PLANNING AND ZONING COMMISSION
MINUTES

August 6, 2019

ATTENDEES:

Members
Pam Buckley
Peck Miller
Joel Brous
Lauren Taylor
Chris Shanahan
(Palmer Gillis – absent)
Joe Wilson

Staff
Bill Neville
Kay Gordy
Ryan Bodley, attorney

6:30 PM

I. APPROVAL OF MINUTES –

Minutes of June 18, 2019

MOTION/Taylor SECOND/Wilson to approve the minutes as submitted. Vote was (4-0-2-1), Commissioners Joel Brous and Chris Shanahan were not present that evening and abstained, Commissioner Palmer Gillis absent this evening.

Minutes of July 2, 2019

MOTION/Wilson SECOND/Taylor to approve the minutes as submitted. Vote was (5-0-1-1), Commissioner Peck Miller not present that evening and abstained, Commissioner Palmer Gillis absent for that meeting and this evening.

II. SITE PLAN –

Revised Site Plan (Original #16-18100008) to convert 4 storage rooms into hotel rooms, an expansion of the rooftop bar to include outdoor seating, a ground level Starbucks coffee shop and relocation of an internal fitness center. Cumulatively, the hotel will now have 132 hotel rooms and 5 guest suites. The site is described as Map 110, Parcel 3968, Lots 1-7, 11-13, 1731 and A-E and a portion of St. John’s Avenue (closed); and further described as located on the south side of 1st Street, north side of North Division Street, and eastern side of Sinepuxent Bay, and Map 110, Parcel 3971, Lot 13, both parcels in Block 39N of the Sinepuxent Beach Company Plat, 1891; and further described as located on the west side of St. Louis Avenue, and locally known as 13 St. Louis Avenue, The Cambria Hotel, in the Town of Ocean City, Maryland. APPLICANT: TAUHID ISLAM, OCEAN 1 HOSPITALITY (FILE #19-18100010)

Bill Neville, Director of Planning and Community Development, introduced the application and explained that the changes were to take place within the footprint of the approved hotel under construction and this approval would not change the existing conditions of the original site plan.
Glenn Irwin, Executive Director of OCDC, presented the Design Committee’s recommendations, siting particularly that he likes the framing around the glass railings.

**MOTION**/Miller **SECOND**/Taylor to approve the proposed site plan revisions as presented subject to the staff and standard recommendations, listed below, Ocean City Development Corporation comments, attached, and adding the statement that the gross square footage of the Phase II restaurant would be reduced by 400 gsf.

The vote was unanimous of those present (6-0-1), Commissioner Palmer Gillis absent.

**Staff Report:**

Zoning: Inlet District (I-1)
Site Area: 173,509SF/3.98 Acres
Permitted Density: 347 Rooms - 1 room/500SF

Existing Site Plan (181-00008): Approved for 131 rooms plus accessory uses
   193 Spaces Required
   202 Provided

Proposed Site Plan: 132 Standard Rooms plus 5 Guest Suites = 137 Rooms plus accessory uses
   (See Attachment 1 Colored Floor Plans – 3 Pages) 201 Spaces Required
   202 Spaces Provided

**Parking Tabulation Proposed:** The proposed parking tabulation shown below utilizes two “discount” methods.

The first method is applicable to the top floor restaurant. Section 110-932(b)(20)a allows the area of outdoor dining (unenclosed) to be exempt from parking requirements up to an area equal to the enclosed gross floor area and thereafter is required one space per 200 square feet of unenclosed outdoor dining area in excess of the enclosed gross floor area.

The second method permits accessory restaurant uses in a hotel containing 50 or more dwelling units to reduce parking requirements by 50 percent and conference space by 70 percent. (Section 110-933(k)(2 & 3)

Guest Rooms (Standard Size) – 132 which requires 1 space per room for 132 parking spaces
Guest Rooms (Suite Size) – 5 which requires 1.5 spaces per suite for 7.5 (8) parking spaces

Subtotal is 140 spaces
Restaurant Top Floor (2,176 SF) requires 1 space per 100SF for 22 Parking Spaces (Includes bar, kitchen, indoor seating areas & bathrooms)

Outdoor Seating Excess (1,414SF) requires 1 space per 200SF for 8 Parking Spaces

Subtotal after 50% discount is 15 spaces

Conference/meeting rooms in Cambria require 72 Parking Spaces prior to 70% discount

Subtotal after discount is 22 spaces

Starbucks (513SF) requires 1 space per 100SF for 6 Parking Spaces prior to 50% discount

Subtotal after discount is 3 spaces

The Phase 2 accessory detached restaurant (4,096SF) requires 1 space per 100 SF for 41 spaces prior to 50% discount.

Subtotal after discount is 21 spaces

Total Parking Spaces Required = 201 Total Parking Spaces Provided = 202

Parking Tabulation (Alternate): A staff alternate parking tabulation would not allow the excess outdoor seating for the restaurant/bar on the top floor to “double” dip to receive the 50% discount for four reasons:

1. The outdoor seating equivalent in area to the indoor gross floor area is already not counted.

2. The excess outdoor seating is counted at 1 space per 200 square feet instead of 1 space per 100 square feet for restaurants which is mathematically a 50% discount. In other words, the 50% discount is already factored into the requirement.

