



Note: Staff reports can be accessed at <http://mncppc.igmp2.com/Citizens/Default.aspx>.

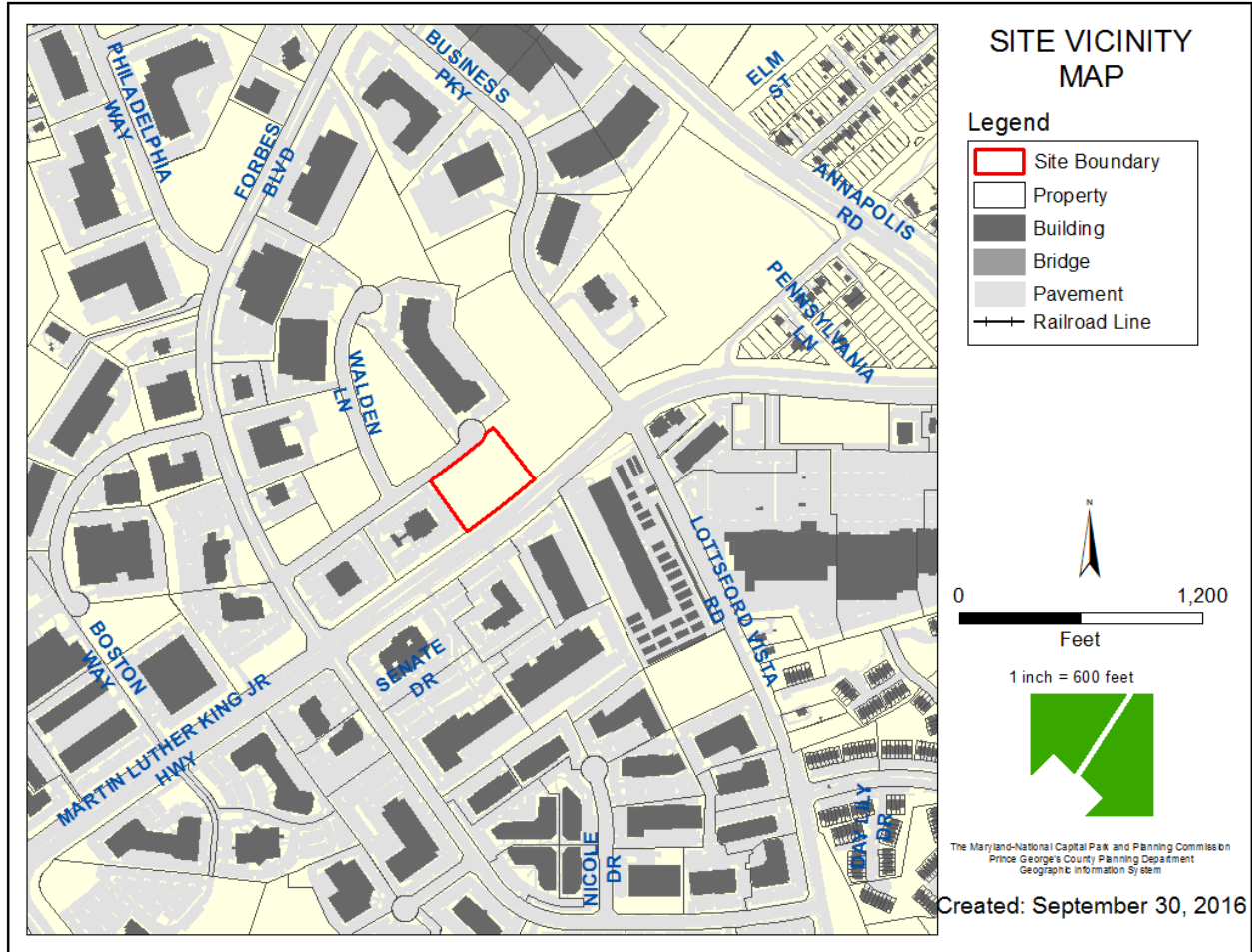
Special Exception

SE-4794

Application	General Data	
Project Name: Uptown Suites; Lanham Location: The subject property is located on the southeast side of Willowdale Road, approximately 810 feet northeast of its intersection with Forbes Boulevard. Applicant/Address: Connor & Gaskin Unlimited, LLC 1998 Trade Center Way, Suite 2 Naples, FL 34109 Property Owner: Perseus Washington Business Park Investment LLC 1850 M Street NW Washington, DC 20036	Planning Board Meeting Date:	05/18/17
	Staff Report Date:	05/03/17
	Date Accepted:	02/06/17
	Planning Board Action Limit:	N/A
	Plan Acreage:	3.01
	Zone:	I-2
	Gross Floor Area:	52,796 sq. ft.
	Lots:	1
	Parcels:	0
	Planning Area:	70
	Council District:	5
	Election District	20
	Municipality:	N/A
	200-Scale Base Map:	206NE09

Purpose of Application	Notice Dates	
Special exception for a hotel in the I-2 Zone	Informational Mailing:	10/04/16
	Acceptance Mailing:	01/26/17
	Sign Posting Deadline:	N/A

Staff Recommendation		Staff Reviewer: Christina Pompa Phone Number: 301-780-2222 E-mail: Christina.Pompa@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

TO: The Prince George's County Planning Board
The Prince George's County District Council

FROM: Christina Pompa, Acting Supervisor
Subdivision and Zoning Section, Development Review Division

SUBJECT: **Special Exception Application No. SE-4794**

REQUEST: **Special exception for a hotel in the I-2 Zone**

RECOMMENDATION: **APPROVAL with conditions**

NOTE:

The Planning Board has scheduled this application to be reviewed on the agenda date of May 18, 2017. If the Planning Board decides to hear the application, it will be placed on a future agenda.

