

LARGO PARCEL O - ETOD

Expedited Transit Oriented Development

Detailed Site Plan

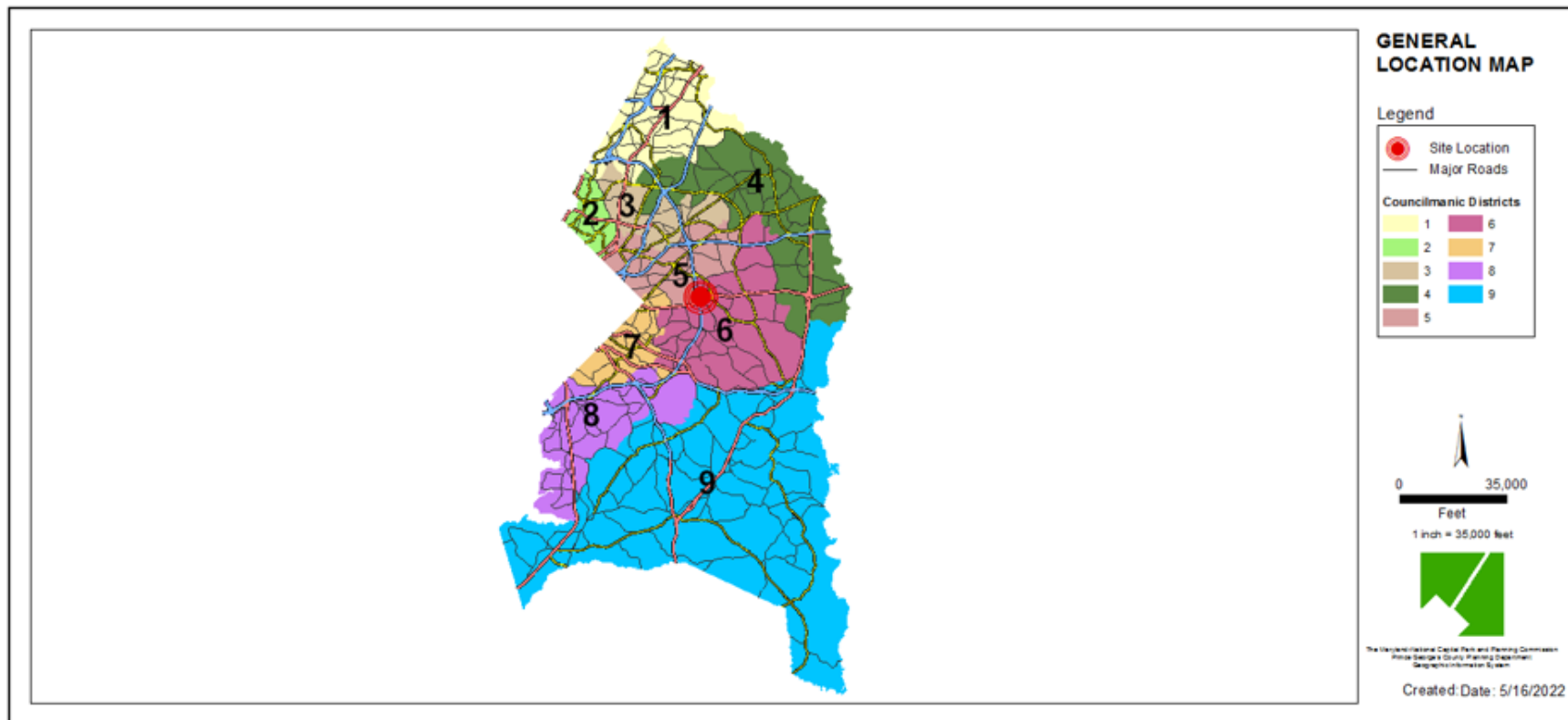
Staff Recommendation: APPROVAL with conditions



