

Case No. SP-02039/02

Applicant: Greenbelt Hospitality, LLC

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,  
SITTING AS THE DISTRICT COUNCIL

ORDER AFFIRMING PLANNING BOARD DECISION, WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that the decision of the Planning Board in PGCPB No. 07-97, to approve with conditions a revision to the detailed site plan for the Eastgate Shopping Center, Lot 2, to add a 122-room, 83,378 square-foot hotel, in a project referred to as the Staybridge Hotel, on property described as approximately 2.65 acres of land in the C-S-C Zone, on Eastgate Drive, west of its intersection with MD 564, Lanham-Severn Road, Glenn Dale, is:

AFFIRMED, for the reasons stated by the Planning Board, whose decision is hereby adopted as the findings of fact and conclusions of law of the District Council in this case.

Affirmance of the Planning Board's decision is subject to the following conditions:

1. In conformance with the Adopted and Approved Glenn Dale-Lanham-Seabrook and Vicinity Master Plan and DSP-02039, the applicant and the applicant's heirs, successors, and assigns shall build, at the time of road construction, a multi-use, Class II trail along the subject property's entire portion of the south side of Eastgate Boulevard, and a sidewalk along the north side of Eastgate Drive, unless modified by the Department of Public Works and Transportation.
2. Prior to signature approval of the plans, the applicant shall make the following revisions or submit the indicated materials:
  - a. The detail graphic for the dumpster enclosure shall be revised to indicate brick as the only externally visible construction material, except for the gates, which shall utilize wood.

- b. Any additional elevation drawings shall conform to Exhibit A, the two-page rendering filed with the Clerk of the Council.
  - c. The applicant shall furnish staff with written confirmation from DPW&T that the subject detailed site plan is in conformance with the approved stormwater management concept plan.
  - d. The applicant shall submit a sheet showing the entire Eastgate Shopping Center that was the subject of the original detailed site plan. The sheet shall be labeled "Overall Detailed Site Plan."
  - e. Plans for the proposed fence shall be revised to indicate an aluminum or other attractive non-wood material. Final design of the fence shall be approved by the Urban Design Section, as designee of the Planning Board.
3. Prior to signature approval of the -02 revision of the TCP II, the pending revisions to the TCP I shall be signed.
  4. Prior to certificate approval of DSP-02039/02, the TCP II shall be revised as follows:
    - a. Show on sheets one and four of five the proposed hotel footprint and off-street parking.
    - b. On sheet four, show the proposed limits of disturbance (LOD) in relation to Lot 2, as shown on TCP I/26-01.
    - c. Provide the current M-NCPPC TCP II signature approval block on the sheets in this revision; type in the name of the Environmental Planning staff person who originally signed the plan; and type in the date of approval.
    - d. After all revisions, the qualified professional who prepared the plan shall sign and date it.
  5. Development of the site shall conform substantially, in all details, to what is shown in Exhibit A, a two-page architectural rendering of facades and other details on the buildings and improvements on the site. Exhibit A, filed October 15, 2007, with the Clerk of the Council, shall remain with and become a part of the detailed site plan file.

Ordered this 15th day of October, 2007, by the following vote:

In Favor: Council Members Exum, Bland, Campos, Dean, Dernoga, Harrington, Knotts, Olson and Turner

Opposed:

Abstained:

Absent:

Vote: 9-0

COUNTY COUNCIL OF PRINCE GEORGE'S  
COUNTY, MARYLAND, SITTING AS THE  
DISTRICT COUNCIL FOR THAT PART OF  
THE MARYLAND-WASHINGTON  
REGIONAL DISTRICT IN PRINCE GEORGE'S  
COUNTY, MARYLAND

By: \_\_\_\_\_  
Camille A. Exum, Chair

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council