



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

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# Detailed Site Plan

## 6192 Oxon Hill Hotel

# DSP-19033

REQUEST	STAFF RECOMMENDATION
Convert an existing 54,600-square-foot, five-story office building into a 100-room hotel	APPROVAL with conditions

<b>Location:</b> On the south side of MD 414 (Oxon Hill Road), approximately 2,100 feet east of its intersection with Livingston Road.	
Gross Acreage:	1.63
Zone:	C-O
Dwelling Units:	N/A
Gross Floor Area:	N/A
Planning Area:	76B
Council District:	08
Election District:	12
Municipality:	N/A
200-Scale Base Map:	208SE02
<b>Applicant/Address:</b> 6192 Oxon Hill West 122 West Woodlawn Road Charlotte, NC 28217	
<b>Staff Reviewer:</b> Andrew Bishop <b>Phone Number:</b> 301-952-4897 <b>Email:</b> Andrew.Bishop@ppd.mncppc.org	



Planning Board Date:	12/03/2020
Planning Board Action Limit:	12/16/2020
Staff Report Date:	11/18/2020
Date Accepted:	07/07/2020
Informational Mailing:	5/15/2020
Acceptance Mailing:	7/06/2020
Sign Posting Deadline:	11/03/2020

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THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-19033  
6192 Oxon Hill Hotel

The Urban Design staff has completed the review of the subject application and appropriate referrals. The following evaluation and findings lead 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 Prince George's County Zoning Ordinance for the Commercial Office (C-O) Zone and the site design guidelines;
- b. The requirements of the 2010 *Prince George's County Landscape Manual*;
- c. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- d. The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- e. Referral comments.

**FINDINGS**

Based upon the evaluation and analysis of the subject application, the Urban Design Section recommends the following findings:

1. **Request:** The subject detailed site plan (DSP) application proposes to convert an existing 54,600-square-foot, five-story office building into a 100-room hotel.

2. **Development Data Summary:**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone	C-0	C-0
Use	Office	Hotel
Gross Acreage	1.63	1.63
Parcels/Lots	1	1
Gross Floor Area (GFA) of Building	54,600 sq. ft.	54,600 sq. ft.

PARKING DATA

<b>Use</b>	<b>Required</b>	<b>Provided</b>
100-Room Hotel @ 1 space/2 Rooms*	50	
<b>Ground Level Parking Spaces</b>		
Standard		73
Compact		0
Handicap-Accessible		4
<b>Basement Level Parking Spaces</b>		
Standard		17
Compact		62
Handicap-Accessible		3
<b>Spaces within Master-Planned Right-of-way ***</b>		
Standard		-23
Compact		-18
Handicap-Accessible		-1
<b>Total **</b>	<b>50 Spaces</b>	<b>117 Spaces</b>
Standard parking spaces (9.5 ft. x 19 ft.)		67
Compact parking spaces (8.0 ft. x 19 ft.)**		44
Handicap-Accessible parking spaces (16 ft. x 19 ft.)		6
<b>Loading Spaces</b>	<b>1</b>	<b>1</b>

**Notes:** \*The parking and loading schedule is incorrect and lists the wrong number of required and proposed parking spaces and should be corrected.

\*\*Up to one-third of the required number of parking spaces in any parking lot may be compact car spaces. Pursuant to Section 27-559(a) of the Zoning Ordinance, any parking spaces provided in any lot, in excess of the number required, may also be compact car spaces.

\*\*\*The parking spaces proposed within the master-planned right-of-way of A-68, at the southern end of the property, cannot be counted toward the total number of proposed parking spaces and are subtracted from the total number of spaces.

3. **Location:** The subject property is known as Parcel 236, is located in Tax Map 96, Grid C4, and on the south side of MD 414 (Oxon Hill Road), approximately 2100 feet east of its intersection with Livingston Road. Specifically, the property is located at 6192 Oxon Hill Road, in Planning Area 76B, in Council District 8.