Any person may request the Planning Board to schedule a public hearing. The request may be made in writing prior to the agenda date or in person on the agenda date. All requests must specify the reasons for the public hearing. All parties will be notified of the Planning Board's decision.

You are encouraged to become a person of record in this application. The request must be made in writing and addressed to the Prince George's County Office of the Zoning Hearing Examiner, County Administration Building, Room 2184, 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772. Questions about becoming a person of record should be directed to the Hearing Examiner at 301-952-3644. All other questions should be directed to the Development Review Division at 301-952-3530.

FINDINGS

- A. **Location and Field Inspection:** The special exception boundary includes approximately 3.01 acres of land situated on the southeast side of Willowdale Road, approximately 850 feet east of the intersection of Forbes Boulevard and Willowdale Road. The property is part of the Washington Business Park. The large majority of lots in the business park have been developed with office, flex, and industrial uses. This property is undeveloped and is surrounded by office buildings, a warehouse, a bank, and a contractor's yard and building. The lot is fairly level, with a gentle fall towards Martin Luther King Jr. Highway (MD 704), until the last 30 feet where the lot falls off more steeply towards the road.

- B. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	I-2	I-2
Use(s)	Vacant	Hotel
Acreage	3.01	3.01
Parcels	Block B, Lot 31	Block B, Lot 31

- C. **History:** The property is known as Lot 31, Block B, recorded in Prince George's County Land Records in Plat Book SJH 24-98. The Prince George's County Planning Board approved the Final Plat (5-14099) (PGCPB Resolution No. 15-08) which included the approval of a variation for direct vehicular access to Martin Luther King Jr. Highway (MD 704) for Lot 31, Block B. Based on the site plan submitted with this application, direct vehicular access is being proposed from Willowdale Road to the northwest, a 70-foot-wide dedicated public street. Lot 31 is the subject of Preliminary Plan of Subdivision (PPS) 4-86041 (PGCPB Resolution No. 86-171), approved with three conditions, which do not relate to this instant request.

- D. **Master Plan Recommendation:**

Plan 2035: This property is located in an area that is designated as an Established Community on the *Plan Prince George's 2035 Approved General Plan* (Plan Prince George's 2035) Growth Policy Map. In addition, the property is designated as mixed-use on the Plan Prince George's 2035 Generalized Future Land Use Map.

Sector Plan: The 2010 *Glenn Dale-Seabrook-Lanham and Vicinity Approved Sector Plan and Sectional Map Amendment* (Glenn Dale-Seabrook-Lanham and Vicinity Sector Plan and SMA) shows this property as mixed use on the Proposed Land Use Map. The SMA affirmed the zoning of the property as Heavy Industrial (I-2).

- E. **Request – Special Exception:** The applicant requests a special exception for a hotel in the I-2 Zone on property located at 10007 Willowdale Road, Lanham, Maryland. Section 27-473(b)(2)(M)(7) of the Prince George's County Zoning Ordinance permits the use in the I-2 Zone, subject to approval of a special exception.

F. **Neighborhood and Surrounding Uses:**

The site is surrounded by the following uses:

- North—** Offices in the I-2 Zone
- East—** A warehouse and distribution facility in the I-2 Zone
- South—** Across Martin Luther King Highway (MD 704) are offices in the I-1 Zone
- West—** A bank in the I-2 Zone

The neighborhood is defined by the following boundaries:

- North—** Annapolis Road (MD 450)
- East—** Annapolis Road (MD 450) and Folly Branch
- South—** John Hanson Highway (US 50)
- West—** Bald Hill Branch

The neighborhood contains approximately 810 acres of land zoned Commercial Shopping Center (C-S-C), Commercial Office (C-O), One-Family Detached Residential (R-55), Light Industrial (I-1), I-2, Reserved Open Space (R-O-S), Mixed Use–Transportation Oriented (M-X-T), and Townhouse (R-T). Of that, over half or approximately 430 acres are zoned I-1 and I-2. Uses in the overall neighborhood include older single-family residential homes and the Enterprise Plaza (commercial shopping center) in the northwest; the Lanham Forest Community Park to the west; office, flex, warehouse, and distribution uses to the north and south; office, vacant land, and residential to the east; and the Vista Gardens Marketplace (commercial shopping center) and Vista Gardens townhouse community to the southeast.

G. **Specific Special Exception Requirements:**

Section 27-365. – Hotel or Motel.

- (a) **A hotel or motel may be permitted (except those covered under Subsection (b), below), subject to the following:**

- (1) **The proposed use shall be located in an area which is or is to be developed with a concentration of industrial or office uses;**

Comment: The property is part of the Washington Business Park. The large majority of lots in the business park have been developed with office, flex, and industrial uses.

