



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PGCPB No. 16-132

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File No. DSP-89010-04

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 10, 2016 regarding Detailed Site Plan DSP-89010-04 for Homewood Suites by Hilton (Largo), the Planning Board finds:

1. **Request:** With the subject detailed site plan (DSP), the applicant proposes to construct a four-story, 83,911-square-foot, 116-room hotel.
2. **Location:** The subject property is located at the terminus of Basil Court, on the east side of the Capital Beltway (I-95/I-495), in the southeast quadrant of its intersection with Landover Road (MD 202), at 9100 Basil Court in Largo. The site is in Planning Area 73, Council District 6.
3. **Surrounding Uses:** The subject site is bounded to the north by Landover Road (MD 202); to the south by an existing hotel in the Commercial Office/Development District Overlay (C-O/D-D-O) Zones; to the east by an office building in the C-O/D-D-O Zones; and to the west by the Capital Beltway (I-95/495) and access ramp.
4. **Development Data Summary:**

	EXISTING	APPROVED
Zone(s)	C-O/ D-D-O	C-O/D-D-O
Use	Hotel	Hotel
Acreage	8.12	8.12
Parcels	2	2
Total gross floor area (sq. ft.)	98,596	184,671*

Note: *The proposed gross floor area of the new hotel (86,075 sq. ft.) shall be reflected consistently throughout the plans and general notes.

OTHER DEVELOPMENT DATA

Parking Requirements per 2013 Largo Town Center Sector Plan and SMA

The following tables outline the parking that is required within the Largo Town Center D-D-O Zone for the proposed and existing development:

Use	Description	Total Required	Maximum Allowed	Total Provided
Proposed Lodging/Hotel	Min. 0.75/guest room Max. 1.00/guest room	87	116	92
Meeting Room	Min. 4.0 spaces/1,000 sq. ft. meeting room/3,000 sq. ft.	12	--	12
	Max. 5.00 spaces/1,000 sq. ft. meeting room/3,000 sq. ft.	--	15	
		99	131	104 (Including 101 standard, 3 handicapped, 1 van accessible handicapped*)

Note: *The parking schedule shall be revised to show the correct dimensions for the handicap parking spaces, and the plan shall be revised to show the dimensions.

Loading Spaces (per Section 27-582*)	Required	Provided
10,000–100,000 gross floor area (GFA)	1 space	1 space

Note: *The Largo Town Center Sector Plan and SMA does not have specific requirements for the number of loading spaces; therefore, the applicable section of the Zoning Ordinance serves as the requirement. The loading space shall be dimensioned on the site plan.

Use	Description	Total Required	Maximum Allowed	Total Provided
Existing Lodging/Hotel	Min. 0.75/184 guest room Max. 1.00/guest room	138	184	138
Meeting Room	Min. 4.0 spaces/1,000 sq. ft. meeting room/2,610 sq. ft.	11	--	8
	Max. 5.00 spaces/1,000 sq. ft. meeting room/2,200 sq. ft.	--	14	
Restaurant	10 spaces/2,610 sq. ft.	25	35	0
		174	233	146* (Including 8 handicapped accessible

Note: *An amendment to the D-D-O Zone standard has been requested for total parking.

Loading Spaces (per Section 27-582)	Required	Provided
10,000–100,000 gross floor area (GFA)	1 space	0 space*

Note: *A loading space shall be shown for the existing hotel.

5. **Prior approvals:** Conceptual Site Plan CSP-80034 was approved by the Prince George's County Planning Board on June 26, 1980 and designated hotel/office uses for the subject property. The subject property was then the subject of Preliminary Plan of Subdivision 4-86040, which was approved on May 8, 1986. Record Plat NLP 130@20 was recorded for the subject property on November 18, 1986. Four DSPs were subsequently approved by the Planning Board and its designee, including DSP-89010 on March 30, 1989; DSP-89010/01 on November 30, 1989; DSP-89010/02 on March 19, 2009 (PGCPB Resolution No. 09-45); and DSP-89010-03 on January 7, 2016 (PGCPB Resolution No. 15-140). The 2013 *Approved Largo Town Center Sector Plan and Sectional Map Amendment* (Largo Town Center Sector Plan and SMA) rezoned the property from the I-3 Zone to the C-O and the Development District Overlay (D-D-O) Zones.

The subject property also has an approved Stormwater Management Concept Plan, 22508-2016-00, dated July 29, 2016 that is valid until July 29, 2019.

6. **Design Features:** The applicant is proposing a four-story, 116-room hotel, generally oriented toward Basil Court. Access to the 86,075-square-foot hotel is via a two-way driveway from Basil Court. The building is surrounded by a parking on the north, east and south sides of the hotel. A trash enclosure is provided in the northeast portion of the site, and a loading area is located on the north side of the building. The site plan reflects two pedestrian connections (sidewalks and crosswalk markings) between the proposed hotel and the existing Doubletree hotel to the northeast. An additional five-foot-wide sidewalk is proposed that directly links the sidewalk around the building with the existing sidewalks within the public right-of-way along Basil Court. The height of the existing chain-link security fence along the northern perimeter of the site should be shown on the plan. The locations of the proposed retaining walls should be more legible, with the heights and spot elevations provided. Additionally, the width of the access drives should be indicated. Finally, the applicant should provide a separate DSP and grading plan for greater clarity and all plans should be provided at 30-scale for legibility.

Architecture—The proposed hotel is four stories, and is set back almost 300 feet from Basil Court. The exterior elevations are generally clad with a combination of slate gray stacked stone on the lower levels and lighter gray shades of exterior insulation finishing system (EIFS) on the upper levels. Outward projecting vertical bays of varying widths and a porte-cochere at the building entrance are proposed that help to break up the building's horizontal mass. The interior courtyard elevations present a balance of architectural elements and continuity of materials and colors with the exterior façades. Color interior elevations should be provided prior to certification of the DSP. Although the architecture is generally acceptable, the EIFS color palette is too monochromatic, in varying values of gray. With the exception of the lighter trim and the darkest accent color at the entrance, there is little contrast between the two warm gray shades that make up the majority of the EIFS exterior wall. The applicant shall provide an alternative color scheme that provides more contrast and complements the stone material.

The hotel will feature an outdoor “sport court” with basketball hoop, an outdoor grill and fire pit, meeting rooms, a fitness center, a business center, pantry (for breakfast buffet and snacks), fully equipped kitchens in the suites, and a laundry room for guests.

Signage—The applicant submitted a sign plan that includes building-mounted and freestanding project identification signage. The applicant is proposing three modest building-mounted signs with the brand logo in teal green. Two of the proposed signs are approximately 94.5 square feet each in sign face area, on the east and west elevations at the top story. An additional brand sign that is 25.73 square feet is proposed to be mounted on the east elevation near the building entrance. The three signs consist of channel letters with a duck above the “Homewood Suites” text, and secondary text below indicating “Hilton” (in a capsule for the third-story signs and without a capsule for the pedestrian-level sign). The application is subject to the development district standard for signage which allows two square feet of sign area for each linear foot of frontage. The building frontage is approximately 160 linear feet; therefore, the total allowable sign area is 320 square feet. The applicant is proposing just under 270 square feet of building-mounted signage, in conformance with the D-D-O standard. The detail sheet shall be revised to show the signage in color, and include the D-D-O Zone required calculations (rather than the Zoning Ordinance reference) and the total allowable square footage.