3. The outdoor seating area is not equivalent to the indoor seating area. It takes advantage of the gross floor area calculation including a large bar area, kitchen, and bathrooms.

4. Rooftop covered pavilion area will require a recalculation of parking requirements if it is enclosed in the future.

Guest Rooms (Standard Size) – 132 which requires 1 space per room for 132 parking spaces Guest Rooms (Suite Size) – 5 which requires 1.5 spaces per suite for 7.5 (8) parking spaces Room

Subtotal is 140 spaces
Restaurant Top Floor (2,176 SF) requires 1 space per 100SF for 22 Parking Spaces
Subtotal after discount is 11 spaces

Outdoor Seating Excess (1,414SF) requires 1 space per 200SF for 8 Parking Spaces
No Additional Discount – 8 spaces required

Conference/meeting rooms in Cambria require 72 Parking Spaces prior to 70% discount
Subtotal after discount is 22 spaces

Starbucks (513SF) requires 1 space per 100SF for 6 Parking Spaces prior to 50% discount
Subtotal after discount is 3 spaces

The Phase 2 accessory detached restaurant (4,096SF) requires 1 space per 100 SF for 41 spaces prior to 50% discount.
Subtotal after discount is 21 spaces

Total Parking Spaces Required = 205* Total Parking Spaces Provided = 202

*In order to meet the required parking demand under this alternate method, the accessory detached restaurant would need to be reduced by at least 400 square feet.

Comprehensive Plan

“Economic Development – Ocean City’s economy depends on hotel accommodations, rental sales, and the activity generated by restaurants, nightclubs, and amusements. These industries are both a source of jobs and income based on the taxes they generate.” (2-10)

Rezoning Concept Plan Conformance

Substantial conformance of previous site plan revisions with the approved rezoning concept plan (08.01.2016) was confirmed by the Planning and Zoning Commission on December 20, 2016 (See Attachment 2). Staff recommends that the current minor site plan revisions also should be approved by the Commission for substantial conformance.
**Phased Site Plan Development**

A revised building permit and phased site plan will be required under Code Section 110-52 following action by the Planning and Zoning Commission.

**Staff Recommendation**

Planning & Community Development staff request the following staff conditions if the Planning and Zoning Commission approves the proposed revised site plan for the Cambria Hotel, in addition to any other conditions added by the Planning Commission.

1. All prior zoning amendment conditions, OCDC requirements, site plan and building permit conditions of approval still apply.
2. Proposed changes are consistent with the original zoning amendment concept plan.
3. Phased development plan with the hotel as Phase 1, and the accessory detached restaurant as Phase 2.
4. Alternate Parking tabulation which will require a reevaluation of the size of the accessory detached restaurant when it is submitted for building permit review.
5. Submittal of a fit out building permit for the restaurant use on the top floor.
6. Starbucks and fitness center be primarily for the use of hotel guests.
OCEAN CITY DEVELOPMENT CORPORATION

To: Planning & Zoning Commission members
From: Glenn Irwin, Executive Director, OCDC
Date: July 31, 2019
Re: Revised site plan for Cambria Hotel

The OCDC’s Downtown Design Committee (DDC) has met with the applicant’s architect and reviewed the proposed revisions to the Cambria Hotel.

The three items that OCDC reviewed with the Cambria Hotel and its recommendations were:

1) The exterior building colors - The DDC was in agreement the vinyl siding color to be revised from dark blue to Oxford Blue for the majority of the vinyl siding on lower section of building as shown on plans. The applicant had requested this color to be a Bermuda Blue which the DDC did not believe was consistent with the downtown design standards.

2) Porch railings - Recognizing this property wishes to promote the great views of the water from this project, the DDC is in agreement of the use of glass railings for this project. However, in order to provide a human scale and texture in keeping with traditional Ocean City architecture, the DDC recommends that such glass railings be placed in a frame with a cap rail, toe rail, and support posts at no more than the 5' spacing to show that there is an architectural feature on these porches. The frame, posts, cap, and toe rail should be in white color. Attached are several pictures of railing types that we would recommend. The new condominium project located on the Bay at 6th Street is another good example of a glass railing design.

3) Roof design - DDC is in agreement to modify the proposed roof line to allow for a larger restaurant and additional hotel rooms on the upper floors.

Please give me a call at (410) 289-7739 if you have any questions. Thank you for the opportunity to comment.

cc: Bill Neville, Director of Planning & Community Development, Town of OC
    Frank Hall, Zoning Administrator, Town of OC
    Joe Moore, Applicant legal counsel
    Heather Morrison, Fisher Architecture
With no further business, the meeting was adjourned at 7:00 pm.

Peck Miller 9/4/19

Peck Miller, Secretary Date