4. **Surrounding Uses:** The subject property is bounded to the east and west by professional office space in the Commercial Office (C-O) Zone; north by the public right-of-way of MD 414; and south by vacant property in the Multifamily Medium Density Residential-Condominium (R-18C) Zone.
5. **Previous Approvals:** The site is currently improved with an office building, which was constructed between 1965 and 1977. The site has never been the subject of a preliminary plan of subdivision (PPS). In accordance with Section 24-111(c) of the Subdivision Regulations, a PPS is not required at this time because the development proposed in this application is less than 5,000 square feet of gross floor area. Alternative Compliance, AC-90119, was approved on October 3, 1990 for relief from Sections 4.3 and 4.7 of the 2010 *Prince George's County Landscape Manual* (Landscape Manual).

In addition, the property is the subject of Stormwater Management (SWM) Concept Plan 54370-2019-00, which was approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) on February 13, 2020, and is valid until February 13, 2023.

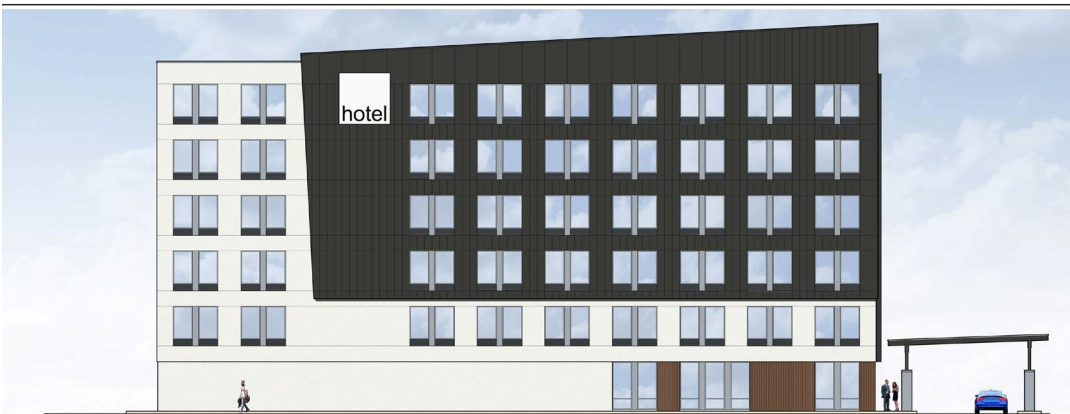
6. **Design Features:** The applicant proposes to convert the existing 54,600-square-foot, five-story, office building to a 100-room hotel. The property is generally rectangular in shape and is accessed by a two-way drive aisle from MD 414, and an ingress/egress easement located on Parcel A to the east. Parking for the property is provided on an existing two-story parking deck that surrounds the building and is proposed to remain. The property slopes to the south, and the basement level of this parking structure is accessed in the southeast corner of the property via the ingress/egress easement on the adjacent Parcel A. The building is centrally located on the site and its main entrance, with porte cochere and drop-off area, face MD 414. Angled parking continues on the top floor of the parking deck and surrounds the building with a one-way drive aisle. The drop-off area in the front of the building includes a landscape area and a sidewalk providing access to MD 414. The site is further improved with a 6-foot-high, board-on-board fence on the southern boundary of the site to screen the property from the adjacent residentially zoned property. In addition, it is noted that the site is impacted by the master-planned right-of-way of A-68, which is a 100-foot right-of-way located on the southern portion of the site.

### **Architecture**

The conversion of the building will include façade improvements. The proposed architectural design of the building is contemporary and includes a flat roof with a raised parapet on the north, east, and west elevations that hides rooftop equipment. Architectural interest on the building is provided through the application of different building volumes, massing, architectural design elements, and building materials. The exterior of the building is finished with a mix of materials in different shades of gray and cream stucco, and accents of fiber cement board that is designed to look like wood in varying heights on all sides of the building.



