



*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

## Detailed Site Plan

**DSP-03078/02**

Application	General Data
<b>Project Name:</b> Melwood Hotel, Parcel A  <b>Location:</b> On the north side of Marlboro Pike, approximately 1,800 feet east of its intersection with Dower House Road.  <b>Applicant/Address:</b> Vipul Patel 3131 Branch Avenue Temple Hills, MD 20748	Date Accepted: 07/03/2008
	Planning Board Action Limit: Waived
	Plan Acreage: 1.7
	Zone: C-S-C
	Hotel Rooms: 70
	Square Footage: 3,335
	Planning Area: 77
	Tier: Developing
	Council District: 09
	Municipality: N/A
	200-Scale Base Map: 207SE08

Purpose of Application	Notice Dates
Revising the architecture of the hotel and the adjacent "Meadows Market" and increasing hotel from 57 to 70 rooms.	Adjoining Property Owners Previous Parties of Record Registered Associations: 05/21/2008 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 09/19/2008

Staff Recommendation		Staff Reviewer: R. Grover, A.I.C.P.	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-03078/02, Melwood Hotel

The Urban Design staff has reviewed the detailed site plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions as described in the recommendation section of this report.

EVALUATION

The detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the Zoning Ordinance in the C-S-C Zone.
- b. The requirements of Preliminary Plan of Subdivision 4-02041 (PGCPB No. 02-212).
- c. The requirements of the *Prince George's County Landscape Manual*.
- d. The requirements of Detailed Site Plans DSP-03078, and DSP-03078/01, Melwood Hotel.
- e. The requirements of the Prince George's County Woodland Conservation and Tree Preservation Ordinance.
- f. Referral comments.

FINDINGS

Based upon the analysis of the subject application, the Urban Design staff recommends the following findings:

1. **Request:** The application requests revision of the architecture for the hotel and adjacent "Meadows Market" and increasing the room count in the hotel from 57 to 70 rooms.
2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	C-S-C (Commercial Shopping Center)	C-S-C (Commercial Shopping Center)
Use(s)	Hotel and Restaurant/Store	Hotel* and Restaurant/Store
Acreage	1.70	1.70
Parcels	1	1
Building Square Footage/GFA	3,335	3,335

\*Hotel has been issued a temporary Certificate of Use and Occupancy.

## OTHER DEVELOPMENT DATA

	REQUIRED	PROPOSED
Total parking spaces	50	56
of which handicapped spaces	2	4
Standard spaces (9.5' x 19')	N/A	54 (Restaurant/Store and Hotel)
Compact spaces (8.0' x 16.5')	N/A	2
Loading spaces	2	2

3. **Location:** The site is in Planning Area 77, Council District 9. More specifically, it is located at 9400 Marlboro Pike, on the north side of the travelway, approximately 1,800 feet east of its intersection with Dower House Road.
4. **Surroundings and Use:** The subject property is bounded on the north by MD 4, on the east by the Melwood Shopping Center (currently occupied by a church), and on the west by commercially zoned, vacant land. An existing market is located on the front of the subject property. Much of the land in the immediate vicinity of the subject site is wooded and vacant.
5. **Previous Approvals:** The property is subject to Preliminary Plan of Subdivision 4-02041 and Detailed Site Plan DSP-03078. Detailed Site Plan DSP-03078/01 was accepted on May 11, 2007 and withdrawn by the applicant on September 20, 2007.
6. **Design Features:** The site fronts on both Pennsylvania Avenue (MD 4) and Marlboro Pike, though vehicular access is only provided from Marlboro Pike. The market/restaurant is located along the Marlboro Pike frontage, the hotel is in the west central portion of the site, and a stormwater management pond is located on the Pennsylvania Avenue frontage. Parking for the project is provided along the Marlboro Pike frontage, behind the market/restaurant, on the eastern side of and behind the hotel. A transformer surrounded by yellow painted bollards is located directly in front of the hotel. The proposed architecture, which is for the most part constructed, varies somewhat from the original Planning Board-approved architecture for the project.

The changes to the architecture include variations in signage, fenestration, architectural details and materials for the project. The changes in signage include the deletion of a ground mounted sign and replacement of the individual building mounted channel letter signage with a more standard back lit signs. Please note that, as in the original design, there is one sign on both the north and south, or rear and front, façades. Notable changes to the fenestration include the deletion of the clearstory on the front and side of the hotel and no pedestrian entrances on the side or rear of the hotel, the addition of dormers to the roofline, as well as an enhancement in the design of the lintels. Changes in materials include the usage of brick on the first story of the hotel instead of pre-cast concrete. Please refer to the attached "Appendix A" for a complete inventory of the changes to the architectural plans originally approved for the project.

Light fixtures throughout have been changed from the original lantern shape to round globes. In addition, the interior architecture of the hotel was revised to include 70 rooms instead of the originally approved 57 rooms. This modification did not affect the footprint of the hotel.

## COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the

requirements in the C-S-C Zone and the site plan design guidelines of the Zoning Ordinance.