- (2) **The proposed use shall have frontage on, and direct vehicular access to, a street with a right-of-way width of at least seventy (70) feet;**

Comment: The proposed use has frontage on and proposes direct vehicular access to Willowdale Road, which has a right-of-way width of 70 feet.

- (3) **The proposed use may include any of the following accessory uses. All accessory uses, and their square footages, shall be shown on the approved site plan. Notwithstanding any other requirement of this Subtitle, these accessory uses shall be permitted without obtaining a separate Special Exception:**

- (A) **Cocktail lounge or night club;**
- (B) **Gift shop;**
- (C) **Beauty shop;**
- (D) **Barber shop;**
- (E) **Auditorium;**
- (F) **Recreational uses;**
- (G) **Sauna, public spa, or steam room;**
- (H) **Solarium;**
- (I) **Valet shop;**
- (J) **Similar retail stores and consumer service establishments;**
- (K) **Restaurant;**
- (L) **Meeting facilities; and**
- (M) **Lobby and registration area;**

Comment: In their referral, the Urban Design Section noted that the applicant indicates that the hotel use will include some of these accessory uses, but the submitted plan does not reflect any corresponding square footages. The plans should include a list of the proposed accessory uses, including any recreational facilities for use by the clients.

- (4) **In reviewing the application, the District Council shall pay particular attention to surrounding existing and proposed land uses and the compatibility of the hotel or motel and its accessory uses with the surrounding area.**

Comment: The subject property is bounded by public roads to the north and south, with business parks in the I-1 and I-2 Zones beyond, and then a bank with a drive-through to the west and an industrial warehouse to the east. Based on the 2010 *Prince George's County Landscape Manual*, Section 4.7 requirements, the bank is deemed a compatible use and the warehouse is a higher impact use than the hotel. The landscape plan demonstrates that the required Section 4.7 bufferyard is being provided along the western property line, adjacent to the warehouse. Based on this, Urban Design staff finds that the hotel and its accessory uses are compatible with the surrounding area.

- H. **Parking Regulations:** Pursuant to Section 27-568(a)(2) of the Zoning Ordinance, the applicant is required to provide one parking space for every two guest rooms and, pursuant to Section 27-582(a) of the Zoning Ordinance, the applicant is required to provide one loading space. The proposed hotel contains 130 rooms within a 52,796-square-foot building, which would generate the need for 65 parking spaces and one loading space. The applicant has provided 134 parking spaces, which are all dimensioned at 9.5 feet by 19 feet, and one loading space, which is dimensioned at 12 feet by 45 feet.
- I. **2010 Prince George's County Landscape Manual Requirements:** Section 27-405.01(a)(7) of the Zoning Ordinance requires conformance to the buffering and screening requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual), which apply as follows:

Section 4.2 – Requirements for Landscape Strips Along Streets

Comment: The proposal is subject to Section 4.2, Requirements for Landscape Strips Along Streets, along Martin Luther King Jr. Highway (MD 704) and Willowdale Road. The submitted plans indicate that all the requirements of this section are being met and provides the correct schedules.

Section 4.3 – Parking Lot Requirements

Comment: The special exception plan proposes a new parking lot requiring interior and perimeter planting in accordance with this section. An Alternative Compliance application, AC-17002, was submitted for the interior planting requirements. The Planning Director recommended approval of alternative compliance for Section 4.3(c)(2), Parking Lot Interior Planting Requirements, of the Landscape Manual, subject to the following conditions:

1. Prior to certification of the special exception site plan, the following revisions shall be made:
 - a. Revise the Schedule 4.7 bufferyard to include the entire northeastern property line, while excluding each of the Section 4.2 landscape strips associated with Martin Luther King Jr. Highway (MD 704) and Willowdale Road. Update the associated landscape schedules and calculations accordingly.
 - b. Revise the Section 4.3(1), Parking Lot Perimeter, landscape strip along the western property boundary to exclude the 10-foot wide Section 4.2 landscape strip requirement for Willowdale Road.
 - c. Revise the number of shade trees provided in the Section 4.2 schedule for Willowdale Road on the landscape plan to accurately reflect the quantity shown on the plan.

Section 4.4 – Screening Requirements

Comment: The submitted plan indicates that the proposed loading space and trash area will be screened from the right-of-way with evergreen tree plantings and a six-foot-high dumpster enclosure, in accordance with the requirements of this section. Revised plans dated April 27, 2017 were submitted that show the color and materials of the dumpster enclosure to match the exterior of the hotel building. Mechanical equipment was not indicated on the plan and, if it is added in the future, it will have to be screened in accordance with this section.

Section 4.7 – Buffering Incompatible Uses

Comment: The proposed special exception is subject to the requirements of Section 4.7 of the Landscape Manual along the eastern property line, adjacent to a warehouse use. It is not subject along the western property line, as it is adjacent to a bank with a drive-through, which is a compatible use. The submitted plans indicate that all the requirements of this section are being met and provides the correct schedules.

Section 4.9 – Sustainable Landscaping Requirements

Comment: The site is subject to the requirements of Section 4.9. A schedule was provided on the plan showing the requirements of this section being met.