The applicant is also proposing one monument sign at the entrance to the site off Basil Court. A metal sign approximately 37.5 square feet in sign face area is proposed atop a three-foot-high faux stone base and cap that is in a light golden color. The monument sign base shall be constructed of the same stone material and color provided on the hotel building. The monument sign will present the same brand logo as the building-mounted signs. The entire monument sign is approximately eight feet in height and approximately six and one half feet in length. The applicant is requesting an amendment to the applicable D-D-O Zone sign standard for the monument sign, which is discussed in Finding 7(i) below. The cabinet sign is internally-lit, however, “push-through” letters are proposed which shall be noted on the detail sheet. This type of internally-lit sign is in conformance with D-D-O standards and does not require an amendment.

Lighting—The landscape plan indicates the location of lighting fixtures and provides details. A note should be provided indicating that full-cutoff fixtures will be utilized.

COMPLIANCE WITH EVALUATION CRITERIA

7. **The 2013 Approved Largo Town Center Sector Plan and Sectional Map Amendment and the standards of the Development District Overlay (D-D-O) Zone:** The 2013 *Approved Largo Town Center Sector Plan and Sectional Map Amendment* (Largo Town Center Sector Plan and SMA) defines long-range land use and development policies, detailed zoning changes, design standards, and a D-D-O Zone for the Largo Town Center. The land use concept of the sector plan divides the entire area into five distinct subareas: the Northwest Quadrant, the Northeast Quadrant, the Southeast Quadrant, the Southwest Quadrant (TOD Core), and East Area (East of Landover Road). The subject property is located in the Northwest Quadrant.

The overall vision for the Largo Town Center includes a high-density, mixed-use core bordered to the north by an expanded government services district and health-related uses. Mixed-use office and institutional development are recommended at this site.

Section 27-548.25(b) of the Zoning Ordinance requires that the Planning Board find that the site plan meets the applicable development district standards in order to approve it. The development district standards are organized into multiple categories: Building Form, Existing Residential, Architectural Elements, Sustainability and the Environment, and Streets and Open Spaces. However, in accordance with the D-D-O Zone review process, modification of the development district standards is permitted. In order to allow the plan to deviate from the development district standards, the Planning Board must find that the alternative development district standards will benefit the development and the development district and will not substantially impair implementation of the sector plan.

If approved with conditions, the subject application will conform to all of the recommendations and requirements, except for those from which the applicant has requested an amendment. In areas where the amendment is approved, the Planning Board finds that granting of the amendment will not substantially impair implementation of the sector plan.

The applicant requests amendments of the following development district standards:

a. **Urban Design Criteria, Build-to Line** (page 135)

9. **BTLs shall be located within 15 feet back from the Pedestrian Zone, and the full width from face of curb to building front should not exceed 25 feet.**

Applicant's Justification: The applicant provided the following justification in response to this requirement:

"The Applicant is requesting an amendment to th[is] standard because the development proposal is a single property within the existing Inglewood Business Community Office Park, and will be developed consistent with the existing development on the subject property as well as on the abutting properties that were developed with the office park pursuant to the prior I-3 zone. The proposal does not include a...Pedestrian Zone. However, a planting strip is proposed along the frontage of the proposed hotel that will provide an enhanced pedestrian experience as recommended by the DDOZ. The new standard will be approximately 277 feet, which is the width of the closest point where the existing/proposed hotel fronts onto the right-of-way."

The subject site has only 118.72 linear feet of frontage along Basil Court; therefore, strict compliance with the above standard is infeasible. For this reason, the Planning Board supports the amendment request.

b. **Urban Design Criteria, Frontage (page 138)**

1. **The percent of building frontage shall be 70-100 percent of the block length (or individual lot).**

Applicant's Justification: The applicant provided the following justification in response to this requirement:

"The Applicant is requesting an amendment to th[is] standard because the development proposal is a single property within the existing Inglewood Business Community Office Park, which cannot comply to the DDO standard, and will be developed consistent with the existing development on the subject property as well as the existing development on the abutting properties that were developed with the office park pursuant to the prior I-3 zone. The property is triangular in shape with only a total of 118.72' linear feet of its frontage on Basil Court, radiating out to the back of the property along the I-95/I-495 off ramp. The property's only access is Basil Court, and if held to the DDOZ standard regarding the frontage and BTL requirements, the property cannot comply and would not be developable. It is impractical, given the existing conditions, to strictly impose a standard that is impossible to meet due to the property's configuration and shape."

The Largo Town Center development district standards require new buildings within the Northwest, Northeast, or Southeast Quadrants to occupy 70–100 percent of the individual lot frontage or block length. The applicant requests an amendment because the irregular triangular shape of the lot at the end of a cul-de-sac makes compliance with the standard impossible. In fact, the hotel has no street frontage along Basil Court as a result of the setback necessary to accommodate the building on the lot. The Planning Board further notes that the existing Inglewood Business Park was not developed with blocks. For these reasons, the Planning Board supports the amendment request.

c. **Urban Design Criteria, Frontage (page 138)**

2. **Building recesses, up to 14 feet back from the BTL or required front setbacks are permitted for no more than 25 percent of the required building frontage.**

Applicant's Justification: See previous statement in b(1) above.

See above discussion. Based on the above, the Planning Board supports the amendment request.

d. **Urban Design Criteria, Building Heights, Story and Clear Height Requirements**
(page 138)

1. **For commercial uses, the ground level should have an interior clear height (floor to ceiling) of at least 14 feet contiguous to the BTL frontage, for a minimum depth of 20 feet. The maximum ground-level story height for commercial uses is 22 feet.**
3. **For all upper stories, the maximum story height should be 18 feet.**

The applicant requested amendments to the above standards and noted the proposed hotel development has an interior clear height of 12 feet and the upper stories have a clear height of 10 feet, but did not provide a justification. Because the above standards are not mandatory, no amendment is required.

e. **Architectural Design Criteria, Building Materials and Elements, Exterior Walls**
(page. 162)

1. **Exterior walls visible from the public realm should be brick (brick veneer), stone, cast stone, pre-cast, glass, and /or metal components. Additionally, for buildings of four to six stories, cementitious siding or panels in a smooth or stucco finish or metal panels may be used at the fourth floor level and above where residential is the primary use. For buildings of three to five stories, masonry or stone shall be the predominant building material. For buildings of one to two stories, cementitious siding or panels in a smooth or stucco finish may be the predominant building material where residential is the primary use; for other uses, metal panels may be the predominant building material. Where cementitious siding or panels meet foundation walls, a minimum 10 inch nominal trim board is required on all elevations.**
4. **The use of EIFS on an exterior wall above 22 feet (measured vertically from grade) may be allowed subject to the approval of the Planning Board. However, the use of EIFS on an exterior wall within 22 feet of grade is not permitted. When used, the color(s) of the EIFS should be complementary, but not identical, to the adjacent materials.**

Applicant's Justification: The applicant provided the following justification in response to these requirements:

"The building is clad with manufactured stone at a minimum height of 11 feet 6 inches above the grade. To create visual interest, the manufactured stone is at different heights; from 11 feet 6 inches minimum to a maximum of 46 feet 8 inches, and in some cases the façade is entirely stone with no EIFS at all. Where EIFS is planned, it is a complementary, but different color and texture to the

manufactured stone. The variation of material at various heights adheres to the purpose and intent of this standard by breaking up massing and a monolithic appearance, while at the same time not compromising on design, material, or sustainability. The use of stone at more than 22 feet has been provided on the highly visible elevations (i.e., front façade and the wrapping around corners of the front façade to each side elevation respectively)."