- a. The subject application is in conformance with the requirements of Section 27-454 of the Zoning Ordinance which governs permitted uses in commercial zones. The proposed hotel and restaurant are also in conformance with Section 27-461 of the Zoning Ordinance that stipulates permitted uses in the C-S-C Zone.
  - b. The proposal is also in conformance with the requirements of Section 27-462, of the Zoning Ordinance, regarding additional regulations for development in commercial zones.
8. **Preliminary Plan of Subdivision 4-02041:** The proposed revisions that are the subject of this application do not affect the previous findings of conformance with the requirements of Preliminary Plan of Subdivision 4-02041 and therefore its approving resolution PGCPB 02-212.
  9. **Detailed Site Plans DSP-03078 and DSP-03078/01:** Staff has reviewed the requirements of the original approval for the hotel, including the renovation of the “Meadows Market” and finds it to be in conformance with the requirements of Detailed Site Plan DSP-03078. Detailed Site Plan DSP-03076/01 was withdrawn before the approval stage and therefore did not create binding requirements applicable to the subject project.
  10. **Prince George’s County Landscape Manual:** The proposed plan is not in conformance with the requirements of the *Prince George’s County Landscape Manual* with respect to Section 4.3(b) Parking Lot Requirements. Therefore, staff has suggested and a recommended condition below would require that the three parking spaces located proximate to the stormwater management pond in the northwestern corner of the site be eliminated, bringing the plan into conformance with Section 4.3. Since there is a surplus of three parking spaces provided, their removal would not affect compliance with the Zoning Ordinance mandated parking and loading requirements.
  11. **Woodland Conservation and Tree Preservation Ordinance:** The property is exempt from the requirements of the Woodland Conservation and Tree Preservation Ordinance because it is more than 40,000 square feet in area, contains less than 10,000 square feet of woodland, and there are no previously approved tree conservation plans for the site.
  12. **Referral Comments:**

**Transportation**—In comments dated July 18, 2008, the Transportation Planning Section stated that the proposal is within the limitation established by Condition 12 of the subdivision, and the plan complies with Condition 11. Furthermore, he stated access and circulation are acceptable. In conclusion, he stated that for the foregoing reasons, the subject detailed site plan is acceptable from the standpoint of transportation.

**Permits**—In a memorandum dated July 18, 2008, the Permit Review Section offered numerous comments that have been addressed by revisions to the plans or in the recommended conditions below.

**State Highway Administration (SHA)**—In a letter dated July 28, 2008, the State Highway Administration stated that since access to the site is from Marlboro Pike, full build and occupancy of the hotel shown on the detailed site plan will have negligible impact on the state road network.

**Urban Design Analysis of the Proposed Architectural Modifications**—Architectural enhancements balance any loss in the overall architectural quality of the project. Therefore, although the applicant deviated from the prior approved plans for the project, staff recommends that the architecture as-built be approved for the subject project. The increase in the number of rooms has been reviewed by the Permit Section and Transportation Planning Section and has been found to have no significant impact on the surrounding transportation network or compliance with parking requirements.

13. As required by Section 27-285(b) of the Zoning Ordinance, the detailed site plan represents a reasonable alternative for satisfying the Site Design Guidelines of Subtitle 27, Part 3, Division 9, without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.

## RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-03078/02, Melwood Hotel, subject to the following conditions:

1. Prior to signature approval of the plans, the applicant shall:
  - a. Eliminate the three parking spaces located proximate to the stormwater management pond in the northwestern corner of the site, thereby eliminating the need for compliance with Section 4.3 of the Landscape Manual.
  - b. Repaint the bollards a neutral color to match the color utilized on the hotel and screen the transformer and bollards in accordance with the attached Landscape Plan (Staff's Exhibit 1).
  - c. Complete painting started but not yet completed on the market, coordinating the color of the windows to match the color of the adjacent wall area.
  - d. Complete all other design details to bring the constructed elevations into conformance with the elevations of the hotel and market as presented to the Planning Board at their January 15, 2009 public hearing.

