

Case No.: DSP-17016
Wyndham Garden Hotel Parcel D,
Belton Subdivision

Applicant: Starboard Investment Group, LLC

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

FINAL DECISION — APPROVAL OF DETAILED SITE PLAN

Pursuant to Section 25-210 of the Land Use Article, Md. Ann. Code (2012 Ed. & Supp. 2015) and Section 27-290 of the Prince George’s County Code (2011 Ed. & Supp. 2015, or as amended), the District Council issues the final decision in this Detailed Site Plan Application Number 17016 (“DSP-17016”). The District Council finds that the Planning Board’s approval of DSP-17016 was not arbitrary, capricious, or otherwise illegal. The District Council adopts the findings and conclusions set forth by the Planning Board in Resolution No. 18-67 (“PGCPB No. 18-67”).

PGCPB No. 18-67, recommending approval of Detailed Site Plan DSP-17016, a request for approval to develop a 60,500-square-foot, 90-room, five-story hotel building, on the property known as Parcel D, located on the west side of Rhode Island Avenue, north of its intersection with Clementon Road, specifically located at 10700 Rhode Island Avenue, in Councilmanic 1, is hereby AFFIRMED.

DSP-17016 is subject to the following conditions:

1. Prior to certificate approval of the detailed site plan (DSP), the applicant shall revise the DSP to:
 - a. Provide details and specifications of the proposed freestanding and building-mounted signage.
 - b. Finish the base of the freestanding sign in a brick to match the building.

- c. Reduce the area of the building-mounted signs in accordance with Section 27-613 of the Prince George's County Zoning Ordinance.
- d. Reduce the area of the freestanding sign in accordance with Section 27-614 of the Prince George's County Zoning Ordinance.
- e. Reduce the lighting to have a maximum of 0.10-foot candles along adjacent residential property lines and along Clementon Road.
- f. Clearly show the vehicular access easement to Parcels C and D and provide the following note:

“Per Section 27-448.01 shared vehicular access for Parcels C and D was authorized pursuant to Subtitle 24 and the approval of Preliminary Plan of Subdivision 4-88279 (PGCPB Resolution No. 89-184). The Section 24-128(b)(9) easement is defined as a driveway (Section 27-107.01(225)) and not subject to street standards. Sole vehicular access for Parcels C and D is limited to the access easement.”
- g. Provide additional brick, at a consistent height, across the central portion of the eastern elevation and the southern elevation.
- h. Revise the Tree Canopy Coverage schedule to reflect the correct amount required.
- i. Provide one sidewalk and crosswalk connection to the front of the building from Rhode Island Avenue.
- j. Provide an Americans with Disabilities Act compliant sidewalk along the subject site's entire frontage of Clementon Road, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement/Department of Public Works and Transportation.
- k. Provide a shared-use sidepath (or wide sidewalk) along the subject site's entire frontage of Rhode Island Avenue, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement/Department of Public Works and Transportation.
- l. Provide bicycle rack(s) accommodating a minimum of three bicycles, at a location convenient to the building entrance.

- m. Revise the landscape plan to provide the required number of shade trees and shrubs along Clementon Road per Section 4.2 of the 2010 *Prince George's County Landscape Manual*.
- n. Revise the landscape plan to provide Giant Green Arborvitae trees on the West Property lines buffering the single-family homes on Worchester Ave and Clementon Road.
- o. Provide frosted windows on the north side of the building, facing Worchester Street preventing views into adjacent single-family homes.
- p. Extend the proposed fence on the hotel property toward the handicap parking spaces to prevent the pedestrian traffic through property.
- q. Seek the permission from the adjacent property owner on Parcel C to construct a fence and gate on that property preventing pedestrian traffic to and from Worchester Street.

ORDERED this 24th day of September, 2018, by the following vote:

In Favor: Council Members Davis, Glaros, Harrison, Lehman, Patterson, Taveras and Turner.

Opposed:

Abstained:

Absent: Council Members Franklin and Toles.

Vote: 7-0.

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: _____
Dannielle M. Glaros, Chair

ATTEST:

Redis C. Floyd
Clerk of the Council