- J. **Tree Canopy Coverage:** This application is subject to the Prince George’s County Tree Canopy Coverage Ordinance because it proposes disturbance of 5,000 square feet or greater. The subject 3.01-acre area of the special exception is zoned I-2 and is required to provide 10 percent, or approximately 13,112 square feet, of tree canopy coverage (TCC). A TCC worksheet was provided that demonstrates conformance to the requirements of this section through proposed plantings on-site.
- K. **Zone Standards:** Per the Industrial Table of Uses contained in Section 27-473 of the Zoning Ordinance, a hotel requires a special exception in the I-2 Zone (see Section 27-473(b)(2)(M)(7)). Specific special exception requirements for a hotel in the I-2 Zone are contained in Section 27-365 of the Zoning Ordinance. Based on the analysis of information provided by the applicant and contained in the staff/agency referrals, and the application of recommended conditions at the end of this technical staff report, the special exception plan and use will meet or exceed the requirements for a hotel use in the I-2 Zone.
- L. **Sign Regulations:** Building-mounted signage includes two (approximately 7-foot by 5-foot), 36-square-foot, blue box signs with the brand name and a bird logo in a cross gable feature at the top of the building on the northern and southern elevations. The proposed freestanding, 10-foot-high, 48-square-foot monument sign is proposed to be constructed of an internally-illuminated blue cabinet on top of a stone veneer base, and will be located near the driveway entrance off Willowdale Road. The Urban Design Section believes the freestanding signage is acceptable; however, no information was provided regarding allowable and provided total signage areas. Additionally, details of the signage materials and illumination were not fully provided. Any proposed signage must meet all area, height, and setback requirements at the time of permit issuance.
- M. **Referrals:** No major issues were identified in the referrals that were received for the subject application. Any necessary revisions that were requested have been addressed through the submission of revised plans and a revised statement of justification. The applicant has submitted a landscape plan as required and has submitted supplemental information as requested by staff. Comments from the Prince George’s County Department of Permitting, Inspections and Enforcement (DPPIE), Site/Road Plan Review Division, will be addressed by the applicant at the time of permit submittal.

The following comments were received for the special exception application:

1. **Community Planning Division**—In a referral dated March 17, 2017, the Community Planning Division offered the following:

Plan 2035: This property is located in an area that is designated as an Established Community on the Plan Prince George’s 2035 Growth Policy Map. In addition, the property is designated as mixed-use on the Plan Prince George’s 2035 Generalized Future Land Use Map.

Sector Plan: The Glenn Dale-Seabrook-Lanham and Vicinity Sector Plan and SMA shows this property as mixed use on the Proposed Land Use Map. The SMA affirmed the zoning of the property as I-2.

- a. The proposed project is within the Vista Gardens Marketplace Area, described on page 208 of the sector plan. This plan scenario invokes the following principles:
 - Develop a comprehensively planned, pedestrian-friendly, mixed-use center.
 - Provide a mix of land uses to promote around-the-clock activity.
 - Promote land uses and building types that support neighborhood-serving retail and transit service.
 - Connect to adjacent neighborhoods, open space amenities, and employment areas
 - Beautify the public realm.
 - Ensure that development impacts do not negatively affect the Folly Branch watershed.
- b. The area planning issues include:
 - Connections between adjacent uses are presently poor.
 - Existing commercial development is not pedestrian friendly.
 - Appropriate interface is needed between commercial, industrial, and residential uses.
- c. Other relevant plan recommendations for this focus area are:
 - Street connections to adjacent Washington Business Park through a new Willowdale Road extension.
 - A transition to the Washington Business Park area that includes light industrial buildings with front commercial uses facing the mixed-use center.
 - Sidewalks and street trees along all new streets, Lottsford Road, MD 704, and MD 450.
 - Improved pedestrian crossings along MD 704 and MD 450.

To the extent that this development proposal addresses the above planning principles and issues, it will conform to the land use recommendations for this part of Prince George's County. Roads and sidewalks that connect to adjacent existing or future development and landscaping along the (roadway) sidewalks to develop a safe, enjoyable walking environment are critical to implementing the approved sector plan.

Comment: In 2015, a 550-foot-long warehouse building was constructed on Lot 32, Block B, that precludes the extension of Willowdale Road to Business Parkway and Annapolis Road (MD 450) to the east. For this reason, the vision for this area, which is graphically depicted on page 211 of the sector plan, cannot be realized in its entirety. The applicant has proposed sidewalks along the property frontage on Willowdale Road. There are presently no sidewalks along the north side of Martin Luther King Jr. Highway (MD 704).

2. **Subdivision Section**—In a referral dated February 27, 2017, the Subdivision Section requested that the site plan be revised as follows:

- a. General Note 1 should indicate that the property is Lot 31, Block B, per Record Plat SJH 24-98.
- b. Include a general note referring to PPS 4-86041 (PGCPB Resolution No 86-171).

The Subdivision Section also noted that failure of the site plan and record plat to match (including bearings, distances, and acreage) will result in permits being placed on hold until the plans are corrected.

Comment: Items 2a and 2b (above) have been addressed by the applicant on revised plans submitted on April 27, 2017.

3. **Transportation Planning Section**—The Transportation Planning Section has reviewed the special exception application and provided a memorandum dated March 16, 2017 that included the following information.

