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Detailed Site Plan

DSP-89010/02

| Application | General Data |
|--|-------------------------------------|
| Project Name: Inglewood Business Community, Lot 46 Location: Approximately 920 feet southwest of the intersection of Landover Road (MD 202) and McCormick Drive. Applicant/Address: AMC Largo Partners LLC 710 Route 46 East Fairfield, NJ 07004 | Date Accepted: 08/29/2008 |
| | Planning Board Action Limit: Waived |
| | Plan Acreage: 8.12 |
| | Zone: I-3 |
| | Dwelling Units: N/A |
| | Gross Floor Area: 10,800 sq. ft. |
| | Planning Area: 73 |
| | Tier: Developing |
| | Council District: 06 |
| | Municipality: N/A |
| | 200-Scale Base Map: 203NE08 |

| Purpose of Application | Notice Dates |
|--|-----------------------------------|
| A 10,800-square-foot ballroom addition to an existing hotel and surface parking expansion. | Informational Mailing: 05/23/2008 |
| | Acceptance Mailing: N/A |
| | Sign Posting Deadline: 02/17/2009 |

| Staff Recommendation | | Staff Reviewer: Silor, Jeanette | |
|----------------------|--------------------------|---------------------------------|------------|
| 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-89010/02
Inglewood Business Community, Lot 46

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 Planned Industrial/Employment Park (I-3) Zone;
- b. The requirements of Conceptual Site Plan CSP-80034 and its subsequent revisions;
- c. The requirements of Preliminary Plan of Subdivision 4-86040;
- d. The requirements of Detailed Site Plan DSP-89010 and its subsequent revisions;
- e. The requirements of Record Plat NLP 130@20;
- f. The requirements of the *Prince George's County Landscape Manual*;
- g. The requirements of the Woodland Conservation and Tree Preservation Ordinance;
- h. Referral comments.

FINDINGS

Based upon the evaluation and analysis of the subject detailed site plan, the Urban Design staff recommends the following findings:

1. **Request:** The subject application is a request for approval of a detailed site plan (DSP) for a 10,800-square-foot ballroom addition to the existing hotel and an expansion of the existing parking facility on Lot 46 of the Inglewood Business Park.

2. **Development Data Summary:**

| | Existing | Proposed |
|--------------------------|--|--|
| Zone | I-3 | I-3 |
| Use | Hotel with Meeting Rooms, Restaurant and Bar | Hotel with Meeting Rooms, Restaurant, Bar and Ballroom |
| Gross Tract Area (acres) | 8.12 | 8.12 |
| Net Tract Area (acres) | 7.18 | 7.18 |
| Square Footage/GFA | 98,596 | 109,396 |
| Parking | Required 307 | Provided 308 186 existing 140 proposed |
| Loading | 2 | 2 existing |

3. **Location:** The subject property is located in Council District 6, Planning Area 73, in the Developing Tier. More specifically, the project is located in the southeast quadrant of the intersection of Landover Road (MD 202) and the Capital Beltway (I-95/495), approximately 920 feet southwest of the intersection of Landover Road (MD 202) and McCormick Drive.
4. **Surrounding Uses:** The site is bounded by the Capital Beltway (I-95/495) and the Landover Road (MD 202) access ramp to the west, a professional office building in the I-3 Zone to the north, Basil Court to the east, and a hotel in the I-3 Zone to the south. The overall Inglewood Business Community is bounded by Landover Road to the north and east, the Capital Beltway to the west, and Arena Drive to the south.
5. **Previous Approvals:** The subject property was rezoned to the I-3 Zone through the 1978 *Approved Master Plan and Adopted Sectional Map Amendment for Largo-Lottsford, Planning Area 73* (CR-75-1978). Conceptual Site Plan, CSP-80034, was approved by the Planning Board on June 26, 1980 and designated hotel/office uses for the subject property. The property was then the subject of Preliminary Plan of Subdivision 4-86040, which was approved by the Planning Board on May 8, 1986. Record Plat NLP 130@20 was recorded for the subject property on November 18, 1986. Two detailed site plans were subsequently approved by the Planning Board, DSP-89010 on March 30, 1989 and DSP-89010/01 on November 30, 1989. Lastly, the site received stormwater management concept plan approval from the Department of Public Works and Transportation (DPW&T) on January 15, 2009 (35546-2007-01). Such approval will expire on January 15, 2012.
6. **Design Features:** The application involves an 8.12-acre lot, which is a portion of a larger 228.6-acre development known as the Inglewood Business Community. The site is improved with a 98,596-square-foot Radisson hotel, which includes meeting rooms, a restaurant, and a bar. Access is provided from Basil Court, a cul-de-sac that connects to McCormick Drive. The existing parking compound to the north and east of the existing hotel will be extended to the south and will fully encircle the hotel and proposed ballroom. The proposed ballroom addition will include a porte cochère facing the site's Basil Court frontage.