For buildings of three to five stories, masonry or stone shall be the predominant building material, and EIFS on an exterior wall within 22 feet of grade is prohibited. Contrary to the applicant's assertion, all the building façades include EIFS, though the front elevation presents a greater amount of stone than the others. In general, EIFS is not recommended less than nine feet above grade because it is less durable than other materials and should not be within easy access of the pedestrian realm. Because the minimum height of the EIFS is 11 feet above grade on the most visible elevations, namely the east (front), north, and south, and is provided in a balanced proportion, the Planning Board supports the amendment request.

f. **Parking Design Criteria, Surface Parking Lots and Structured Parking Garages**
(page 165)

1. **All surface parking lots or structured parking garages shall be accommodated mid-block or below grade and screened from the public realm. Structured parking should be located internal to blocks or below grade.**

Applicant's Justification: None provided.

Although the applicant did not provide a justification for the requested amendment to the above standard, the Planning Board notes that the subject property consists of just one building lot, and therefore there is no practical way to provide parking "mid-block."

2. **Surface parking lots are not permitted in the TOD core with the exception of dedicated surface parking for a hospital or medical office building. Surface parking between the front of a building and the street or open space right-of-way is prohibited within the Largo Town Center DDOZ.**

Applicant's Justification: The applicant provided the following justification in response to this requirement:

"DSP-89010-04 is not located in the TOD Core Subarea, and proposes only surface parking. An amendment is requested to allow surface parking between the fronts of the buildings and the street because the proposed hotel is within the existing Inglewood Business Community Office Park, and will be developed consistent with the abutting properties that were developed with the office park

pursuant to the prior I-3 zone. As depicted on the DSP filed in conjunction with the application, the surface parking is well disguised to ensure safe access and on-site circulation for both vehicles and pedestrians. A photo exhibit is included with the justification statement that shows the proposed entrance to Homewood Suites and the views into the abutting site. The design of the surface parking is consistent with the surrounding office park and will not substantially impair the implementation of the Sector Plan.”

The applicant is providing surface parking; however, the justification statement does not address why the standard, which prohibits parking between the front of the building and the street, cannot be met. Nonetheless, the Planning Board acknowledges that surface parking is being provided consistent with the existing and approved development in the Inglewood Business Community Office Park. In addition, hotels have unique security requirements to ensure the safety of their patrons, which include parking that is close and convenient to the building entrance. For these reasons, the Planning Board supports the amendment request.

4. **In instances where surface parking lots front a street...the parking shall be set back a minimum of 40 feet from the BTL. Landscaping, screening, and buffering of surface parking lots shall conform to the Landscape Manual requirements.**

Applicant’s Justification: The applicant provided the following justification in response to this requirement:

“The property is triangular in shape with only a total of 118.72’ linear feet of its frontage on Basil Court, radiating out to the back of the property along the I-95/I-495 ramp. A property of this shape cannot conform to a traditional BTL layout. The proposed hotel is within the existing Inglewood Business Community Office Park, and will be developed consistent with the abutting properties that were developed with the office park pursuant to the prior I-3 zone. The requirements of the Prince George’s County Landscape Manual are being met. A photo exhibit is included with the justification statement that shows the proposed entrance to Homewood Suites and the views into the abutting site. Given the environs of the property, it is impractical to comply with this standard. The amendment does not substantially impair the Sector Plan given the consistency of design with the surrounding development.”

The Planning Board concurs that the unusual shape of the lot, in addition to the lot being located at the end of a cul-de-sac, makes it impractical for surface parking to be set back 40 feet from the build-to line as required by the standard. For this reason, the Planning Board finds the requested amendment to be appropriate and reasonable and, therefore, supports the amendment request. The parking setback should be shown on the plans.

g. **Parking Design Criteria, Surface Parking Lots and Structures Parking Garages**
(page 165)

10. **Pedestrian access to and from mid-block parking shall be continuously lit (to eliminate dark areas) and provide direct connection(s) to the primary street or open space where possible.**

Applicant's Justification: The applicant provided the following justification in response to this requirement:

"The Applicant is not proposing mid-block parking because the property is located at the end of an existing cul-de-sac. It would be impractical to comply with this standard due to the existing development, property environs, and shape."

The Planning Board concurs with the applicant's justification and finds the amendment supportable.

h. **Parking Design Criteria, Parking Space Requirements by Use** (pages 166-167)

Lodging Hotel

Minimum 0.75 space / guest room

Maximum 1.0 space / guest room

Minimum 4.0 spaces / 1,000 square feet meeting room

Maximum 5.0 spaces / 1,000 square feet meeting room

Restaurant

10 spaces / 1,000 square feet

Applicant's Justification: The applicant provided the following justification in response to this requirement:

"The applicant requests that due to the location of the subject site at the furthest point of the Sector Plan, at the very edge of the Northwest Quadrant Subarea, that a modification to this standard is required in order to allow for a reduction of six spaces from the minimum standard of the DDOZ. Proposed Parcels 1 and 2 make up one development lot, which results in both hotels being connected through their respective entrances (with a shared driveway off of Basil Court) as well as through cross parking and pedestrian connections. Calculating both the existing hotel parking requirements (184 rooms, 2,610 square feet of meeting rooms, and a 2,450 square foot restaurant) and the proposed hotel parking requirements (116 rooms and 3,000 square feet of meeting rooms) totals an overall parking requirement of 273 parking spaces. The number of parking spaces provided with DSP-89010-04 is 250 parking spaces. It is worth noting, however, that the restaurant in the existing hotel primarily serves the guests and patrons of

the existing hotel as an accessory use, and is not a use that is separate and apart from the hotel use/operation. The restaurant use in the existing hotel is managed and operated by the hotel operator and is not its own separate primary use on the subject property. Consequently, although the Sector Plan provides for separate parking regulations for a 'restaurant,' in this circumstance, the required parking associated with the restaurant in the existing hotel is superfluous. The Applicant formally requests an amendment for the reduction of the total number of spaces required from 273 to 250. It is worth noting that if the proposed development was not located within the DDOZ, the parking rate for the hotels would be calculated at 1 parking space for every 2 rooms, which would have required a total of approximately 224 parking spaces. Hence, but for the DDOZ, the site would be parked in accordance with the County Code. Nevertheless, the DDOZ Standards results in the requested amendment. The Applicant contends that given the site location, the [proposed] shuttle services, the nearby public transportation of the Metro and bus routes, the operation of the restaurant use within the existing hotel, etc., the parking proposed will adequately serve the subject property and its uses. Given the forgoing, the Applicant contends that the requested amendment will not substantially impair the implementation of the Sector Plan."