# APPENDIX A

	Approved Architecture	As-built Architecture
<b>Front Elevation- Hotel</b>	Glazed and detailed clearstory above the front entrance to the hotel, with EIFS under the eaves as a back drop to a sign composed of individual channel letters.	Brick above the front entrance to the hotel. No differentiation of materials to provide a back drop for the sign. Sign, instead of being comprised of individual channel letters, is a single back-lit sign.
	One set of double glass doors and a single glass door are indicated.	One set of double glass doors and a single solid painted door is indicated.
	The front elevation has three windows on its left portion.	The front elevation has two windows on its left portion.
	The windows have straight lintels.	The windows have a row lock of brick with a central keystone.
	Pre-cast concrete is shown on the water table of the front façade.	The water table is bricked in a darker color brick instead of pre-cast concrete.
	Pre-cast concrete is utilized above and between the doors.	Brick is utilized above and between the doors.
	It is unclear if the circular motif is included under the front entranceway's portico.	The circular motif is clearly shown immediately under the eave of the lower roof over the front entranceway.
<b>Rear Elevation-Hotel</b>	Mechanical equipment nor surrounding bollards are not indicated. EIFS under the eaves as a back drop to a sign composed of individual channel letters.	A transformer surrounded by yellow-painted bollards is included in front of the hotel. No differentiation of materials to provide a back drop for the sign. Sign, instead of being comprised of individual channel letters, is a single back-lit sign.
	First story is sheathed in pre-cast concrete.	First story is a darker brick color than the rest of the façade.
	Rear elevation shows one double and a second triple door entrance/exit on the first level.	Rear elevation shows no entrance or exit doors. In place of the main three-door entrance is a three-sectioned window, approximately the same width as the larger clearstory window above it.
	Rear elevation indicates three windows with straight lintels.	Rear elevation indicates two windows with a rowlock lintel and a central keystone.
<b>Right Side Elevation-Hotel</b>	The right side elevation indicates a triple door entrance, with steps to accommodate the grade and a second story clearstory window above it.	The right side elevation indicates no pedestrian entrance or clearstory window.
	The water table on the right side elevation is sheathed in precast concrete and used on a level trajectory to the back of the hotel.	The water table on the right side elevation is sheathed in a darker brick and used on a level trajectory to the back of the hotel.
	The area directly under the eaves on the protruding element on the left side of the façade where the circular motif is evident is entirely EIFS.	The area directly under the eaves on the protruding element on the left side of the façade where the circular motif is located is primarily EIFS with a small portion of brick on either end.
	Flags are indicated at four locations protruding from the façade.	There are no flags indicated.
	All the windows have straight lintels.	Most of the windows have a rowlock lintel with a keystone.
	The roof has no lintels.	The roof has three lintels with two windows in each.
<b>Left Side Elevation-Hotel</b>	The architecture of the left side elevation is substantially the same as the right side, with slight variations to the glazing of the 1 <sup>st</sup> and 2 <sup>nd</sup> stories of the protruding portion of the building.	The variations to the left side elevation are similar to those of the right side elevation except there was never any pedestrian access envisioned on this façade, though a large picture window, envisioned in the original architecture has been

		replaced with two standard type windows. The enhancements of the row lock with keystone lintels, the windowed dormers and the additional brick are evident on this façade similarly to the right side elevation.
<b>Front Elevation-Meadows Market</b>	Two signs on the first level of the building.	Two signs of slightly larger size are indicated on the lower of the two roofs of the structure.
	Two sets of paired windows, located partially on and partially above the water table are included on the first level of the building.	One set of paired windows included entirely on the sided portion of the first level of the building is indicated.
	Single windows are more individually articulated and do not have bars.	Windows appear more as if each paired set are a single window and have bars.
	Window boxes for potted flowers provided.	Window boxes for potted plants/flowers not provided
<b>Rear Elevation-Meadows Market</b>	Lights were located on the central protruding element and on either side of a picture window.	Lights are more evenly distributed along the expanse of the rear façade. The picture window has been replaced by a roll-up door.
	Single windows are more individually articulated and do not have bars.	Windows appear more as if each paired set are a single window and have bars. Shape and placement are slightly different.
	There is no pedestrian entrance on the left side of the façade.	A brown-red colored service door is indicated on the left side of the façade.
<b>Right Side Elevation-Meadows Market</b>	Three chimneys were indicated in the original design.	Only one chimney is indicated on the right side of the roof.
	Arcade was open to the ground, allowing pedestrians to walk through.	Arcade is only open to the water table allowing visibility through.
	There are two windows on the upper story that do not have bars.	The upper story has an additional paired set of windows. These and the other two windows on the upper story have bars.
	There is one pair of windows and three smaller windows on the first story.	There is one pair of windows without bars and two smaller windows, with bars on the first level.
	There are three chimneys indicated.	There are two chimneys indicated.
	There is a louvered vent on both the upper and lower story of this façade	There is only a louvered vent on the upper story of this façade.
	The portion of the façade above the water table, but below the second story to the right of the rearmost chimney is sided instead of brick.	The entire first story is bricked.
<b>Left Side Elevation-Meadows Market</b>	The rear-most portion of the façade is approximately 2/3 sided and 1/3 brick.	The rear-most portion of the façade is approximately 2/3 bricked and one third sided
	A glass door is indicated at the rear most portion of the façade.	A brown painted door is indicated at the rear most portion of the façade.
	One chimney is indicated centrally to the face on the topmost roof.	Two chimneys are indicated one on the left side of the topmost roof (slightly higher than the one originally approved) and one extending up from ground level on the right side of the façade. This second chimney is sided instead of bricked.
	Single window shape on the first level is square and they are irregularly placed.	Single window shape on the first level is rectangular, the windows have bars and they are more irregularly placed.
	Windows on the second level do not have bars.	Windows on the second level are somewhat differently placed and have bars.
	Arcade was open to the ground, allowing pedestrians to walk through.	Arcade is only open to the water table allowing visibility through.