The proposed one-story ballroom addition will blend seamlessly with the existing hotel building. All elevations feature red face brick embellished with a darker soldier course and decorative diamond elements that match the existing building exactly. The existing porte cochère is mimicked on the front of the proposed addition and will provide an additional covered entrance to the hotel. The drive beneath the porte cochère features an ornate paving pattern.

No additional signage is proposed with this application.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject project is in compliance with Section 27-473 of the Zoning Ordinance regarding permitted uses in industrial zones, Section 27-474 of the Zoning Ordinance regarding various applicable regulations in the I-3 Zone, and Section 27-471, I-3 Zone, with the following exception: the site plan does not comply with Section 27-471(f)(2), which requires that not more than 25 percent of any parking lot be located in the yard to which the building's main entrance is oriented. On February 22, 1989, the Board of Zoning Appeals approved a variance to allow no more than 45 percent of the parking and the loading space to be located in the yard to which the main entrance is oriented (Appeal No. 9737). The revised detailed site plan includes 26.5 percent of the total parking area within the yard to which the building's main entrance is oriented and is therefore in conformance with the approved variance.

8. **Conceptual Site Plan CSP-80034:** The property is subject to the requirements of Conceptual Site Plan CSP-80034, which was approved by the Planning Board on June 26, 1980 subject to five conditions. The following conditions of approval are applicable to the subject detailed site plan:

1. **The concerns of the Environmental Planning Division and the S.H.A. regarding stormwater management and floodplain delineation shall be addressed on the preliminary plan and/or site development plan.**

Comment: No environmental issues relating to floodplain delineation were identified during review of the subject site plan. See Finding 15 for a detailed discussion of environmental issues. The site has an approved stormwater management concept plan. Prior to signature approval of the detailed site plan, evidence should be provided from the Department of Public Works and Transportation indicating that the detailed site plan is consistent with the stormwater management plan.

2. **The area that includes the WSSC water right-of-way and the area west of this right-of-way shall remain clear of permanent structures for the possible construction of a south bound exit to Route 202 from the Capital Beltway.**

Comment: No development is proposed within or west of the Washington Suburban Sanitary Commission (WSSC) right-of-way.

9. **Preliminary Plan of Subdivision 4-86040:** Preliminary Plan 4-86040 was approved by the Planning Board on May 8, 1986 subject to three conditions, the following of which are applicable to the review of this detailed site plan:

1. Natural Resources Division Memorandum April 1, 1986;

Comment: This memorandum indicated that areas with slopes greater than 25 percent should remain undisturbed. This condition resulted in plat Note 4 and is discussed below in Finding 12.

3. Approval of a conceptual stormwater management plan by WSSC.

Comment: The Department of Public Works and Transportation now has jurisdiction over the approval of stormwater management plans. The site has an approved Stormwater Management Concept Plan, 35546-2007-01, which will remain valid until January 15, 2012.

10. **Detailed Site Plan DSP-89010:** Detailed Site Plan DSP-89010 was approved by the Planning Board on March 30, 1989 subject to one condition, which is not applicable to the review of the subject detailed site plan.