The Planning Board concurs with the applicant's justification and finds the amendment (to reduce the required parking by 23 spaces) is minor in nature and will not result in the impairment of the sector plan.

i. **Signage Design Criteria, Freestanding and Monument Signs (pages 173-174)**

4. **Smaller commercial and mixed-use developments containing a minimum of 15,000 square feet but not exceeding 100,000 square feet shall be permitted a maximum of one ground-mounted monument sign not exceeding four feet in height or a maximum of 24 square feet.**

Applicant's Justification: The applicant provided the following summarized justification in response to this requirement:

"The applicant is proposing one monument sign at its entrance on Basil Court...The sign is consistent with the existing monument signs for the existing hotels in the area and, therefore, does not substantially impair the implementation of the Sector Plan. This proposed monument sign is 8'-2.5" in height and 55.1 square feet in area."

The applicable sign standard for the subject proposal is one monument sign, not to exceed four feet in height or 24 square feet in sign face area. The Planning Board concurs with the applicant in that the proposed sign is not excessive, but is in scale with the proposed building as well as existing development. It is noted that the actual proposal is for a sign approximately 37.5 square feet in area atop a three-foot-high faux stone base and cap. The

base does not count toward the total sign face area. For these reasons, the Planning Board supports the amendment request. It is noted that two monument signs were approved for the existing Doubletree hotel located on Lot 46. One sign was constructed; the second proposed sign is currently shown next to the dumpster enclosure on the subject site. That sign should be labeled as "under construction."

j. **Signage Design Criteria, Illumination (page 174)**

1. **Internal and back lighting are permitted as an exception only for individual letters or numbers such as for "channel letter" signage (panelized back lighting and box lighting fixtures are prohibited). Signage within a shopfront may be neon lit.**

Applicant's Justification: The applicant provided the following summarized justification in response to this requirement:

"The applicant is requesting an amendment from this standard for the proposed monument sign at the site access, which will be internally illuminated. The proposed sign is consistent with the existing monument signs for the existing hotels in the area and, therefore, does not substantially impair the implementation of the Sector Plan."

The Planning Board concurs that the proposed signage is consistent with that approved in other locations of the business park; however, the amendment is not required since the sign includes "push-through" letters that are individually-lit. The entire cabinet will not be lit.

Other Development Standards to be Addressed

The applicant should provide a matrix demonstrating that the proposed building elevations are in conformance with the Largo Town Center development district standard below, or request an amendment.

k. **Architectural Design Criteria/Building Form (Page 159)**

Fenestration

1. **The relationship between solid building wall and openings (fenestration) is critical; the ratios should vary according to use and shall be calculated per elevation and floor to-floor:**

Percentage of openings (windows and doors)

Ground Floor Retail: 60-95

Ground Floor Other

Commercial/Institutional: 40-90

Ground Floor Residential: 15-40

Upper Floor Commercial/Institutional: 40-90

Upper Floor Residential: 15-60

The applicant provided the following breakdown of fenestration for each of the elevations:

“Three of the elevations on the first floor are below 15%, which are the north (Sheet 6) at 6.06%, west and west courtyard (Sheet 5) at 7.3%, and north courtyard (Sheet 6) at 13.9%. When the first floor elevations are averaged together, the percentage is 15.8%.

“Three of the elevations on the upper floors (2-4) are below 15%, which are the north (Sheet 6) at 11.0%, west and west courtyard (Sheet 5) at 11.4%, and south courtyard (Sheet 6) at 14.8%. When the upper floors are averaged together, the percentage is 17.53%.”

Because individual ground floor and upper floor elevations fall short of the requirement, an amendment is required. The Planning Board finds the following conditions in support of the amendment request: The hotel is not highly visible from the public realm as it is set back almost 300 feet from the frontage street and over 124 feet from its closest point to the Beltway; the interior courtyard elevations are not visible from the public realm; and, the averages of the ground and upper floors meet the minimum requirements. In addition, the elevations meet all other DDO standards with the exception of the amount of EIFS provided on the upper floors. For these reasons, the Planning Board supports the amendment.

1. Architectural Design Criteria, Building Materials and Elements (page 164)

Railing, Fencing, Gates

- 4. Chain link fencing (except where required by law or for temporary security, barbed wire and paneled materials are not permitted.**

The site plan shows that vinyl chain link fencing is proposed along the perimeter of the 30-foot by 30-foot “sport court.” An amendment was not requested by the applicant but is required. Because the fenced area is modest and internal to the site, the Planning Board finds that approval of the amendment would not substantially impair the sector plan.

8. **Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements of the Commercial Office (C-O) Zone, and the requirements of the Development District Overlay (D-D-O) Zone and site design guidelines of the Zoning Ordinance as follows:
- a. The general purpose of the C-O Zone is to provide locations for predominately nonretail commercial uses, such as business offices and services of a professional, clerical, or administrative nature, and such retail and service uses are desirable for the efficient and convenient operation of nonretail uses. The site plan is in conformance with the general purposes of the zone.
 - b. Section 27-548.25(b) of the Zoning Ordinance requires that the Planning Board find that the site plan meets applicable development district standards in order to approve a DSP. As discussed in Finding 7 above, this DSP complies with most of the applicable D-D-O Zone standards with the exception of the standards for which amendments are requested. The Planning Board approved the alternative development standards because they will benefit the development and the district, and will not substantially impair the implementation of the sector plan.
 - c. The applicant has proposed a site plan in accordance with Section 27-283, site design guidelines, of the Zoning Ordinance that further cross-references the same guidelines as stated in Section 27-274, specifically in regard to parking, loading, internal circulation, service areas, and lighting. Landscaping, where not provided for in the Sector Plan, has been provided in accordance with the 2010 *Prince George's County Landscape Manual* (Landscape Manual) requirements.
9. **Conceptual Site Plan CSP-80034:** Conceptual Site Plan CSP-80034 was approved by the Planning Board on June 26, 1980 subject to five conditions. Previously applicable DSP conditions have been superseded by more current (and stringent) environmental regulations. Conformance with the applicable Woodland Conservation Ordinance and applicable environmental regulations is discussed under Finding 15. Conformance with the current Stormwater Management and Floodplain Ordinances will be reviewed by the appropriate agencies. This DSP is in general conformance with Conceptual Site Plan CSP-80034.
10. **Preliminary Plan 4-86040 and Record Plat NLP 130@ 20:** Preliminary Plan 4-86040 was approved by the Planning Board on May 8, 1986 subject to three conditions. None of the conditions is applicable to the review of this DSP.