**Figure 1: Proposed North and West Elevations**



**Figure 2: Proposed South and East Elevations**

### **Lighting**

The photometric plan submitted with this application shows building-mounted and existing pole-mounted lighting are proposed on the site, and generally provide sufficient lighting levels to illuminate the site's access, drive aisles, building entryways, and walking paths, and complement the building's façade. However, at the building entrance and the northeast corner of the building, lighting levels drop below recommended levels. In addition, it is noted that details have not been provided for the pole proposed with the pole-mounted lighting and should be provided for clarification. Therefore, conditions have been included herein, requiring the applicant to include improved lighting levels at the building entrance and in the northeast corner, and to provide details and specifications for the proposed light pole.

### **Signage**

Two back-lit, building-mounted signs are shown on the north and east elevations and are approximately 10 feet by 10 feet and will feature the hotel's name and logo. Section 27-613 of the Zoning Ordinance states that the total area of all the signs on a building shall not be more than two square feet for each one lineal foot of width along the front of the building containing the principal entrance, and may not exceed 100 square feet in the C-O Zone. The building width along MD 414 is 66 feet and allows 100 square feet of total signage on the property. The area of proposed signage appears to exceed the allowed square footage, and details are still needed. A condition requiring details showing conformance to Section 27-613 is included herein.

### **Loading and Trash Facilities**

One loading space is required for the hotel and is proposed near the main entrance. Weight limitations on top of the parking structure limit the location of this loading area; therefore, it is proposed off the parking structure. It is noted that the proposed location could accommodate a tractor trailer or emergency vehicle if necessary. The trash facilities are located in the northwest corner of the site and are screened by a 6-foot-high board-on-board fence. This enclosure and loading area are further screened by landscaping and are acceptable.

## **CONFORMANCE WITH EVALUATION CRITERIA**

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the C-O Zone and with the site design guidelines of the Zoning Ordinance.
  - a. The subject application is in conformance with the requirements of Section 27-461(b) of the Zoning Ordinance, which governs uses in commercial zones. The proposed hotel is a permitted use in the C-O Zone, subject to Footnote 22, which requires a DSP if it is abutting land in a residential zone. It is noted that this site is abutting vacant property in the R-18C Zone, and this application has been filed in fulfillment of this requirement.
  - b. The DSP shows a site layout that is consistent with the requirements of Section 27-462(b) of the Zoning Ordinance and meets the specific regulations for development in commercial zones relating to setbacks.

c. The DSP is in general conformance with the applicable site design guidelines, as referenced in Section 27-283 and contained in Section 27-274 of the Zoning Ordinance. For example, vehicular and pedestrian circulation is designed to be safe, efficient, and convenient for both pedestrians and drivers; grading will be minimized to avoid clearing, to the extent practicable, and all disturbed areas will be restored; and the architecture proposed for the building is constructed of durable, low-maintenance materials and employs a variety of architectural features and designs, such as window and door treatments, projections, colors, and materials.

**8. 2010 Prince George’s County Landscape Manual:** The application is exempt from the Landscape Manual because it meets the requirements of Sections 1.1(d), and 1.1(g)(4). The site improvements proposed by the subject application are limited to interior and façade renovations and restriping of the parking lot.

However, it is noted that the property is the subject to Alternative Compliance, AC-90119, which was approved on October 3, 1990. AC-90119, requested relief from Sections 4.3 and 4.7 of the Landscape Manual. Specifically, the application was required to provide a 6-foot-high, board-on-board fence and additional plant material on the site. This DSP is in general conformance with the previous approval relative to the fence and plantings, including planters on the parking deck. However, the 3-foot by 3-foot planters proposed will not be large enough to support the healthy growth of the proposed crape myrtle trees. As conditioned herein, larger planters should be used to accommodate the proposed ornamental trees, or an alternative species of tree should be used that will tolerate the confined soil volume.