A special exception is required for a hotel in the I-2 Zone. The special exception is reviewed for compliance with general special exception requirements, including the determination that the use will not be detrimental to the health, safety, and welfare of the residents and workers in the area. Section 27-359 of the Zoning Ordinance refers to the use specifically, but contains no special requirements for approval. There are no transportation-related findings required beyond the general special exception finding.

The subject site has an approved PPS 4-86041 (PGCPB Resolution No. 86-171). There are no transportation-related conditions that would either restrict the use or be required with the implementation of the use. The use that was anticipated by the PPS was for no more than 52,400 square feet of commercial office, which is allowed by right in the I-2 Zone.

The application proposed construction of a 130-room suite hotel. Using the recommended trip rates for suite hotel in the *Trip Generation Manual, 9th Edition* (Institute of Transportation Engineers), it was determined that the proposed hotel would generate less vehicle trips during the AM and PM peak and, therefore, would not require the need for additional traffic impact studies. Therefore, staff concludes that approval of this use, as proposed, would not be detrimental to the health, safety, and welfare of the residents and workers in the area.

4. **Environmental Planning Section**—The Environmental Planning Section has reviewed the special exception application and provided a memorandum dated March 16, 2017. In the referral, the Environmental Planning Section reviewed the proposed project for sector plan conformance for environmental issues, for conformance with the 2005 *Approved Countywide Green Infrastructure Plan* (Green Infrastructure Plan), and for conformance with the 2010 *Approved Water Resources Functional Master Plan* (Water Resources Functional Master Plan). They also conducted an environmental review of the natural resources inventory, environmental features, woodland conservation, noise, soils, and stormwater management. The Environmental Planning Section recommended three conditions, two of which are virtually the same. The recommended conditions are summarized as follows:
- a. Prior to certification of the special exception site plan, an approved stormwater management concept plan and letter shall be submitted to show how the proposed stormwater will be treated before entering the existing sector plan area wetlands and waterways. The proposed improvements (best management practices or environmental site design) shall be clearly identified on the plan and correctly reflected on the associated special exception site plan and Type 2 tree conservation plan (TCP2).
 - b. Prior to signature approval of the special exception site plan, the TCP2 shall be revised as follows:
 - (1) Revise the TCP2 worksheet by changing it to a phased worksheet. Phase 1 shall be for the previous development that occurred on Lot 32, Block B, while Phase 2 shall be for the current special exception application on Lot 31, Block B.
 - (2) Revise the TCP2 plan and legend by adding a symbol to show the boundary line between Phase 1 and Phase 2 of development.
 - (3) Remove all details associated with on-site woodland preservation from the TCP2 plan.
 - (4) Replace General Note 6 with: “The property is within Environmental Strategy Area 2 (ESA 2) and is zoned I-1 and I-2.”
5. **Urban Design Section**—In a referral dated March 29, 2017, the Urban Design Section analyzed urban design-related required findings from Section 27-365(a) of the Zoning Ordinance; Landscape Manual requirements pertaining to Section 4.2 (Requirements for Landscape Strips Along Streets), Section 4.3 (Parking Lot Requirements), Section 4.4 (Screening Requirements), Section 4.7 (Buffering Incompatible Uses), and Section 4.9 (Sustainable Landscaping Requirements); tree canopy coverage; and architecture. Landscape, tree canopy coverage, and signage are addressed in other areas of this technical staff report. Architecture is addressed below.

Comment: The Urban Design Section made comments on the proposed building architecture in their referral dated March 29, 2017. The applicant submitted revised architectural information on April 27, 2017. While the materials are acceptable, staff still has concerns about the arrangement of the materials and colors. The two brick colors do not work well when placed together on the west end of the south elevation; the white

stucco is being used in larger quantities as a border, where we would expect to see it as an accent; and there are some illogical arrangements of brick and stucco above the main entrance on the fourth floor. Staff recommends that the architecture be revised to satisfactorily address these issues, prior to certification of the special exception plan.

The analysis concluded that the project was in conformance with applicable urban design requirements or, where there were deficiencies, the Urban Design Section recommended conditions to bring the proposed project into conformance.

6. **Historic Preservation Section**—The Historic Preservation Section, in its referral dated February 16, 2017, indicated that the probability of archeological sites within the subject property is low and that the proposal will not impact any historic sites, historic resources, or known archeological sites.
7. **Special Projects Section**—In a referral dated February 7, 2017, the Special Projects Section of the Countywide Planning Division, offered the following comments on public facilities.
 - a. The current police facilities are adequate to serve the project.
 - b. The proposed project is served by Glen Dale Fire/EMS, Company 818, located at 11900 Glenn Dale Boulevard, which is a first due response station (a maximum of seven minutes travel time).
 - c. There are no Prince George’s County Capital Improvement Plan projects for public safety facilities proposed near the subject site.
 - d. The proposed hotel project is exempt from school adequacy because it is a nonresidential use.
 - e. The 2008 Water and Sewer Plan placed this property in water and sewer Category 3, Community System.
8. **Permit Review Section**—In a memorandum dated March 1, 2017, the Permit Review Section made the following comments:
 - a. Is the site plan in conformance with the Subdivision Regulations? Refer to the Subdivision Section for review.
 - b. Is the site plan in conformance with tree conservation regulations? Refer to the Environmental Planning Section for review.
 - c. The right-of-way and center line of both streets must be provided on the site plan.
 - d. Provide the number of stories of the proposed hotel.
 - e. A 30-foot sideyard setback is required, plus one-third-foot for every foot of building height above 30 feet. Provide this information in the table.

