

Case No.: A-9280-C and A-9281/09-C

Applicant: Largo Metro Dev.
Company, LLC

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

ZONING ORDINANCE NO. 20- 2008

AN ORDINANCE to approve an amended basic plan, with
conditions.

WHEREAS, a request was filed with the District Council to
amend the basic plan and zoning conditions for Application Nos.
A-9280 and A-9281/09, for property described as approximately 18
acres of land in the M-A-C Zone, in the northwest corner of the
intersection of Central Avenue and Landover Road, in Largo,
Maryland; and

WHEREAS, the applicant's request was given public notice, in
accordance with all requirements of law, and a public hearing on
the request was held by the District Council; and

WHEREAS, having reviewed the record in this case and the
testimony and exhibits presented at the public hearing, the
District Council has determined that the request to amend the
basic plan meets the requirements of Section 27-197(c) and should
be approved, with conditions, as recommended by the Zoning
Hearing Examiner; and

WHEREAS, to protect adjacent properties and the general neighborhood, approval of the amended basic plan is granted subject to conditions; and

WHEREAS, as the basis for this action the District Council adopts the decision of the examiner as its findings and conclusions in this case.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. The basic plan for Application No. A-9280 and A-9281/09 is hereby amended, as the applicant has requested. All development on site, and all future comprehensive and specific design plans for the subject property, shall conform to the basic plan as amended, and shall comply with all conditions in Section 2.

SECTION 2. Approval of the amended basic plan is subject to the following conditions:

1. With the exception of Conditions 5 and 6, all previous conditions of approval and CDP considerations listed in the previously approved basic plan amendment (Zoning Ordinance No. 4-2005), and the conditions in other, prior preliminary plans and comprehensive design plans shall remain in effect, unless otherwise modified in this basic plan amendment or in the conditions stated below.
2. The applicant shall provide a data table that shows clearly the total acreage of the site, the total acreage of easements for underground tracts, the net acreage, and the proposed density and FAR calculations for the subject site and the Largo Town Center.

3. The following land use quantities shall be established for the Largo Town Center:

Zone: M-A-C (New Town or Corridor City Center)

Area: 175.1± Acres

Residential Density

Residential Area: 77.4 acres

Base residential density (10 du/acre): 774

Increment: 1,170 units

Maximum dwelling units (25 du/acre): 1,935 units

Commercial Density*

Gross Commercial Area: 97.7 acres

Base Commercial Space (0.2 FAR): 851,160 square feet

Increment: 1,448,840 square feet

Maximum commercial space (0.54 FAR): 2,300,000 square feet**

Maximum retail commercial space: 300,000 square feet

*The exact number of dwelling units and amount of commercial floor area will be determined on the basis of public benefit features that the applicant will provide, pursuant to Section 27-491(b) of the Zoning Ordinance. The public benefit features shall be staged with the residential and commercial development, at the time the comprehensive design plan is approved.

** The overall maximum commercial space can be reduced by up to of 201,000 square feet, if it cannot be accommodated on the remaining undeveloped parcels.

4. Stacked, low-rise, and mid-rise dwellings shall be proposed for the subject property. The eastern portion of the property shall have 134 to 150 stacked dwelling units, and they shall be four to five stories high. The low-rise multifamily buildings in the central portions of the site shall have 190 to 220 dwelling units, and they shall be five to six stories high. The mixed-use mid-rise buildings in the western portion of the property shall have 240 to 275

dwelling units, and they shall be six to eight stories in height.

5. The minimum overall residential density for the site shall be 33.33 dwelling units per acre. There shall be no more than 600 dwelling units.
6. A minimum of 15,000 square feet and a maximum of 32,000 to 36,000 square feet of commercial retail/office space shall be located entirely within the mixed-use mid-rise buildings in the western portion of the property. The buildings shall have a community center meeting space of at least 2,500 square feet in the commercial retail/office space on the first floor of one building. The building shall have a separate lobby space.
7. The CDP shall include the exact details of the proposed office square footage, with the ancillary retail uses and the community meeting space. It shall also include information on the type of the proposed residential units (one-bedroom, two-bedroom, etc.), the square footage for each type of residential unit, and the required and proposed parking for the residential and commercial retail/office uses.
8. The CDP shall include a conceptual site plan that shows the location of the uses (residential, commercial retail/office, and parking structures), the vehicular access points, the vehicular circulation, the pedestrian access points and circulation, the community and lobby space, the extent of landscape buffers, and all easements. The heights of the stacked, low-rise, and mid-rise dwelling units shall be stated.
9. Before it is accepted, the CDP application package must contain a signed Natural Resources Inventory. All future plans shall reflect the information shown in the NRI.
10. The CDP shall consider alternatives and provide a link between the protected stream corridor area on the eastern portion of the subject property and the open-space network for the Largo Town Center on the west side of Largo Center Drive.

