

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board has reviewed ROSP SE-4328/01 requesting a minor revision to the approved Special Exception Site Plan in accordance with Subtitle 27 of the Prince George's County Code; and

WHEREAS, after consideration of the evidence presented at the public hearing on February 21, 2002, the Prince George's County Planning Board finds:

- A. Location and Field Inspection: The property is a small, rectangularly shaped parcel on the north side of Baygreen Road. The property is developed with a three-story hotel which includes an outdoor pool and an asphalt parking area. Baygreen Road dead-ends into a cul-de-sac, approximately 650 feet west of the subject site. Baltimore Boulevard (US 1) is approximately 600 feet east of this property.
- B. History: The special exception application for the subject hotel was approved by the District Council on May 10, 1999.
- C. Master Plan Recommendation: The 1990 Master Plan for Subregion I recommends light- industrial use for the subject property.
- D. Request: The approved Special Exception site plan shows a total of four handicap parking spaces with two handicap parking spaces near the east corner of the building and two spaces near the west corner. The applicant wishes to revise the approved special exception site plan by relocating the four handicap parking spaces to the front of the building. The proposed revision reduces the parking spaces provided from 91 to 87, which still exceeds the minimum required number of 63.
- E. Neighborhood and Surrounding Uses: The property is surrounded by the following uses:
 - North - Offices along Laurel Lakes Court in the City of Laurel.
 - East - Auto service use in the I-1 Zone and Sonny's Surplus retail-commercial store in the City of Laurel.
 - South - Across Baygreen Road is Townsend Culinary, a food service facility/distributor in the I-1 Zone. A Days Inn hotel is located to the southeast at the corner of Baygreen Road and Baltimore Boulevard in the City of Laurel. Further south is undeveloped land in the City of Laurel that extends from the Townsend Culinary property to Contee Road.
 - West - Undeveloped land in the I-1 Zone.

F. Minor Change Provisions: Section 27-325(b) authorizes the Planning Board to grant minor revisions to approved special exception site plans for properties with five acres of land or less under the following circumstances:

(A) **Situation No. 1**

- (i) **There is a proposed increase in gross floor area of a building or in land area covered by a structure other than a building (over that approved on the original site plan) which is not greater than ten percent of the gross floor area or covered land area or 500 square feet, whichever is less; or**
- (ii) **There is a proposed relocation (in any direction) of any improvement (approved on the original site plan) which is not greater than ten percent of the distance to the boundary line of the Special Exception property or 20 feet, whichever is less.**

(B) **Situation No. 2**

- (i) **There is a proposed change in the design of a parking lot or loading area; or**
- (ii) **There is a proposed change in a landscape plan.**

The applicant's proposal to relocate the handicap parking spaces constitutes a change in the design of the parking area on the subject property which consists of 2.3 acres.

G. Specific Special Exception Requirements: Section 27-365(a) of the Zoning Ordinance sets forth the following criteria for approval of a hotel or motel in the I-1 Zone:

- (1) **The proposed use shall be located in an area which is, or is to be, developed with a concentration of industrial or office uses.**

Comment: The subject use is located in an area which contains a concentration of light-industrial and office uses. The property is adjacent to the City of Laurel's Laurel Lakes development. Immediately to the north along both sides of Laurel Lakes Court are flex/office and office buildings and undeveloped land where a proposed four-story independent elderly housing development is planned, all located in the City of Laurel. A Days Inn hotel is located at the entrance to the subdivision at the southwest quadrant of Braygreen Road and Baltimore Boulevard and is also in the City of Laurel. A Sunny's Surplus retail store is on the opposite corner from the Day's Inn and is in the City of Laurel. Across Baltimore Boulevard is an Amoco gas station at the northeast quadrant with Pinehill Street and the South Lakes Office Park. On the east property line is Gary's Automotive Service Center in the I-1 Zone. Across Braygreen Road to the south of the subject property is the Townsend Culinary light-industrial facility.

- (2) **The proposed use shall have frontage on, and direct vehicular access to, a street with a right-of-way width of at least 70 feet.**

Comment: Braygreen Road, on which the property has frontage, is a dedicated street with a 70-foot right-of-way. The hotel has direct vehicular access to Braygreen Road as shown on the site plan.