- f. Does the bank on the adjoining lot have a drive-through? A bank without a drive-through is considered a low-impact category per the Landscape Manual, otherwise, it is deemed a medium impact (which is deemed compatible), only requiring a five-foot perimeter landscape strip.
- g. Section 4.4(a)(1) of the Landscape Manual requires the loading and trash collection area to be screened from the street. Is the plan in conformance?
- h. Has adequate lighting been provided on the site?
- i. Provide a table with the allowable signage and the provided signage for both the ground-mounted and building sign.

Comment: On April 27, 2017, the applicant submitted a revised special exception plan, a revised statement of justification, and a point-by-point response to the review comments. The above-listed comments raised by the Permit Review Section were adequately addressed.

- 9. **Prince George's County Soil Conservation District (SCD)**—A referral was not received from SCD.
- 10. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—A referral was not received from DPIE.
- 11. **Prince George's County Health Department**—The Environmental Engineering/Policy Program of the Health Department provided a memorandum dated March 16, 2017, with the following comments:
 - a. In the event that a restaurant or coffee shop is proposed, the applicant must submit plans and apply to obtain a Health Department Food Service Facility permit through the Department of Permitting, Inspections & Enforcement (DPIE) offices located at 9400 Peppercorn Place, Largo, MD 20774.
 - b. No construction noise shall be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.
 - c. During the construction phases of this project, no dust should be allowed to cross over property lines an impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

Comment: On April 27, 2017, the applicant submitted a revised special exception plan, a revised statement of justification, and a point-by-point response to review comments. The applicant had no issues with the above-listed comments raised by the Health Department.

- N. **Public Comment**—As of the writing of the technical staff report, no public comment had been received.

O. **Required Findings**—Section 27-317 of the Zoning Ordinance provides that:

(a) **A special exception may be approved if:**

(1) **The proposed use and site plan are in harmony with the purposes of this Subtitle.**

Comment: The purposes of this subtitle include the 15 following requirements from Section 27-102 of the Zoning Ordinance, as well as the purposes of the I-2 Zone contained in Section 27-470 of the Zoning Ordinance. Analysis has been provided for each of the 15 requirements. Based on the analysis, the proposed hotel, at the proposed location, has been deemed to be in harmony with the purposes of this Subtitle, as discussed below.

Section 27-102. – Purposes.

(a) **The purposes of the Zoning Ordinance are:**

(1) **To protect and promote the health, safety, morals comfort, convenience, and welfare of the present and future inhabitants of the County;**

Comment: While the I-2 Zone allows the heaviest industrial uses by right or by special exception, the Washington Business Park has largely been developed with office, flex, and industrial uses. The hotel use, at this location, will support and complement the existing uses in the area, providing convenience. The purpose of the Zoning Ordinance is to protect and promote the health, safety, and welfare of present and future inhabitants of the County. The proposed hotel complies outright with the requirements contained in the Zoning Ordinance for the I-2 Zone, or will comply when conditioned appropriately to minimize impact to the neighborhood. Therefore, the proposed project meets this cornerstone purpose of the Zoning Ordinance.

(2) **To implement the General Plan, Area Master Plans, and Functional Master Plans;**

Comment: Per the referral from the Community Planning Division dated March 17, 2017, the proposed hotel use has been found to be consistent with Plan Prince George's 2035 and in conformance with the Glenn Dale-Seabrook-Lanham and Vicinity Sector Plan and SMA, which shows this property as mixed use on the Proposed Land Use Map. Per the referral from the Environmental Planning Section dated March 16, 2017, the site was found to be entirely outside of a regulated area of the Green Infrastructure Network and was, therefore, found to be in conformance with the Green Infrastructure Plan. Also in the referral from the Environmental Planning Section, because the proposed project was found to be consistent with applicable plans and regulations, the project was deemed consistent with the Water Resources Functional Master Plan.

(3) To promote the conservation, creation, and expansion of communities that will be developed with adequate public facilities and services;

Comment: In a referral dated February 7, 2017, the Special Projects Section found that:

1. The current police facilities are adequate to serve the project;
2. The proposed project is served by Glen Dale Fire/EMS, Company 818, located at 11900 Glenn Dale Boulevard, which is a first due response station (a maximum of seven minutes travel time);
3. There are no Capital Improvement Plan projects for public safety facilities proposed near the subject site;
4. The proposed hotel project is exempt from school adequacy because it is a nonresidential use; and
5. The 2008 Water and Sewer Plan placed this property in water and sewer Category 3, Community System.

In addition, the proposed project conforms to PPS 4-86041, which assures there are adequate public facilities and services.

