

The Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Development Review Division
 301-952-3530



Note: Staff reports can be accessed at www.mnccppc.org/pgco/planning/plan.htm.

Preliminary Plan 4-04108

| Application | General Data |
|---|---------------------------------------|
| Project Name: TOWNPLACE SUITES BY MARRIOTT Location: 900 feet south of Cherry Hill Road and Baltimore Avenue intersection, across from Hollywood Road. Applicant/Address: Baywood Hotels 7211 Hanover Parkway, Suite #C-D Greenbelt, MD. 20770 | Date Accepted: 07/06/04 |
| | Planning Board Action Limit: 01/07/05 |
| | Plan Acreage: 1.29 |
| | Zone: C-S-C |
| | Parcel: 1 |
| | Election District: 21 |
| | Planning Area: 66 |
| | Tier: Developed |
| | Council District: 01 |
| | Municipality: College Park |
| | 200-Scale Base Map: 212NE04 |

| Purpose of Application | Notice Dates |
|------------------------|--|
| COMMERCIAL SUBDIVISION | Adjoining Property Owners Previous Parties of Record 05/11/04 Registered Associations: |
| | Sign(s) Posted on Site: N/A |

| Staff Recommendation | | Staff Reviewer: Tom Lockard | |
|----------------------|--------------------------|-----------------------------|------------|
| APPROVAL | APPROVAL WITH CONDITIONS | DISAPPROVAL | DISCUSSION |
| | | X | |

December 29, 2004

MEMORANDUM

TO: The Prince George's County Planning Board

FROM: Tom Lockard, Subdivision Section

SUBJECT: Preliminary Plan 4-04108
Townplace Suites By Marriott, Lot 1
Recommendation of Disapproval

The property is located on the west side of Baltimore Avenue (US 1), 900 feet south of Cherry Hill Road in the City of College Park. The property is 1.29 acres and zoned C-S-C. The applicant is proposing to combine two parcels (Tax Map 25, Grid E-2, P.32 and P. 33) into one parcel for the construction of a five-story hotel.

The preliminary plan was filed by the applicant and accepted for review on July 6, 2004. A Subdivision Review Committee (SRC) meeting was held on July 30, 2004. The applicant did not appear at that meeting. During the month of August, referral comments were faxed to the applicant's engineer. The applicant was advised that it was their responsibility to keep current with the contents of the case file and that failure to provide additional information in a timely manner could result in an unfavorable recommendation to the Planning Board. The applicant was advised that the tentative Planning Board date was set for October 14, 2004.

On October 1, 2004, the applicant submitted a request for a 70-day waiver in accordance with Section 24-119(d)(4) of the Subdivision Regulations. The preliminary plan was rescheduled for the December 16, 2004, Planning Board hearing. It was anticipated that this additional time frame would afford the applicant time to submit the information requested, including a traffic study and revised plans addressing environmental issues. At the time of the granting of the 70-day waiver the applicant had not submitted any of the additional information requested at the July 30, 2004, SRC meeting. To date, none of the information has been submitted, nor has the site been posted for public hearing.

This preliminary plan of subdivision will reach the end of its 140-day limit on January 7, 2005. The preliminary plan proposed is a significant development on land that contains environmental features that should be preserved to the fullest extent possible and is located on a major thoroughfare. Adequate information and time to review that information are essential. Due to the lack of base information necessary for review and the lack of adequate public notice, staff is compelled to recommend:

DISAPPROVAL OF PRELIMINARY PLAN 4-04108 AND TYPE I TREE CONSERVATION PLAN TCPI/65/04.