Record Plat NLP 130@20 contains four notes, one of which is applicable to the subject DSP.

4. **Site plan approval is required prior to the issuance of building permits. Site plan shall indicate slopes of 25% or greater; said slopes to remain undisturbed.**

The current site plan application indicates that no naturally occurring slopes of 25 percent or greater will be disturbed with the proposed site improvements.

11. **Detailed Site Plan DSP-89010 and its revisions:** Detailed Site Plan DSP-89010 was approved by the Planning Board on March 30, 1989 subject to one condition, which is not applicable to the review of the subject DSP. Detailed Site Plan DSP-89010/01 was approved by the Planning Board on November 30, 1989 to allow the temporary elimination of landscaping within the Washington Suburban Sanitary Commission (WSSC) easement for construction of a water main. This plan was approved subject to one condition, which is not applicable to the review of the subject DSP. Detailed Site Plan DSP-89010/02 was approved for a ballroom addition to the existing hotel and an expansion of the parking area, but was never built. This plan was approved subject to one condition, which is not applicable to the review of the subject DSP.

Detailed Site Plan DSP-89010-03 was approved for a 75-foot-high freestanding sign to advertise a hotel on Lot 46, subject to one condition which is not applicable to the review of this application.

12. **2010 Prince George's County Landscape Manual:** Per page 127 of the Largo Town Center Sector Plan and SMA, if a development standard is not covered in the plan area D-D-O Zone, the applicable sections of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) shall serve as the requirement. The provisions of the Landscape Manual regarding Commercial and Industrial Landscaped Strip Requirements (Section 4.2) are superseded by requirements for a Tree Zone, therefore, the Landscape Plan schedule for 4.2 should be deleted. Because no new streets are proposed, the applicant is not subject to the street tree planting requirement in the D-D-O Zone (page 150). Nonetheless, the site plan should be revised to show a tree planted at the site entrance at Basil Court to provide a streetscape consistent with other sites in the Inglewood Business Community. The DSP is subject to the requirements of Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; and Section 4.9 of the Landscape Manual as follows:

- a. **Section 4.3.1, Parking Lot Requirements**—Requires parking areas over 7,000 square feet have planted perimeters adjacent to property lines. The applicant has provided a schedule, however, it should be revised to show conformance to the requirement.
- b. **Section 4.3.2, Parking Lot Requirements**—Requires that a certain amount of interior planting be provided in parking areas over 7,000 square feet. The applicant has provided a schedule that shows the requirement has been met and exceeded with the provision of 80 shade trees.
- c. **Section 4.4, Screening Requirements**—Requires that loading and maintenance areas be screened from residential properties and street, that trash facilities be completely concealed, and that all mechanical equipment be screened from adjacent properties, streets and parking facilities. The applicant is providing a trash enclosure for the proposed dumpsters that is shown on the DSP and detail sheet. The dumpster enclosure is proposed to be EIFS with a Red Cedar gate; however, the EIFS and the wooden gate shall be substituted for more durable materials that are complementary to the proposed building. All rooftop mechanical equipment must be screened.

- d. **Section 4.9, Sustainable Landscaping Requirements**—Requires that a percentage of the proposed plant materials be native plants. A schedule demonstrating conformance with the requirement has been provided.

13. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the site has an existing approved TCPII (TCPII-063-08) that was approved prior to September 1, 2010. A revision to this Type II Tree Conservation Plan (TCPII-063-08-01) was submitted with this application.

The woodland conservation threshold (WCT) for this 8.12-acre property is 15 percent of the net tract area or 1.08 acres. The total woodland conservation requirement based on the amount of clearing proposed is 1.81 acres. This requirement is proposed to be satisfied by 1.81 acres of off-site mitigation, 0.99 acre of which was previously provided on another property in accordance with approved Type II Tree Conservation Plan TCPII/063/08. The total of existing woodlands for the net tract and existing woodlands in floodplain values in the TCPII worksheet do not match the corresponding values of the Site Statistics table. The total of existing woodlands for the net tract and existing woodlands in floodplain on the TCPII worksheet must be revised to be consistent with the approved amounts on the NRI plan's Site Statistics table. A condition is included in this report addressing this issue.

There are some minor technical plan revisions required, which are also included in the approval of this application.

14. **Prince George's County Tree Canopy Coverage Ordinance:** The DSP is subject to the requirements of the Tree Canopy Coverage Ordinance. Section 25-128 of the Prince George's County Code requires a minimum percentage of tree canopy coverage (TCC) on properties that require a grading permit. Properties zoned C-O are required to provide a minimum of ten percent of the gross tract area in tree canopy.

	REQUIRED	PROPOSED
Tree Canopy	17,860 sq. ft.	18,000 sq. ft.

The overall development for proposed Parcel 2 (Lot 46B) has a gross tract area of 4.10 acres and, as such, a TCC of 0.41 acre, or 17,860 square feet, is required. The submitted landscape plan provides a worksheet indicating that this requirement will be addressed through the proposed planting of 80 major shade trees for a total of 18,000 square feet of provided TCC. The TCC worksheet should be signed and dated by a licensed landscape architect.

15. **Further Planning Board Findings and Comments from Other Entities:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

a. **Community Planning—**

- (1) The application is consistent with the recommendations of the 2014 *Plan Prince George's 2035* General Plan for intensive mixed uses within Regional Transit Centers.
- (2) The development site is located in the northwest quadrant of the Largo Town Center DDOZ. The 2013 *Largo Town Center Approved Sector Plan and Sectional Map Amendment* recommends mixed-use office and institutional development at this site.
- (3) The requested amendments to the Largo Town Center development district standards are supported as follows:
 - (a) **Block Lengths:** The D-D-O standards (page 133) mandate that block lengths not exceed 450 feet unless a common access easement is provided mid-block. The development site sits at the end of a cul de sac. Its frontage on the cul de sac is less than 100 feet; otherwise, the site is landlocked. The Planning Board finds the proposed development should be exempted from this standard.
 - (b) **Frontage:** The D-D-O standards (page 138) require buildings to occupy 70 to 100 percent of the lot or block length, with no more than 25 percent of the building frontage set back from the build-to line (BTL). The setback is limited to 14 feet or less from the BTL. The applicant states that, given the shape and location of the site, meeting the frontage requirements would render the site undevelopable. The Planning Board concurs with the applicant's reasoning and supports their request for a modification of the building frontage standards.
 - (c) **Story and Clear Height Requirements:** The D-D-O standards (page 141) require a minimum clear floor height (floor to ceiling) of 14 feet and a minimum depth (first floor to second floor) of 20 feet for the ground floor of a commercial use. The standards set no minimum clear height for upper stories, but limits the upper story clear height to 18 feet. The applicant is requesting a modification to allow a clear floor height of 12 feet for the ground floor, in keeping with Hilton Brand design standards. The Planning Board finds no significant impact on the sector plan vision and, therefore, supports the applicant's request.
 - (d) **Surface Parking Lots and Structural Parking Garages:** The D-D-O standards (page 165) prohibit surface parking between a building frontage and a public street or right-of-way within the development district. The applicant requests a modification of this standard to allow street-adjacent

surface parking because of the property's location within a business office park where existing buildings are separated from the street by parking. The sector plan envisions the ultimate transformation of the current business park into a more urban and pedestrian-friendly development pattern with most, if not all, building frontages adjoining the sidewalk. However, the shape and location of the development site, in conjunction with the legitimate security concerns regarding hotel parking, render the prohibition on building-frontage parking impractical. Therefore, the Planning Board supports the applicant's request.