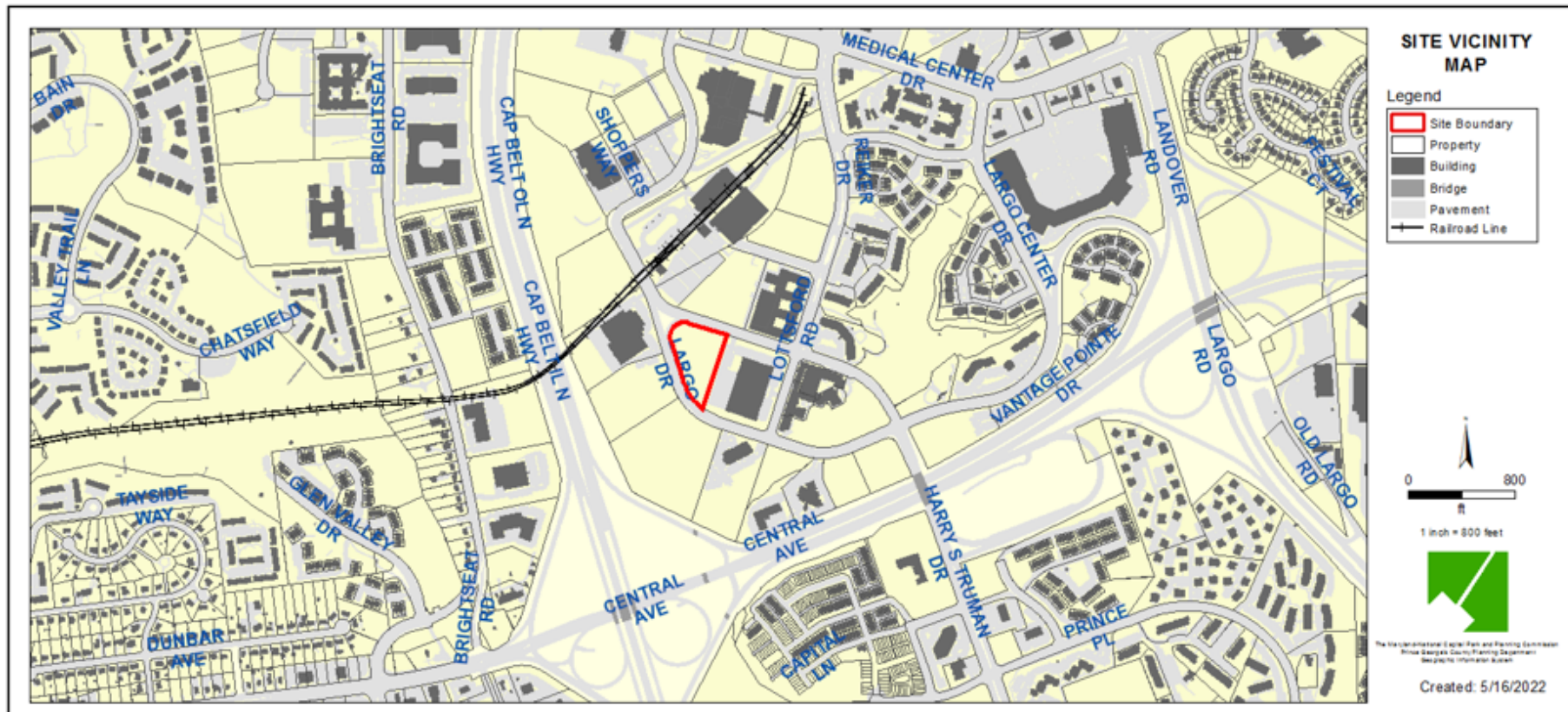
GENERAL LOCATION MAP

Council District: 06