11. At the time of CDP review, the applicant shall file a TCP I that addresses the preservation of priority woodlands, as identified in the NRI.
12. The CDP shall conceptually address and the SDP shall show the following:
 - a. Street trees planted in planting strips designed to promote long-term growth;
 - b. Trees planted throughout parking lots;
 - c. Open space planted wherever feasible; and
 - d. Tree planting pits and planting strips designed so that stormwater runs into the root zones and provides an initial treatment of the stormwater.
13. The stormwater management concept approval and technical approval for this site plan shall incorporate the use of micromanagement techniques such as bioretention areas, infiltration trenches, and storage and reuse of stormwater to the extent possible, in order to reduce the need for large stormwater management ponds. Tree planting and stormwater quantity and quality treatments shall be combined whenever possible, to increase the benefits provided by both features. Priority shall be placed on controlling the timing, volume, and quality of stormwater runoff, to control downstream flooding.
14. Before it is accepted, the CDP application package must contain an evaluation of the existing stream on-site and the down-stream condition of the stream before entering Lake Largo. If indicated, the SDP package shall also contain a restoration plan for the stream on-site and the immediate downstream reach affected by the increased stormwater management facilities.
15. The SDP shall demonstrate the use of green-building techniques, to the extent possible, and shall incorporate innovative environmental technologies in the building and site design, wherever possible.
16. At SDP review, the lighting plan for the site shall be reviewed, to ensure the reduction of overall sky glow, the

minimization of light spillover from one property to another, the reduction of glare, and the use of full optical cut-off light fixtures.

17. The CDP shall include a delineation of the projected 65 dBA Ldn noise contour adjacent to Central Avenue and Landover Road, based on a Phase I Noise Study or the noise model used by the Environmental Planning Section.
18. The preliminary plan of subdivision or specific design plan, whichever is first, shall include a Phase II Noise Study that reflects proposed mitigation measures, to ensure that all interior residential areas meet or exceed the state interior noise standards of 45 dBA Ldn and 65 dBA Ldn for outdoor activity areas.
19. The CDP shall include a public amenities package that includes a 2,000 square foot water play area (Jumping Jewels), a pedestrian bridge, stone boulders, and electrical and water connections as specified on the plans for the Largo Town Center Park prepared by P.E.L.A. Design, Inc., for M-NCPPC (dated October 2002).
20. The applicant and its successors and assigns shall construct the off-site recreational facilities in phase with development. Prior to issuance of the 136th building permit (180 dwelling units) for Parcel B, the off-site recreational facilities shall be completed.
21. The applicant and its successors and assigns shall provide adequate private recreational facilities on site, in accordance with the standards in the Parks and Recreation Facilities Guidelines. At CDP, the private recreational facilities shall be reviewed by the Urban Design staff.
22. The CDP shall show the location and details of the proposed 50-space parking lot that serves park visitors. The applicant shall coordinate with DPR staff to determine an acceptable location for the parking lot, prior to CDP approval. Construction of the parking spaces shall be completed in the first phase of development.
23. Prior to certificate approval of the CDP, the applicant and M-NCPPC shall enter into an easement agreement for the 50

parking spaces in the parking garage that will be available to park visitors during park operation hours.

24. Prior to CDP approval, the applicant shall obtain DPW&T approval of the on-site parking spaces (up to 68 spaces, as determined by DPW&T) to be provided for park visitors along Largo Center Drive. The 68 public parking spaces are to be constructed in addition to the 50 spaces serving park visitors.
25. The CDP shall include:
 - a. Design standards that establish design and review parameters for the entire site, including setbacks, lot coverage, and design standards for the materials, architecture, and signage.
 - b. A pedestrian circulation plan that includes the pedestrian path network, the location and design of pedestrian crossings, and other protective measures that protect pedestrians from vehicular traffic.
 - c. Proposed buffering and screening design, specifically relating the residential development to internal and external uses.
 - d. Details for the timing for the establishment of any condominium regime for the multifamily buildings.
26. The Basic Plan Amendment site plan shall show the denial of access along Largo Town Center Drive and Central Avenue.

SECTION 3. BE IT FURTHER ENACTED that this Ordinance shall take effect initially on the date of its enactment, as conditionally approved, and shall become effective when the applicant accepts in writing the conditions in Section 2.

Adopted this 21st day of July, 2008, by the following vote:

In Favor: Council Members: Dean, Bland, Dernoga, Campos, Olson,

Turner, Harrison, Exum and Knotts

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: _____
Samuel H. Dean, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council

A-9280-C and A-9281/09-C

Largo Metro Dev. Company, LLC

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

FINAL CONDITIONAL ZONING APPROVAL

AN ORDINANCE to incorporate the applicant's acceptance of conditional zoning and to grant final conditional zoning approval.

WHEREAS, the District Council in approving Application No. A-9280-C and A-9281/09-C, to amend the approved basic plan on the subject property, attached conditions; and

WHEREAS, the District Council, having reviewed the application and the administrative record, deems it appropriate to accept the applicant's consent to the conditions and to approve final conditional rezoning.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. Final conditional zoning approval of Application A-9280-C and A-9281/09-C is hereby granted. The applicant's written acceptance of the conditions referred to above, at the time of initial conditional zoning approval, is hereby incorporated into this amendment of the Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland.

SECTION 2. Use of the subject property as conditionally reclassified shall be subject to all requirements in the applicable zones and to the requirements in the conditions referred to above. Failure to comply with any stated condition shall constitute a zoning violation and shall be sufficient grounds for the District Council to annul the rezoning approved herein; to revoke use and occupancy permits; to institute appropriate civil or criminal proceedings; or to take any other action deemed necessary to obtain compliance.

SECTION 3. This Ordinance is effective _____, 2008, the date of receipt of the applicant's acceptance of the conditions imposed.

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: _____
Samuel H. Dean, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council