- (e) **Parking Space Requirements by Use:** The D-D-O standards (pages 166-167) mandate minimum and maximum parking ratios for uses outside of the TOD Core: Minimum 0.75 spaces/guest room, Maximum 1.0 space/guest room, Minimum 4.0 spaces/1,000 square feet meeting room space, Maximum 5.0 spaces/1,000 square feet meeting room space, and 10 spaces/1,000 square feet restaurant space. The applicant has calculated that a total of 273 parking spaces would be required for the existing and proposed hotels under the D-D-O standards. The applicant requests a modification of the parking standards to allow 250 parking spaces to serve both hotels, citing the site's location, the availability of shuttle services and public transportation, and the accessory restaurant use as justification for the request. The Planning Board agrees with the applicant that the sector plan promotes the use of alternative forms of transportation within the development district. These alternatives are encouraged through the creation of a more pedestrian- and bicyclist-friendly public realm, with less land given over to off-street surface parking. In addition, the integrated restaurant will not be a destination use, but will serve the patrons of the hotel. Therefore, the Planning Board supports the applicant's request.
- (f) **Free-Standing and Monumental Signs:** The D-D-O standards (page 173) prohibit freestanding and monumental signs taller than four feet, or that contain a sign area of more than 24 square feet. The applicant's request for a monumental sign is within the sign area dimensions and heights previously approved in the area. Therefore, the Planning Board supports the amendment request to allow a freestanding/monumental sign approximately 37.5 square feet in sign area and eight feet in height. The Planning Board also supports the applicant's request for a modification of the standard that currently prohibits most internally-lit signs to allow an internally-lit freestanding sign similar to that recently approved for the adjacent existing hotel.

- b. **Transportation Planning**—There are no underlying transportation conditions on the site per se. The site was part of a preliminary plan approved in 1986 which created two lots (Lot 46 and Lot 47). The preliminary plan indicates that the lots were to be used for office and hotel space. Based on the original approved 1986 preliminary plan for 11.79 acres, adequacy would have been found for 102,710 square feet of office space and a 140-room hotel. The combined trip cap for the two lots would be 280 AM and 274 PM peak-hour trips. Today the lots contain two existing hotels with 274 rooms combined. They generate 145 AM and 164 PM peak-hour trips.

The current proposal is for a 116-room hotel on part of Lot 46. This would generate 44 AM and 46 PM peak-hour trips based on ITE trip rates. The proposed use would therefore fall within the established trip cap. See table below.

Land Uses		AM Peak-Hour Trips			PM Peak-Hour Trips			Daily
Inglewood Business Comm.	Units or Square Feet	In	Out	Total	In	Out	Total	
Approved Use								
Office	102,710 square feet	185	21	206	38	152	190	N/A
Hotel	84,740 square feet	41	33	74	38	46	84	N/A
Trip Cap (1986)		226	54	280	76	198	274	N/A
Existing Use	165,490 square feet							
Two Hotels	274 rooms	80	65	145	74	90	164	N/A
Proposed Use	All-Suites Hotel							
One Hotel	116 rooms	24	20	44	21	25	46	N/A
Total Trips		104	85	189	95	115	210	N/A

D-D-O Zone Standards

The applicant is providing shuttle service to the Largo Metrorail Station to reduce auto dependency, one of the goals of the 2013 *Approved Largo Town Center and Sectional Map Amendment*. The Planning Board does not oppose the request to reduce the parking requirement for both lots from 256 to 250 parking spaces given the proposed shuttle service and public transportation in the area of the site.

Site Access Evaluation

On-site access will be provided from Basil Court via McCormick Drive. One access point, a commercial driveway will provide access to both the existing and proposed hotels. A pedestrian path, with a boardwalk is shown between the two lots which is desirable. On-site circulation and parking is acceptable.

Master Plan Roads

The site is adjacent to the Capital Beltway (I-95/495) which is a master plan freeway. No structures or development are shown within the right-of-way. Basil Court, a non-master plan road, is shown with 70 feet of right-of-way.

Conclusion

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

c. Trails—

- (1) The DSP application referenced above was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2013 *Largo Town Center Approved Sector Plan and Sectional Map Amendment* (sector plan) in order to implement planned trails, bikeways, and pedestrian improvements. Because the site does not require a preliminary plan of subdivision, it is not subject to Section 24-124.01 of the Subdivision Regulations or the "Transportation Review Guidelines, Part 2, 2013."
- (2) No master plan trails or bikeways impact the subject application. However, the Complete Streets section of the MPOT includes the following policies regarding sidewalk construction and the accommodation of pedestrians.

POLICY 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.

POLICY 2: All road frontage improvements and road capital improvement projects within the developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

The subject application includes a small amount of frontage along Basil Court. Basil Court already has a standard sidewalk provided along both sides for the entire length of the road. The submitted site plan also reflects two pedestrian connections (sidewalks and crosswalk markings) between the subject application and the existing hotel to the north).

- (3) The sector plan recommends bicycle parking at structured parking and surface parking lot locations. A small amount of bicycle parking is recommended consistent with the Parking Design Criteria copied below:

9. **Bicycle parking should be provided in structured parking garages and surface parking lots based on a site-by-site needs basis. Appropriate location, number of racks, and level of access for each facility depends on the anticipated use of the site or building. Conformance to LEED or similar federal, state, and county bicycle parking criteria is strongly encouraged.**

A small amount of bicycle parking is required per the approval of this application. Conformance to leadership in energy and environmental design (LEED) or similar standards is encouraged. The type and location of the bicycle parking should be shown on the DSP prior to certification.

- (4) From the standpoint of non-motorized transportation, it is determined that this plan is acceptable, fulfills the intent of applicable master plans and functional plans, fulfills prior conditions of approval, and meets the finding required for a DSP as described in Section 27-285, subject to the condition included in the approval of this application.

- d. **Subdivision Review**—The property is composed of Lot 46 which is the subject of Preliminary Plan of Subdivision 4-86040 Inglewood Business Community. The 8.12 acres of land was last platted as Lot 46 in 1986 in Plat Book NLP 130-20. Based on information provided by the applicant, the property was the subject of a foreclosure action in the Prince George's County Circuit Court that resulted in a division of Lot 46 into two parcels (CAE 95-00951 and 95-00952). That division of Lot 46 resulted in Parcel 1 containing 4.65 acres (Liber 10219 folio 690) and Parcel 2 containing 3.47 acres (Liber 10219 folio 685).