- (3) **The proposed use may include any of the following accessory uses. All accessory uses, and their square footages, shall be shown on the approved site plan. Notwithstanding any other requirement of this Subtitle, these accessory uses shall be permitted without obtaining a separate Special Exception:**

- (a) **Cocktail lounge or night club**
- (b) **Gift shop**
- (c) **Beauty shop**
- (d) **Barber shop**
- (e) **Auditorium**
- (f) **Recreational uses**
- (g) **Sauna, public spa or steam room**
- (h) **Solarium**
- (i) **Valet shop**
- (j) **Similar retail stores and consumer service establishments**
- (k) **Restaurant**
- (l) **Meeting facilities**
- (m) **Lobby and registration area**

Comment: The Hampton Inn includes a 622-square-foot meeting facility, a 3,612-square-foot lobby and registration area, and an outdoor pool. None of the other accessory uses listed above are proposed for the Hampton Inn.

- (4) **In reviewing the application, the District Council shall pay particular attention to surrounding existing and proposed land uses and the compatibility of the hotel or motel and its accessory uses with the surrounding area.**

Comment: The subject hotel use, and its accessory uses, are compatible with the adjacent uses in the surrounding area. The site will contain ample parking and loading spaces to accommodate its patrons. This hotel is located in close proximity to offices and is near a major arterial highway (US 1). The hotel is a three-story structure that is consistent with the adjacent low-rise office buildings.

- H. Parking Regulations: The parking schedule on the site plan correctly indicates that a minimum of 40 parking spaces are required for the subject 79-unit hotel (**@ one parking space per two units**). The subject hotel also contains a meeting room, which requires 12 parking spaces (**@ one space per four seats**), and eight parking spaces are provided for the lobby area (**@ one space per 1,000 square feet**). The total minimum required parking for the subject hotel is 63 spaces. The site plan also provides one loading space as required. The applicant provides 87 parking spaces, including three regular handicap parking spaces and one van-accessible handicap space.

The Permit Review Section, in a memo dated October 16, 2001, notes that an accessible route from the parking spaces for the physically handicapped to the building must be shown on the site plan. Therefore, the site plan must be revised accordingly.

- I. Landscape Manual Requirements: The subject revision of site plan does not involve the construction, enlargement or extension of a building and is, therefore, exempt from the requirements of the *Landscape Manual*. Staff notes that the landscape plan submitted with this application is consistent with the landscape plan approved under the original special exception application.
- J. Zone Standards: The site plan complies with the development standards for the I-1 Zone.
- K. Sign Regulations: The free-standing sign shown on the site plan is consistent with the sign shown on the approved special exception site plan. No new free-standing sign is proposed.
- L. Required Findings: **Section 27-317(a) of the Zoning Ordinance provides that a special exception may be approved if:**
 - (1) **The proposed use and site plan are in harmony with the purposes of this Subtitle.**
 - (2) **The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle.**
 - (3) **The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or in the absence of a Master Plan or Functional Master Plan, the General Plan.**
 - (4) **The proposed use will not adversely affect the health, safety or welfare of residents or workers in the area.**
 - (5) **The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood.**
 - (6) **The proposed site plan is in conformance with an approved Tree Conservation Plan.**

When the District Council approved the original special exception for the subject hotel, they found that this use met the above six general criteria. The proposed redesign of the parking lot for the existing hotel is very minor in nature. This parking lot will continue to provide convenient parking for handicapped patrons. With the recommended condition of approval, the subject use will continue to meet the specific and general special exception requirements.

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 and recommends APPROVAL of the above-noted application, subject to a condition that, prior to the issuance of permits, the site plan shall be revised to show a striped crosswalk leading from the handicap parking spaces to the hotel.

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

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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 Eley, seconded by Commissioner Brown, with Commissioners Eley, Brown, Lowe and Hewlett voting in favor of the motion, and with Commissioner Scott absent at its regular meeting held on Thursday, February 21, 2002, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 14th day of March 2002.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator