

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

March 5, 2008

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Susan Lareuse, Planner Coordinator

SUBJECT: Detailed Site Plan DSP-06069
Marriott Hotels at Bowie—Melford

Additional Staff Findings:

1. **Section 27-548**—Section 27-548 includes regulations for the M-X-T Zone. The requirements relevant to the subject project are included in bold faced type below and are followed by staff's comment:

(a) Maximum floor area (FAR):

- (1) Without the use of the optional method of development –0.40 FAR; and**
- (2) With the use of the optional method of development —0.80 FAR.**

Comment: Section 27-548(a) limits the development within the M-X-T Zone to a maximum floor area ratio (FAR) of 0.40, unless an applicant proposes use of a specified optional method of development, which would increase it to a maximum of 8.00. Further, Section 27-548(e) indicates that the floor area ratio shall be applied to the entire property that is the subject of the conceptual site plan. The following chart lists all development within the Melford development for use in calculating floor area ratio:

| SDP/DSP | Development Quantity | Status |
|----------------|-----------------------------------|---------------|
| Pre-1998 | 240,000 sq. ft. | Built |
| SDP-0103 | 153,250 sq. ft. | Built |
| SDP-0104 | 300,000 sq. ft. | Approved |
| SDP-0201 | 83,680 sq. ft. | Built |
| SDP-0203/01 | 81,600 sq. ft. | Approved |
| SDP-0405 | 136,957 sq. ft. | Approved |
| DSP-07072 | 24,375 sq. ft. | Pending |
| DSP-06096 | 362 room hotel 253,289 sq. ft. | This Plan |
| Total | 1,273,151 sq. ft. | |

The floor area ratio, including all approved and pending development on the 334.1-acre Melford site and reflected on the chart above, is .0874, well within the M-X-T Zone 0.40 maximum floor area ratio requirement. Future detailed site plans for the Melford development should include an updated FAR development chart and a recalculation as necessary of the floor area ratio to demonstrate conformance to Section 27-548. A condition of approval requiring such information is included in the recommendation section of this report.

2. The following chart is updated and corrected from the original chart demonstrating conformance to the trip cap.

| SDP | Development Quantity | Status | AM Trip Generation | PM Trip Generation |
|------------------|--------------------------|------------------|--------------------|--------------------|
| SDP-0103 | 153,250 sq. ft. | Built | 112 | 115 |
| SDP-0104 | 300,000 sq. ft. | Approved | 600 | 555 |
| SDP-0201 | 83,680 sq. ft. | Built | 127 | 118 |
| SDP-0310 | 300,980 sq. ft. | Withdrawn | 0 | 0 |
| SDP-0203/01 | 81,600 sq. ft. | Approved | 163 | 151 |
| SDP-0402 | 62,440 sq. ft. | Approved | 97 | 89 |
| SDP-0405 | 234,000 sq. ft. | Approved | 300 | 284 |
| DSP-07072 | 24,375 sq. ft. | Pending | 168 | 122 |
| DSP-06096 | 253,289 sq. ft. | This Plan | 235 | 290 |
| Total | 1,493,614 sq. ft. | | 1802 | 1724 |

Revised Staff Conditions:

1. The retaining wall proposed along Old Crain Drive located within the PUE shall be relocated and adjusted such that it is clearly outside of the PUE.