The division by the Circuit Court, pursuant to a foreclosure action, is exempt from a preliminary plan of subdivision. Therefore, the division of Lot 46 into two parcels by deed was a legal division pursuant to Section 24-107(c)(10). Because the division by the Court does not match the boundary proposed on the DSP, the applicant may adjust by deed, the common boundary line of new Parcel 1 and 2 to match the line of division reflected on the DSP. Once that lot-line adjustment by deed is recorded in land records the applicant should, by minor final plat, record the two lots. The minor final plat will contain the appropriate plat notes including reference to the PPS trip cap, and DSP notes, as discussed in Finding 16(b).

Due to the determination that the addition of the proposed hotel will not exceed the transportation trip cap associated with PPS 4-86040 for Lot 46, a PPS is not required for the proposed development, but a final plat is recommended.

The applicant has filed a companion Preliminary Plan of Subdivision 4-16012 to this DSP, which reflects the division of Lot 46 into two lots. Based on the transportation analysis and additional information, the applicant has indicated that they intend to withdraw the

pending PPS once the minor final plat is recorded. An order of the approvals of the DSP and minor final plat is not required. A condition requiring the applicant to file a minor final plat is included in the approval of this application.

There are no other subdivision issues. The applicant should note that the DSP and the final plat must match at the time of permit or all permits will be placed on hold until the DSP plans are corrected.

- e. **Permit Review**—Comments have either been addressed in revisions or in conditions in the approval of this application.
- f. **Environmental Planning**—
 - (1) The site is not subject to the environmental regulations in Subtitles 25 and 27 that became effective on September 1, 2010 and February 1, 2012, because the site has a DSP and TCPII approved prior to the current legislation, and this DSP and TCPII request is for a revision to these plans.
 - (2) There are 0.93 acre of existing woodlands on the gross tract. The majority of the site drains to the west to an existing low-lying drainage area currently flooded due to impoundment by beavers. This water then drains to the south through a network of wetlands and streams onto Lot 47. The site is within the Western Branch Watershed that drains into the Patuxent River Basin. The predominant soils associations found to occur on-site, according to the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), are the Collington-Wist complex; Udorthents, highway; and Urban land-Collington-Wist complex. Marlboro clay and Christiana complex are not identified on the property. According to the Sensitive Species Project Review Area (SSPRA) layer prepared by the Maryland Department of Natural Resources, Natural Heritage Program, there are no rare, threatened, or endangered species on or in the vicinity of this property. This site does not share frontage with any sections of roads designated as scenic or historic roads. The site is located within the Environmental Strategy Area 1 (formerly the Developed Tier) of the Regulated Environmental Protection Areas Map as designated by *Plan Prince George's 2035 Approved General Plan*. According to the *2005 Approved Countywide Green Infrastructure Plan*, the site is entirely outside of the designated network of the plan.
 - (3) A Natural Resources Inventory (NRI-082-07-01) approved on April 15, 2016 was submitted with the review package. The NRI verifies the presence of regulated environmental features such as wetlands, streams, steep slopes, 100-year floodplain, and associated buffers, which comprise the primary management area (PMA). The site contains no specimen, champion, or historic trees. No additional information is required with regard to the NRI.

- (4) Wetlands, a stream, and a 100-year floodplain are found to occur on this property. These features and the associated buffers comprise the PMA on the subject property in accordance with the Subdivision Regulations.

The Zoning Ordinance requires that the Planning Board finds: "...the site plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible" (27.239.02 (a)(6)(A)(iii)).

Impacts to regulated environmental features must first be avoided and then minimized. If impacts to the regulated environmental features are proposed, a statement of justification must be submitted in accordance with Section 27.239.02(a)(6)(A)(iii) of the Subdivision Regulations. The justification must address how each impact has been avoided and/or minimized. A letter of justification for the proposed impacts was date stamped as received on October 11, 2016 and is also associated with Preliminary Plan of Subdivision application 4-16012. The applicant proposes impacts for two stormwater outfalls and approval of an on-site retaining wall construction/maintenance area. Two exhibits showing these impacts were also submitted with this letter with the impacts identified as "PMA Impact Area 1" and "PMA Impact Area 2." Stormwater management outfalls may be considered necessary impacts if the site has been designed to place the outfall at a point of least impact.

Impact Area 1—This impact is for a new onsite storm water outfall for 0.02 acre and is located along the southeastern corner of the property.

Impact Area 2—This impact is for a new onsite storm water outfall. There are also very minimal impacts of 0.02 acre for a retaining wall and the required setback associated with future maintenance of the wall. This impact is located just to the north of Impact Area 1.

Based on the proposed limits of disturbance, the regulated environmental features have been preserved and/or restored to the fullest extent possible.

- (5) A Stormwater Management Concept Approval Letter (22508-2016-00) and associated plan were submitted with the application for this site. The approval was issued on July 29, 2016 from the Prince George County Department of Permitting, Inspections and Enforcement (DPIE). The approved plan proposes 13 micro-bioretenion facilities, two bioswales, two underground storage facilities, and a network of pipes and outfalls. The majority of the best management practices are directed to two proposed outfalls along the western side of the site through a network of wetlands and streams onto Lot 47. DPIE is requiring the proposed outfall system to be fortified with riprap/gabion protection. No stormwater management fee is required for on-site attenuation/quality control

measures. No additional information is required with regard to stormwater management.

- (6) The proposed hotel use will generate noise from vehicular traffic; however, the site is not surrounded by any residential properties. The site has frontage on the Capital Beltway, Landover Road and Basil Court. The proposed use is nonresidential; as such, the development is not required to be mitigated for road noise impacts. Consideration of attenuating the building to mitigate traffic-generated noise for residents is encouraged but not required. No additional information is required concerning noise for the subject property.
- g. **Historic Preservation**—The subject application will have no effect on identified historic sites, resources, districts, or known archeological sites.
- h. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—DPIE did not provide comments on the subject application.
- i. **Maryland State Highway Administration (SHA)**—SHA did not provide comments on the subject application.
- j. **Prince George's County Police Department**—The Police Department did not provide comments on the subject application.
- k. **Prince George's County Health Department**—The Health Department did not provide comments on the subject application. However, standard notes pertaining to dust and noise during construction are included in the approval of this application.
- l. **Washington Suburban Sanitary Commission (WSSC)**—WSSC did not provide comments on the subject application.
- m. **Washington Gas**—Washington Gas did not provide comments on the subject application.
- n. **Verizon**—Verizon did not provide comments on the subject application.
- o. **Potomac Electric Power Company (PEPCO)**—PEPCO did not provide comments on the subject application.
- p. **Prince George's County Fire/EMS Department**—The Fire/EMS Department did not provide comments on the subject application.
- q. **City of Glenarden**—The City of Glenarden did not provide comments on the subject application.