Planning Area: 73

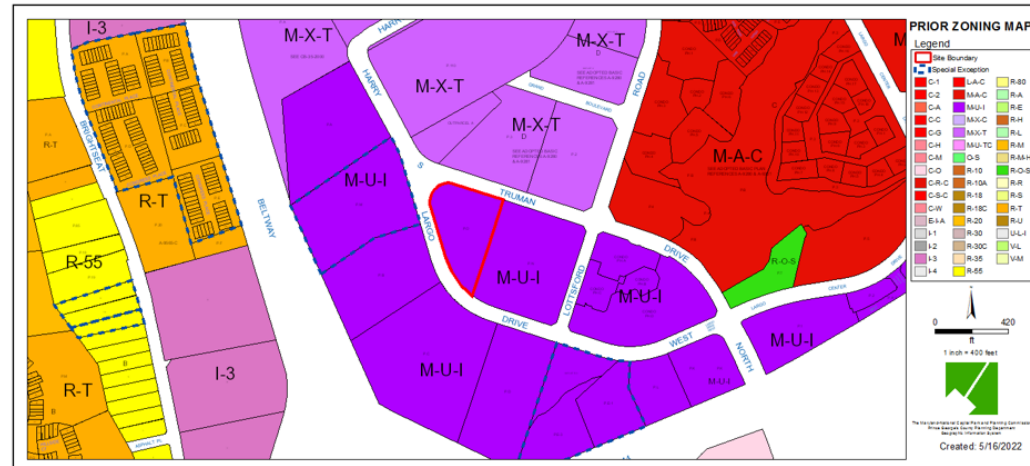
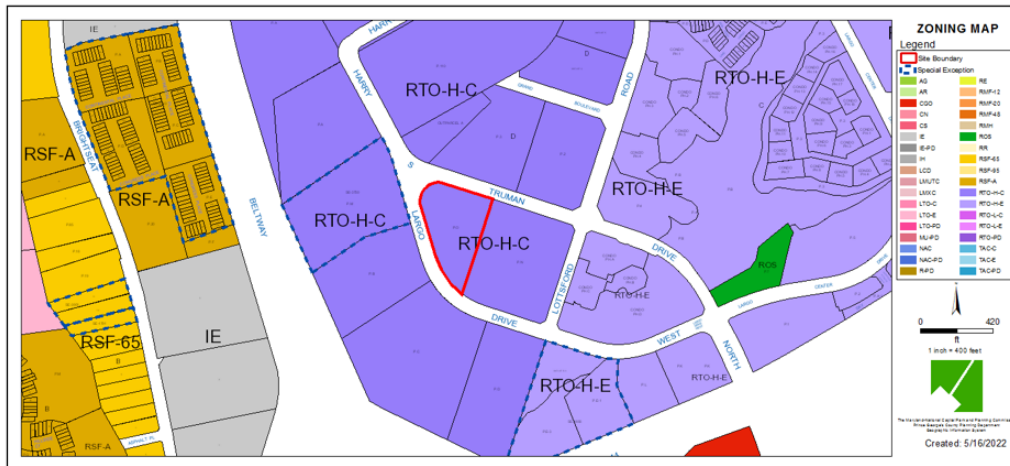


SITE VICINITY MAP



NEW & PRIOR ZONING MAP

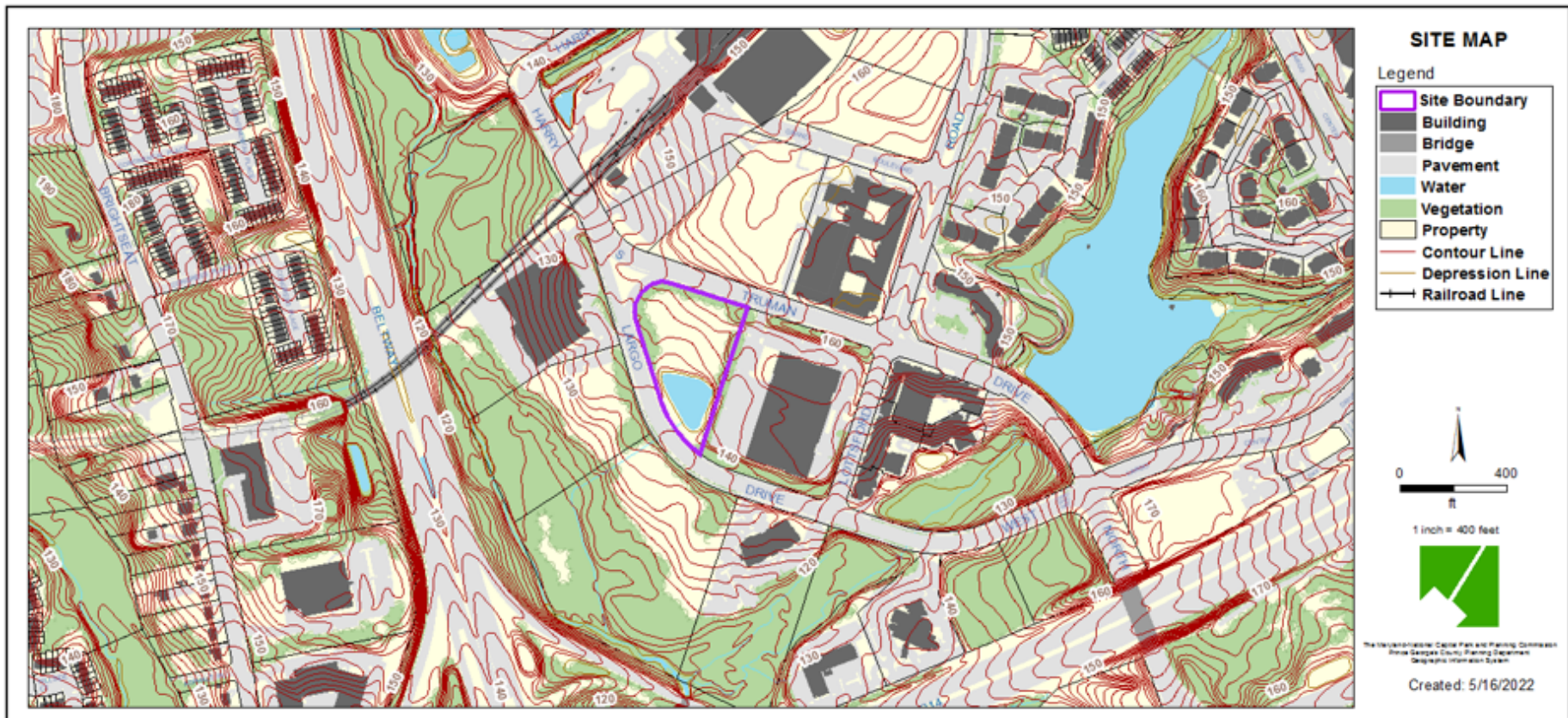
Current Zone: RTO-H-C
Prior Zone: M-U-I/D-D-O



