

Case No. DSP-11025-01
Salubria Center

Applicant: Pinnacle Harbor, LLC

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

ORDER OF APPROVAL WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that the decision of the Planning Board in PGCPB No. 14-66, to approve with conditions revised architecture for a 53,790-square-foot hotel with 100 rooms, as required by Condition 14 of Zoning Ordinance No. 15-2012 and Condition 6 of the District Council Order for DSP-11025 for 437,721 square feet of retail, office, and hotel development in the Mixed Use-Transportation Oriented (M-X-T) Zone, in Planning Area 80 and Council District 8, is AFFIRMED.

On October 20, 2014, pursuant to Zoning Map Amendment A-9882-C, Zoning Ordinance No. 15-2012, a public hearing was held to review DSP-11025-01. In approving DSP-11025-01, and pursuant to Section 27-290(d) of the Zoning Ordinance, the District Council makes the same findings as the Planning Board in Resolution PGCPB No. 14-66. Our final decision to approve DSP-11025-01, adopts and incorporates, as is fully restated herein, the required findings and conclusions of the Planning Board, set forth in Section 27-285(b) of the Zoning Ordinance, as embodied in PGCPB No. 14-66.

District Council's approval of DSP-11025-01 is subject to the following conditions:

1. Prior to certification of the detailed site plan (DSP), the following revisions shall be made or information shall be provided:
 - a. Provide the total revised parking count on the DSP coversheet.

- b. Provide a note on the architectural elevations to indicate that individually-lit channel letters or logos are permitted for use in the designated signage areas on the hotel.
 - c. Delineate the existing or proposed limits of all easements on the DSP.
 - d. Delineate the width of the drive aisles that service the hotel and parking lot to meet the minimum widths contained in Part 11 of the Zoning Ordinance. Access to loading spaces shall be a minimum of 22 feet in width.
 - e. Show the bearings, distances, and boundary of Parcel 1 as reflected on the record plat.
 - f. On the one-inch=30 feet plan sheets, show the bearings and distances for the conservation easements as reflected on the record plat.
 - g. On the one-inch=30 feet plan sheets, delineate Archeological Site 18PR809 and the bearings and distances for the perpetual archeological conservation easement as reflected on the record plat.
 - h. Provide ten bicycle parking spaces (equivalent of five u-shaped bike racks) in close proximity to the main hotel entrance. Details of the bicycle racks anchored in concrete shall be provided.
 - i. The parking schedule shall be amended to show the total amount of bicycle parking proposed.
 - j. Provide a valid stormwater management concept plan and approval letter for the proposed hotel, and add the approval date to General Note 11.
2. Prior to Maryland-National Capital Park and Planning Commission (M-NCPPC) approval of building permits for the proposed hotel development, the applicant shall obtain final plat approval for Parcels 2 and 3. The final plat shall reflect all easements and encumbrances on the property.
 3. Prior to the issuance of any building permit for the detailed site plan (DSP), the following revision shall be made or information shall be provided:
 - a. The detailed site plan shall include, at the hotel's main entrance, a porte cochère or other architectural element to protect people entering and exiting the hotel.

Ordered this 28th day of October, 2014, by the following vote:

In Favor: Council Members Campos, Davis, Franklin, Harrison, Lehman, Patterson,
Toles and Turner.

Opposed:

Abstained:

Absent: Council Member Olson

Vote: 8-0

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: _____
Mel Franklin, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council