

Case No. SP-05005

Applicant: VASU, 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. 07-49 to approve with conditions a detailed site plan for construction of a 50 room hotel, for a project referred to as Garden Suites, on property described as approximately 0.71 acres of land in the M-U-I and DDO zones, on the east side of Baltimore Avenue, north of its intersection with Pontiac Street, College Park, 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. Prior to certificate approval of the detailed site plan, the applicant shall:
 - a. Provide a standard loading space on the site.
 - b. Clearly label the bufferyard between the hotel building and the adjacent Exxon gas station along the southern boundary line.
 - c. Provide a landscape schedule for the landscape bufferyard.
 - d. Add a site plan note to indicate that this site is within the Aviation Policy Area (APA) 6 of the College Park Airport.
 - e. Revise the landscape plan to eliminate the redbud trees shown on the plan and to provide a minimum height of 12 feet and 2½-inch caliper deciduous trees with 30 to 40 foot distance on center to be planted in a minimum 6-foot-wide by 8-foot-long by 4-foot-deep planting area.
 - f. Provide evidence that the proposed light poles and fixtures have been approved with previous detailed site plans in the main street area.

- g. All new utilities for this project shall be placed underground.
 - h. Provide two clearly marked pedestrian crossings on the site's ingress and egress to US 1 and Pontiac Street and provide details on the detail sheet.
 - i. Provide a bicycle rack(s) accommodating a minimum of five bicycle parking spaces.
 - j. Explore with the City of College Park and the Transportation Planning Section the feasibility of providing a pork chop at the site access onto Pontiac Street in order to discourage left turns. If deemed appropriate, the applicant shall revise the site plan accordingly.
 - k. Provide a wide sidewalk/streetscape along the subject site's entire road frontage of US 1. The sidewalk shall include a minimum of six feet of clear space along its entire length.
 - l. Revise the landscape, lighting, and hardscape plan as follows:
 - (1) Clearly identify building, signage, and parking area lighting and include light specifications.
 - (2) Provide detailed information on the height of the retaining wall and provide safety railing, where necessary.
 - (3) Provide additional landscaping, including foundation plantings, plantings at the seating area, and plantings in the large parking lot islands.
 - m. Revise the architecture to modify the color of the cornice treatment to match the window lintels and label the brick and other material colors on the façade.
 - n. Revise the sign plan to include individually lit channel letters.
 - o. Provide a color and materials board for the two brick colors, lintel, cornice, columns, and redesigned building entrance that is acceptable to the City of College Park and M-NCPPC.
2. Prior to issuance of building permit, the applicant shall provide evidence that the State Highway Administration has approved the proposed street tree, sidewalk, and amenities that are within the right-of-way of Baltimore Avenue.
 3. Before certification of the detailed site plan, the applicant shall submit a revised plan. The revised plan must show that the applicant will:
 - a. Replace the three Japanese maples with pin oak trees, in the landscape strip on US Route 1.

- b. Lower the standing seam metal roof to six feet, from eave to peak.
- c. Place three additional double windows on the north face (north elevation) of the building, on the side opposite the hotel sign.

Ordered this 9th day of July, 2007, by the following vote:

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

Opposed: Council Member Dernoga

Abstained:

Absent:

Vote: 8-1

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