(4) To guide the orderly growth and development of the County, while recognizing the needs of agriculture, housing, industry, and business;

Comment: Plan Prince George's 2035 and the Zoning Ordinance are intended to promote the orderly growth and development of the County. Per the analysis contained in the referrals received for this case, the proposed hotel use, at this location, is consistent with Plan Prince George's 2035 and complies outright with the requirements contained in the Zoning Ordinance for the I-2 Zone, or will comply when conditioned appropriately to minimize impact to the neighborhood.

(5) To provide adequate light, air, and privacy;

Comment: The bulk standards in the Zoning Ordinance are designed to ensure that adequate light, air, and privacy are achieved through development. The proposed hotel meets the I-2 bulk standards, therefore, the project is anticipated to provide adequate light, air, and privacy.

(6) To promote the most beneficial relationship between the uses of land and buildings and protect landowners from adverse impacts of adjoining development;

Comment: A hotel is a commercial use and, in this case, the hotel is proposed on land zoned for heavy industrial uses. The Washington Business Park was designed as a suburban business park and has largely been developed with office, flex, and industrial uses. The hotel use, at this location, will support and complement the existing uses in the area. As a commercial use in an area of I-2 zoning, it is not anticipated that the hotel will have adverse impacts on adjoining development.

(7) To protect the County from fire, flood, panic, and other dangers;

Comment: The hotel is proposed on a lot of record in a planned business park that is served by public sewer and water.

(8) To provide sound, sanitary housing in a suitable and healthy living environment within the economic reach of all County residents;

Comment: This residential purpose of the Zoning Ordinance is not applicable to a proposed hotel, which is a commercial use.

(9) To encourage economic development activities that provide desirable employment and a broad, protected tax base;

Comment: While the I-2 Zone allows the heaviest industrial uses by right or by special exception, the Washington Business Park has largely been developed with office, flex, and industrial uses. The hotel use, at this location, will support and complement the existing uses in the area. The hotel use, by its very nature at this location, will provide desired employment and broaden the tax base.

(10) To prevent the overcrowding of land;

Comment: The bulk standards in the Zoning Ordinance are designed to prevent overcrowding of land through the land development process. The proposed hotel meets the I-2 Zone bulk standards; therefore, the project is not anticipated to overcrowd the land.

(11) To lessen the danger and congestion of traffic on the streets, and to insure the continued usefulness of all elements of the transportation system for their planned functions;

Comment: Per the Transportation Section referral dated March 16, 2017, the subject site has an approved PPS 4-86041 (PGCPB Resolution No. 86-171). There are no transportation-related conditions that would either restrict the use or be required with the implementation of the use. The use that was anticipated by the PPS was for no more than 52,400 square feet of commercial office, which is allowed by right in the I-2 Zone. The special exception application proposes construction of a 130-room suite hotel. Using the recommended trip rates for suite hotel in the Trip Generation Manual, it was determined that the proposed hotel

would generate less vehicle trips during the AM and PM peak than the use analyzed during the PPS. Therefore, the proposed 130-room hotel would not require the need for additional traffic impact studies.

(12) To insure the social and economic stability of all parts of the County;

Comment: There are no hotels located within Washington Business Park and no hotels convenient to the surrounding residential neighborhoods. The development of a hotel on this property will be an amenity to the business park, as well as the residential communities to the east and west of the site.

(13) To protect against undue noise, and air and water pollution, and to encourage the preservation of stream valleys, steep slopes, lands of natural beauty, dense forests, scenic vistas, and other similar features;

Comment: The subject property does not contain any regulated environmental features. The hotel will be developed in conformance with the stormwater management regulations of Prince George's County.

(14) To provide open space to protect scenic beauty and natural features of the County, as well as to provide recreational space; and

Comment: This property is located in an area of the County shown on the Plan Prince George's 2035 Growth Policy Map as an Established Community. This is not an area of the County planned to protect scenic beauty or provide recreational space.

(15) To protect and conserve the agricultural industry and natural resources.

Comment: This property is located in an area of the County shown on the Plan Prince George's 2035 Growth Policy Map as an Established Community. This is not an area of the County planned to remain in agricultural production.

Section 27-470. – I-2 Zone (Heavy Industrial).

(a) Purposes.

(1) The purposes of the I-2 Zone are:

- (A) To accommodate a mix of intense industrial uses which require larger tracts of land;**
- (B) To accommodate industrial uses that may impact adjoining properties, but are essential to the County's economic well-being; and**

(C) To apply site development standards which will generate an attractive, conventional heavy industrial environment.

Comment: The Washington Business Park is a planned suburban business park with a mix of office, flex, and industrial uses. Many of the existing uses are less intense than those permitted in the I-2 Zone by right or by special exception. The proposed hotel use will serve the owners and tenants of the Washington Business Park and the residential developments to the east and west of the subject property. As such, the hotel is anticipated to be a beneficial addition to the neighborhood.

(2) The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle.

Comment: With the recommended conditions of approval, the proposed uses will be in conformance with all the applicable requirements and regulations of the Zoning Ordinance. The applicant has submitted a revised special exception site plan dated April 27, 2017, as well as other documentation, that addresses salient issues raised by staff. Additional conditions are recommended to address any remaining deficiencies.

(3) The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or in the absence of a Master Plan or Functional Map Plan, the General Plan.