11. **Detailed Site Plan DSP-89010/01:** Detailed Site Plan DSP-89010/01 was approved by the Planning Board on November 30, 1989 to allow the temporary elimination of landscaping within the WSSC easement for construction of a water main. This plan was approved subject to one condition, which is not applicable to the review of the subject detailed site plan.

12. **Record Plat NLP 130@20:** Record Plat NLP 130@20 contains four notes, two of which are applicable to the subject detailed site plan:

1. Development of this property is strictly controlled by I-3 Concept SP-80034, approved on June 26, 1980.

Comment: The proposed development has been reviewed and has been found to be in conformance with Conceptual Site Plan CSP-80034.

4. Site plan approval is required prior to the issuance of building permits. Site plan shall indicate slopes of 25% or greater; said slopes to remain undisturbed.

Comment: Site plans DSP-89010 and DSP-98010/01 were approved for the subject property prior to the issuance of the building permit for the existing hotel building. According to the Environmental Planning Section, the plan has been revised to indicate the 25 percent slopes on the subject property and no disturbance of severe slopes located within the expanded stream buffer is shown on the plan.

13. **Prince George's County Landscape Manual:** The project is subject to the requirements of Sections 4.3(a), 4.3(b), and 4.3(c) of the Landscape Manual. The plans should be revised to indicate that the portion of the proposed parking lot that is located less than 30 feet from the southern property line is subject to Section 4.3(b) of the Landscape Manual and appropriate landscaping and an associated landscape schedule demonstrating conformance with this section should be provided on the plans. Although the plans are in conformance with Section 4.3(a) of the Landscape Manual, the schedule should indicate that a strip of existing woodland with a minimum width of 25 feet will be retained between the proposed parking lot and the western property line to fulfill this requirement.

14. **Woodland Conservation and Tree Preservation Ordinance:** This property is subject to the requirements of the Prince George's County Woodland Conservation and Tree Preservation Ordinance because the gross tract area is more than 40,000 square feet and there are more than 10,000 square feet of woodlands.

The revised Type II Tree Conservation Plan, TCPII/063/08, stamped as received by the Countywide Planning Division on December 2, 2008 was reviewed in conjunction with this application. The subject property is located in the I-3 Zone and has a woodland conservation threshold (WCT) of 15 percent based on a net tract area of 7.19 acres, or 1.08 acres. The TCPII indicates that there are 1.20 acres of existing woodlands on-site. The proposed woodland clearing, as currently designed, will be subject to ¼:1 and 2:1 replacement requirements of 0.35 acres for a total woodland conservation requirement of 1.43 acres.

The 1.43-acre requirement is proposed to be satisfied by 0.44 acre of woodland preservation in retention areas, and 0.99 acre of off-site mitigation.

An expanded stream buffer (ESB) is shown on the TCPII demonstrating that the previously proposed grading into the severe slopes adjacent to the expanded stream buffer on the site has been eliminated.

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

Transportation—The Transportation Planning Section indicated that the site plan is acceptable, the new construction on the DSP will not affect any master plan rights-of-way, and there are no outstanding transportation-related conditions that would affect development of this site.

Subdivision—The Subdivision Section indicated that pursuant to Section 24-111(c)(4) of the Subdivision Regulations, a preliminary plan of subdivision is not required for the development of more than five thousand square feet of gross floor area, which constitutes at least ten percent of the total area of the site and has been constructed pursuant to a building permit issued on or before December 31, 1991. The existing hotel constitutes 27.9 percent of the total site area and is therefore exempt from the requirement of filing a new preliminary plan of subdivision.

Permits—In a memorandum dated September 15, 2008, the Permit Review Section offered numerous comments that have either been addressed by revisions to the plans or are not applicable at this time.

Environmental Planning—In a memorandum dated February 10, 2009, the Environmental Planning Section provided the following analysis of the subject site:

- a. The subject property was previously reviewed as an I-3 concept plan, a preliminary plan, Detailed Site Plans DSP-89010 and DSP-89010/01, and as permit applications. At the time of the previous reviews, the site was exempt from the requirements of the Woodland Conservation Ordinance due to grandfathering. Based on the site development proposed on the current detailed site plan revision, a Type II Tree Conservation Plan, TCPII/063/08, was submitted. The current application is a revision to the detailed site plan to add a ballroom addition and parking lot expansion to an existing hotel.

