006 and 2009) was applied to the existing traffic counts along MD 564. A growth rate of 2 percent per year was applied to the through traffic along MD 193. A second analysis was done to evaluate the impact of the background developments on existing infrastructure. The analysis revealed the following results:

BACKGROUND CONDITIONS		
Intersection	AM	PM
MD 193 and Mission Drive	D/1,384	D/1,362
MD 193 and MD 564	F/1,919	F/1,628
MD 564 and site entrance	F/38.7 secs.	F/479.1 secs.

Discussion between the traffic consultant and staff revealed that at the time of the approval of the original Eastgate Preliminary Plan of Subdivision (4-01067), trips attributed to Lot 2, which is the subject of the current application, were not computed in any of the analyses on which adequacy was determined. It was further revealed that the total square footage (gross floor area) of the buildings that are now under construction pursuant to the original plan (4-01067) is less than the GFA that was used as the basis of the original findings of adequacy. This reduction in GFA has the practical effect of creating excess capacity that could be earmarked for Lot 2 which is the subject of this application (4-06061). The following table shows the breakdown of reassigned trips:

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