16. As required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP will, if approved with the conditions recommended below, represent 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.
17. As required by Section 27-285(b)(2) of the Zoning Ordinance, the subject DSP is also in general conformance with the previously approved conceptual site plan for this site.
18. Per Section 27-285(b)(4) of the Zoning Ordinance, which became effective on September 1, 2010, a required finding for approval of a DSP is as follows:
 - (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.**

Based on the proposed limits of disturbance, the regulated environmental features have been preserved and/or restored to the fullest extent possible.

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:

- A. The Planning Board APPROVED the following alternative development district standards for the 2013 *Approved Largo Town Center Sector Plan and Sectional Map Amendment* (with page numbers referenced in parenthesis following each standard):
 1. **Urban Design Criteria/Build-to Line (page 135):** To permit a build-to line (BTL) of approximately 227 feet.
 2. **Urban Design Criteria/Frontage (page 138):** To waive the building frontage occupancy requirement.
 3. **Urban Design Criteria, Frontage (page 138):** To waive the building recess setback requirement.
 4. **Architectural Design Criteria, Building Materials and Elements, Exterior Walls (page 162):** To allow a combination of exterior insulation finishing system (EIFS) and stone to be the predominant building material.
 5. **Architectural Design Criteria, Building Materials and Elements, Exterior Walls (page 162):** To allow the use of exterior insulation finishing system (EIFS) at a minimum height of 11.5 feet.

6. **Parking Design Criteria/ Surface Parking Lots and Structured Parking Garages (page 165):** To allow the surface parking design as proposed on the plan (no blocks are proposed).
 7. **Parking Design Criteria/ Surface Parking Lots and Structured Parking Garages (page 165):** To allow surface parking between the front of the building and the street.
 8. **Parking Design Criteria/ Surface Parking Lots and Structured Parking Garages (page 165):** To allow the approximate 16-foot setback for the surface parking area as proposed on the plan.
 9. **Parking Design Criteria/ Surface Parking Lots and Structured Parking Garages (page 165):** To waive the requirement for pedestrian access and lighting to mid-block parking (no blocks are proposed).
 10. **Parking Design Criteria, Parking Space Requirements by Use (pages 166–167):** To allow a parking reduction of 23 total parking spaces.
 11. **Signage Design Criteria/Freestanding and Monument Signs (pages 173–174):** To allow a monument sign of approximately 37.5 square feet in sign face area and eight feet in height in conjunction with a building under 100,000 square feet.
 12. **Architectural Design Criteria/Building Form (Page 159):** To allow the percentage of fenestration as proposed on the building elevations (a minimum of six percent for the ground floor and 11 percent for the upper floors).
 13. **Architectural Design Criteria, Building Materials and Elements (page 164):** To allow black vinyl-clad chain-link fencing around the perimeter of the 30-foot by 30-foot sports court.
- B. The Planning Board APPROVED the Type II Tree Conservation Plan (TCPII-063-08-01) and further APPROVED Detailed Site Plan DSP-89010-04 for the above-described land, subject to the following conditions:
1. Prior to certification, the detailed site plan (DSP) shall be revised, or additional information shall be provided, as follows:
 - a. A separate DSP and grading plan shall be provided and all plans shall be drawn at 30-scale.
 - b. The proposed gross floor area of the new hotel (86,075 square feet) shall be reflected consistently throughout the plans and general notes.

- c. The locations of the proposed retaining walls shall be clearly legible, and spot elevations shall be provided.
- d. The height of all fences and walls shall be provided on the site plan.
- e. The width of the access drives shall be indicated.
- f. The parking setback shall be shown on the plans.
- g. The proposed loading space shall be dimensioned on the site plan and a loading space shall be shown for the existing hotel.
- h. The parking schedule shall be revised to show the correct dimensions for the handicap parking spaces and the plan shall be revised to show the dimensions.
- i. Clarify on the sign detail sheet that the individual letters will be internally lit and include the D-D-O Zone calculation and allowable/proposed square footages for the entire sign face area.
- j. The signage detail sheet shall be revised to show the signage in color, and include the D-D-O Zone required calculation (rather than the Zoning Ordinance reference) and the total allowable square footage.
- k. The monument sign base shall be constructed of the same stone material and color provided on the hotel building.
- l. The previously approved freestanding sign (Detailed Site Plan DSP-89010-03) shall be labeled as "under construction."
- m. Provide color interior courtyard elevations.
- n. Provide an alternative color scheme for the exterior insulation finishing system (EIFS) that provides more contrast and complements the stone on the buildings.
- o. The following revisions shall be made to the landscape plan:
 - (1) Show an ornamental tree planted at the site entrance at Basil Court.
 - (2) The Tree Canopy Coverage worksheet shall be signed and dated by a licensed landscape architect.
 - (3) Revise the Section 4.3.1 landscape schedule to show conformance to the requirements.

- (4) Substitute the proposed dumpster enclosure material with a more durable material that complements the proposed building.
 - (5) Add a note indicating that "light fixtures will be full cut-off."
 - p. Provide site plan notes as follows:
 - (1) During the demolition/construction phases of this project, no dust shall be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.
 - (2) "During the demolition/construction phases of this project, the applicant shall conform to construction activity noise control requirements as specified in COMAR."
 - q. Provide a bicycle rack(s) accommodating a minimum of five bicycle parking spaces at the location shown on the DSP.
 - r. The Type II tree conservation plan (TCPII) shall be revised as follows:
 - (1) Show the correct existing woodland acreages in the TCPII worksheet per the approved natural resources inventory.
 - (2) Show all woodland areas within existing and proposed utility easements as cleared, and revise the TCPII worksheet as necessary.
 - (3) Complete the standard property owner's awareness certificate on the TCPII.
 - (4) Revise the worksheet as necessary.
- 2. Prior to approval of the final plat, a conservation easement described by bearings and distances shall contain the delineated primary management area except for any approved impacts, and shall be reviewed by the Environmental Planning Section. The following note shall be placed on the plat:

"Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed."

3. Prior to issuance of a grading permit, the applicant shall file a minor final plat for the two lots, which resulted from the Prince George's County Circuit Court action CAE 95-00951 and 95-00952. The final plat shall provide reference to Preliminary Plan of Subdivision 4-86040 (PGCPB Resolution No. 86-159), the court case, and include the following plat note:

"The proposed development within Lot 46 shall be limited to a mix of uses which will not generated more than 193 AM peak-hour trips and 189 PM peak-hour trips. Any development generating an impact greater than that identified herein shall require an additional preliminary plan of subdivision with a new determination of the adequacy of transportation facilities."

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

* * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Bailey, with Commissioners Washington, Bailey, Doerner, Geraldo, and Hewlett voting in favor of the motion at its regular meeting held on Thursday, November 10, 2016, in Upper Marlboro, Maryland.

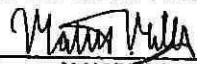
Adopted by the Prince George's County Planning Board this 1st day of December 2016.

Patricia Colihan Barney
Executive Director


By Jessica Jones
Planning Board Administrator

PCB:JJ:CF:rpg

APPROVED AS TO LEGAL SUFFICIENCY.


M-NCPPC Legal Department

Date 11/18/16