**9. 2010 Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance:** The subject DSP is exempt from the Woodland and Wildlife Habitat Conservation Ordinance because the site has less than 10,000 square feet of existing woodlands on the site, and the property has no previous tree conservation plan approvals. In addition, a Standard Letter of Exemption, S-005-2018, was issued for the property on January 5, 2018.

**10. Prince George’s County Tree Canopy Coverage Ordinance:** Section 25-128 of the Prince George’s County Code requires a minimum percentage of tree canopy coverage (TCC) on projects that propose more than 5,000 square feet of disturbance or increase gross floor area. The subject application does not propose any disturbance or an increase in gross floor area and therefore, is exempt from TCC requirements. A note should be provided on the plan, as conditioned herein, to clearly indicate the exemption.

**11. Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows:

a. **Historic Preservation**—In a memorandum dated July 13, 2020 (Stabler to Bishop), incorporated herein by reference, the Historic Preservation Section noted that a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. The subject property does not contain, and is not adjacent to, any Prince George’s County historic sites or resources. This proposal will not impact any historic sites, historic resources, or known archeological sites.



- b. **Community Planning**—In a memorandum dated September 1, 2020 (Lester to Bishop), incorporated herein by reference, the Community Planning Division offered a discussion of the DSP’s conformance with *Plan Prince George’s 2035 Approved General Plan*, and noted that pursuant to Part 3, Division 9, Subdivision 3 of the Zoning Ordinance, master plan conformance is not required for this application.
- c. **Transportation**—In a memorandum dated November 2, 2020 (Hancock to Bishop), incorporated herein by reference, the Transportation Planning staff provided a discussion of the existing site conditions and the site access and circulation. It was determined that, from the standpoint of transportation, this plan is acceptable and meets the findings required for a DSP, as described in the Zoning Ordinance.
- d. **Trails**—In a memorandum dated November 2, 2020 (Smith to Bishop), incorporated herein by reference, the Transportation Planning Section provided a discussion of the existing site conditions, the on-site improvements, and a review of the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and The 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area*. The MPOT recommends infrastructure be installed to accommodate walking and bicycling. The subject site is along MD 414, which is designated as a planned bicycle lane; however, the recommended master plan facility is beyond the scope of a DSP. The planned bicycle lane could be constructed as part of a future capital improvement project or roadway maintenance by the Maryland State Highway Administration. In conclusion, it was determined that the pedestrian and bicycle access and circulation for this plan is acceptable, subject to two conditions, which have been included in the Recommendation section of this report.
- e. **Permits**—In a memorandum dated July 28, 2020 (Shaffer to Bishop), incorporated herein by reference, the Permit Review Section offered comments, which have been addressed through revisions to the plans, or included in the Recommendation section of this report.
- f. **Environmental Planning**—In a memorandum dated July 27, 2020 (Rea to Bishop), incorporated herein by reference, the Environmental Planning Section noted that that no wetlands or streams were found on-site, and the application does not propose any woodland clearing or impacts. In addition, it was noted that the site has an approved SWM Concept Plan, 54370-2019-00, which is valid until February 13, 2023, and recommended approval of DSP-19033, without any environmental conditions.
- g. **Prince George’s County Fire/EMS Department**—At the time of this writing, the Fire/EMS Department has not provided a final memorandum on the subject application. However, during the review of the application, the Fire/EMS Department met with the applicant and staff multiple times. They expressed concerns regarding the fire protection methods being proposed with the conversion of this building from an office to a hotel, as there is no fire lane adjacent to the building. They recommended additional fire protection methods, beyond a standard sprinkler system already being provided, including high pressurized sprinklers in the stairwells, installation of improved fire alarms, in-building communication

equipment, and the creation of a Fire Protection Engineering and Design Evaluation. These recommended studies and interior improvements are beyond the requirements for approval of this DSP and will need to be addressed at the time of permitting.