Comment: Per the referral from the Community Planning Division dated March 17, 2017, the proposed hotel use has been found to be in conformance with the Glenn Dale-Seabrook-Lanham and Vicinity Sector Plan and SMA, which shows this property as mixed use on the Proposed Land Use Map. Per the referral from the Environmental Planning Section dated March 16, 2017, the site was found to be entirely outside of a regulated area of the Green Infrastructure Network and was, therefore, found to be in conformance with the Countywide Green Infrastructure Plan. Also in the referral from the Environmental Planning Section, because the proposed project was found to be consistent with applicable plans and regulations, the project was deemed consistent with the Water Resources Functional Master Plan.

(4) The proposed use will not adversely affect the health, safety or welfare of residents or workers in the area.

Comment: The proposed hotel use will not adversely affect the health, safety, or welfare of residents or workers in the area. The applicant has provided the required information for review of adverse impacts. There do not appear to be any impacts that cannot be mitigated through the recommended conditions.

(5) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood.

Comment: The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood. A hotel is a commercial use, which is a less intense use than the types of uses that can be developed by right or by special

exception in the I-2 zoning district. The hotel use will serve the owners and tenants of the Washington Business Park and the residential developments to the east and west of the subject property. As such, the hotel is anticipated to be a beneficial addition to the neighborhood.

(6) The proposed site plan is in conformance with an approved Type II Tree Conservation Plan.

Comment: This site is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance because the site has a previously approved TCP. A Type 2 Tree Conservation Plan, TCP2-016-14-00, was previously approved for this site. A revised TCP2 has been submitted and is under review. The Environmental Planning Section had several comments on the TCP2, which must be addressed prior to certification of the special exception plan (see recommended conditions below).

(7) The proposed site plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).

Comment: This site contains no regulated environmental features; therefore, the regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible based on the limits of grading shown on the special exception site plan submitted for review.

CONCLUSION

A special exception use is considered compatible with uses permitted by right within the zone, as long as specific criteria are met. Unless unique adverse impacts are identified, the special exception may be approved. The appropriate standard for determining whether the use would create an adverse impact upon surrounding properties is to show that the proposed use, **at the particular location proposed, would have adverse impacts above and beyond those inherently associated with the special exception use, regardless of its location within the zone.** Staff believes that the applicant has met their burden of proof in this instance. Therefore, staff recommends APPROVAL of Special Exception Application No. SE-4774, with the following conditions:

1. The applicant shall provide a list of all accessory uses and their square footages on the special exception site plan.
2. The applicant shall provide a table demonstrating conformance to the Prince George's County Zoning Ordinance requirements for the proposed building-mounted and freestanding signage, and provide complete details for the proposed signage. Any proposed signage must meet all area, height, and setback requirements at the time of permit issuance.
3. The applicant shall satisfactorily revise the building architecture to address the arrangement of materials and colors prior to certification of the special exception plan.
4. Prior to certification of the special exception site plan, the applicant shall make the following revisions to Alternative Compliance AC-17002:

- a. Revise the Section 4.7 bufferyard to include the entire northeastern property line, while excluding each of the Section 4.2 landscape strips associated with Martin Luther King Jr. Highway (MD 704) and Willowdale Road. Update the associated landscape schedules and calculations accordingly.
 - b. Revise the Section 4.3(1) parking lot perimeter landscape strip along the western property boundary to exclude the 10-foot-wide Section 4.2 landscape strip requirement for Willowdale Road.
 - c. Revise the number of shade trees provided in the Section 4.2 schedule for Willowdale Road on the landscape plan to accurately reflect the quantity shown on the plan.
5. The applicant must screen any future mechanical equipment in accordance with the requirements of Section 4.4 of the 2010 *Prince George's County Landscape Manual*.
6. Prior to certification of the special exception site plan, the applicant shall revise the Type 2 tree conservation plan (TCP2), as follows:
 - a. Revise the TCP2 worksheet by changing it to a phased worksheet. Phase 1 shall be for the previous development that occurred on Lot 32, Block B, while Phase 2 shall be for the current special exception application on Lot 31, Block B.
 - b. Revise the TCP2 plan and legend by adding a symbol to show the boundary line between Phase 1 and Phase 2 of development.
 - c. Remove all details associated with on-site woodland preservation from the TCP2 plan.
 - d. Replace General Note 6 with "The property is within Environmental Strategy Area 2 (ESA 2) and is zoned I-1 and I-2."
7. Prior to certification of the special exception site plan, an approved stormwater management concept plan and letter shall be submitted by the applicant to show how the proposed stormwater will be treated before entering the existing sector plan area wetlands and waterways. The proposed improvements (best management practices or environmental site design) shall be clearly identified on the plan and correctly reflected on the associated special exception site plan and Type 2 tree conservation plan.
8. In the event that a restaurant or coffee shop is proposed, the applicant must submit plans and apply to obtain a Health Department Food Service Facility permit through the Prince George's County Department of Permitting, Inspections and Enforcement offices located at 9400 Peppercorn Place, Largo, MD 20774.
9. No construction noise shall be allowed to adversely impact activities on the adjacent properties. The applicant must conform to construction activity noise control requirements, as specified in Subtitle 19 of the Prince George's County Code.
10. During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. The applicant must conform to construction activity dust control requirements, as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.