

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-06096  
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:

<b>SDP/DSP</b>	<b>Development Quantity</b>	<b>Status</b>
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	Withdrawn	0	0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
<b>DSP-06096</b>	<b>253,289 sq. ft.</b>	<b>This Plan</b>	<b>235</b>	<b>290</b>
Total	<b>1,493,614 sq. ft.</b>		<b>1802</b>	<b>1724</b>

#### **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.