This 8.12-acre property is located in the southeast quadrant of the intersection of Landover Road (MD 202) and the Capital Beltway (I-95/495). A review of available

information indicates that there is a stream, 100-year floodplain, wetlands, and severe slopes located on the site in its current configuration. Transportation-related noise impacts associated with I-95/495, classified as a freeway (F-5), and Landover Road (MD 202), classified as an expressway (E-6), may adversely impact pre-existing sleeping areas. The soils found to occur on the site, according to the *Prince George's County Soil Survey*, are in the Collington and mixed alluvial land series. Collington and mixed alluvial soils pose few limitations with respect to the development of this site. According to information obtained from the Maryland Department of Natural Resources, Wildlife and Heritage Program, there are no rare, threatened, or endangered species found to occur in the vicinity of this property. There are no designated scenic or historic roads located in the vicinity of this property. The property is located in the Southwest Branch watershed of the Patuxent River basin, in the Largo-Lottsford master plan, and in the Developing Tier as reflected in the *Prince George's County Approved General Plan*. The site is not within the designated network of the *Approved Countywide Green Infrastructure Plan*.

- b. A forest stand delineation (FSD) has been submitted with this application in the form of a revised Natural Resources Inventory (NRI/082/07). The NRI now shows the location of the 25 percent slopes on the site, which are to be left undisturbed, based on preliminary plan approval conditions. A revised FSD/NRI, stamped as received on December 30, 2008, was submitted as supplemental material to the DSP application to expand the stream buffer to incorporate all of the 25 percent and greater slopes on the site which are adjacent to the 100-year floodplain.
- c. This site is located along a master-planned expressway and a master-planned freeway. Both of these roadways are known transportation-related noise generators. The residential sleeping areas of the hotel are pre-existing and no additional sleeping areas are proposed as part of this revision. Noise mitigation measures will not be required as part of this application.
- d. Streams, stream buffer areas, and possible areas of wetlands are found to occur on this property. These features along with their associated buffers comprise the expanded stream buffer (ESB). Once all of the component parts of the ESB have been identified, this application shall endeavor to preserve the ESB to the fullest extent possible.
- e. A Stormwater Management Concept Plan Approval Letter, 35546-2007-00, and associated plans were previously received with the revised application package. A revised stormwater management plan and drainage area map, stamped as received on December 20, 2008, was submitted. The applicant states that the change in impervious area is not significant, and the revised plan has been submitted to and approved by the Department of Public Works and Transportation (DPW&T). The plan submitted to DPW&T for review and approval shows the proposed design and limits of disturbance as that shown on the DSP and TCPII.

Department of Public Works and Transportation (DPW&T)—Standard comments provided by DPW&T failed to indicate whether or not the subject detailed site plan is consistent with the approved stormwater management concept plan. Prior to signature approval of the detailed site plan, such evidence should be provided from DPW&T.

- 14. 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, of the Prince George's County Code without requiring unreasonable cost and without detracting

substantially from the utility of the proposed development for its intended use. The detailed site plan is in general conformance with Conceptual Site Plan CSP-80034.

RECOMMENDATION

Based upon the foregoing evaluation, analysis, and findings, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-89010/02, Inglewood Business Community, Lot 46, and Type II Tree Conservation Plan TCPIL/063/08, subject to the following conditions:

1. Prior to signature approval of the plans the following revisions shall be made to the plans or the following additional materials shall be submitted:
 - a. Provide landscaping and an associated schedule demonstrating conformance with Section 4.3(b) of the Landscape Manual for the portion of the proposed parking lot that is within 30 feet of the southern property line.
 - b. Revise the Section 4.3(a) landscaping schedule to indicate that this requirement is being met by providing a minimum 25-foot-wide strip of existing woodland between the proposed parking lot and the western property line.
 - c. Provide evidence from the Department of Public Works and Transportation (DPW&T) that the detailed site plan is in conformance with the approved stormwater management concept plan.