- h. **Washington Suburban Sanitary Commission (WSSC)**—At the time of this writing, WSSC has not provided comments on the subject application.
  - i. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated September 28, 2020 (Giles to Bishop), incorporated herein by reference, DPIE stated that the adjacent roadway of MD 414 is a State-maintained roadway, and coordination with SHA will be required. In addition, DPIE noted that the DSP meets the intent of the approved SWM concept plan, and that existing utilities may require relocation and coordination with the appropriate utility company is required.
  - j. **Maryland State Highway Administration (SHA)**—In an email dated July 8, 2020 (Woodruff to Bishop), incorporated herein by reference, SHA noted that the subject application includes an existing access point, that there does not appear to be any work proposed within the state right-of-way, and they have no comments on the application. However, in the event that the existing access point is modified, or work is proposed in the State right-of-way, it will trigger the need for an access permit.
  - k. **Prince George’s County Police Department**—In a memorandum dated July 23, 2020 (Contic to Bishop), incorporated herein by reference, the Police Department stated that they have no comments at this time.
  - l. **Prince George’s County Health Department**—In a memorandum dated October 27, 2020 (Adepoju to Bishop), incorporated herein by reference, the environmental health specialist noted that a desktop health impact assessment had been completed and offered multiple recommendations with respect to health-related issues on the property. These recommendations have been included as conditions of approval in the Recommendation section of this report, as appropriate.
12. As required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP, if revised as conditioned, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the County Code without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.
13. As required by Section 27-285(b)(4), for approval of a DSP, the regulated environmental features on-site have been preserved and/or restored in a natural state, to the fullest extent possible, in accordance with the requirements of Subtitle 24-130(b)(5) of the Subdivision Regulations, as this property does not contain any regulated environmental features.

## 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-19033, 6192 Oxon Hill Hotel, subject to the following conditions:

1. Prior to certification, the applicant shall revise the detailed site plan (DSP), as follows, or provide the specified documentation:
  - a. Provide a note specifying the exemption from the Tree Canopy Coverage Ordinance.
  - b. Revised the parking and loading schedule to list the correct number of required parking spaces, provide a break down showing the total number, size, and type of each parking space, and remove the number of proposed parking spaces within the master-planned right-of-way of A-68.
  - c. Provide increased lighting levels at the building entrance and at the northeast corner of the building to illuminate the sidewalk, drive aisle, and building entrance.
  - d. Provide details and specifications for the proposed pole-mounted lighting showing the height and character of the pole.
  - e. Provide larger planters for the proposed ornamental trees, or select an alternative species of tree that tolerates a confined soil volume.
  - f. Provide the details and specifications for the proposed building-mounted signage, in accordance with Section 27-613 of the Prince George's County Zoning Ordinance.
  - g. Provide a standard crosswalk crossing the access driveway along MD 414 (Oxon Hill Road), unless modified by the Maryland State Highway Administration, with written correspondence.
  - h. Provide a minimum of two inverted U-style bicycle racks, or racks of a similar style, which provide two points of contact to secure and support a parked bicycle, at a location convenient to the building entrance.
  - i. Add the following general plan notes:
    - (1) During the demolition/construction/renovation phases of this project, the application must use certified lead paint abatement contractors licensed by the Maryland Department of the Environment (MDE). Rental apartments/buildings shall be registered with MDE and certified lead-safe/lead-free by an accredited licensed inspection contractor, prior to occupancy.
    - (2) During the demolition/construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Conformance to construction activity dust control requirements, as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control, is required.

- (3) During the demolition/construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Conformance to construction activity noise control requirements, as specified in Subtitle 19 of the Prince George's County Code, is required.
- j. Clearly label the width of the driveway aisle on the site plan for the ingress/egress easement, located on an adjacent property, providing access to the basement level parking lot.
- k. Revise the landscape plan and provide only the landscape schedules, which are applicable to the subject DSP.
- l. Provide a note indicating that the additional compact parking spaces proposed on the property, in excess of the total number of required parking spaces, is permitted, pursuant to Section 27-559(a) of the Zoning Ordinance.