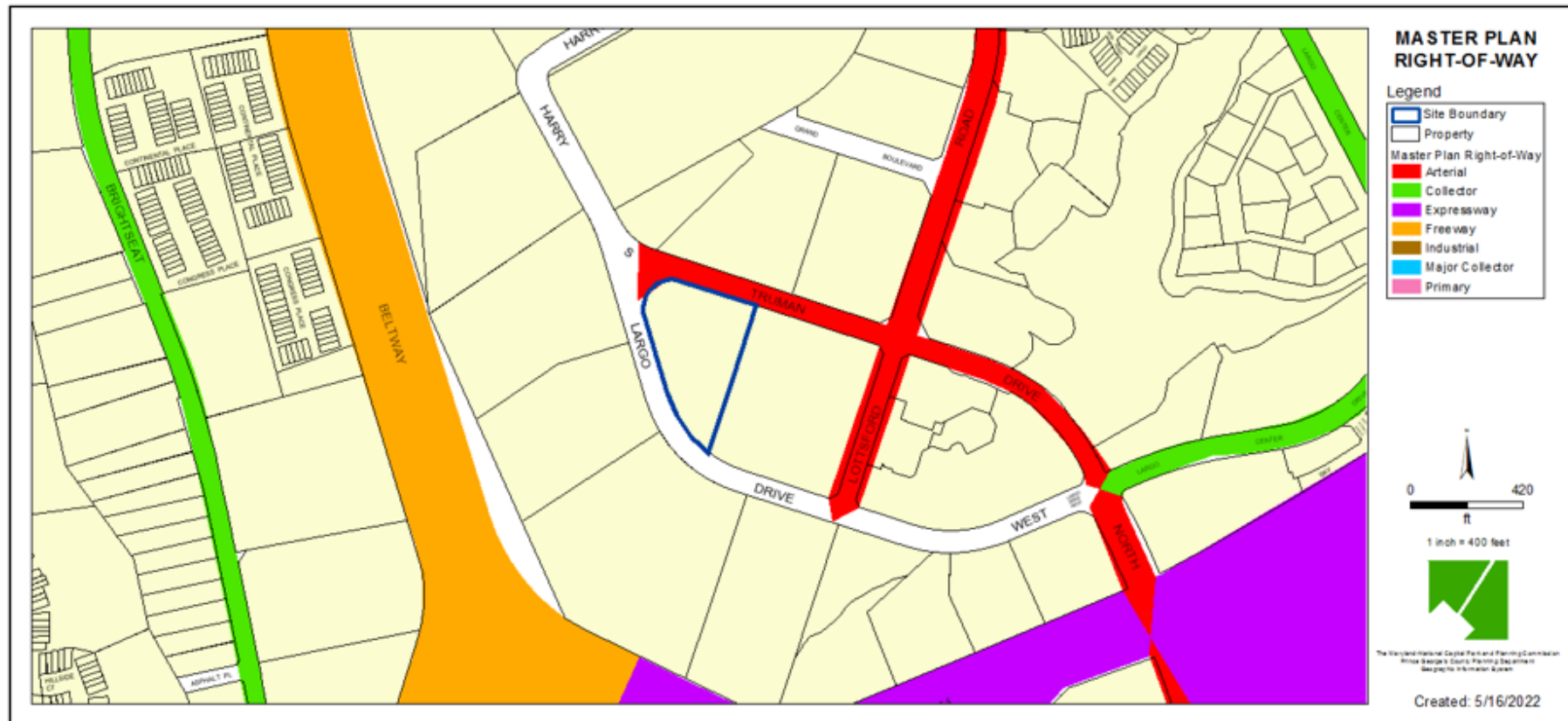
AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



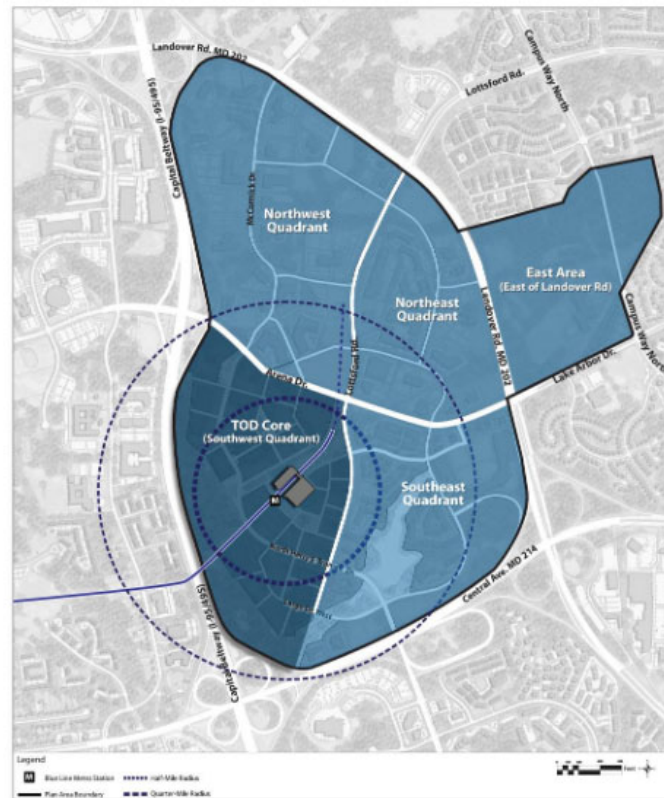
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



LARGO TOWN CENTER SECTOR PLAN

APPROVED LARGO TOWN CENTER SECTOR PLAN AND SMA

Map 29: Sector Plan Subareas

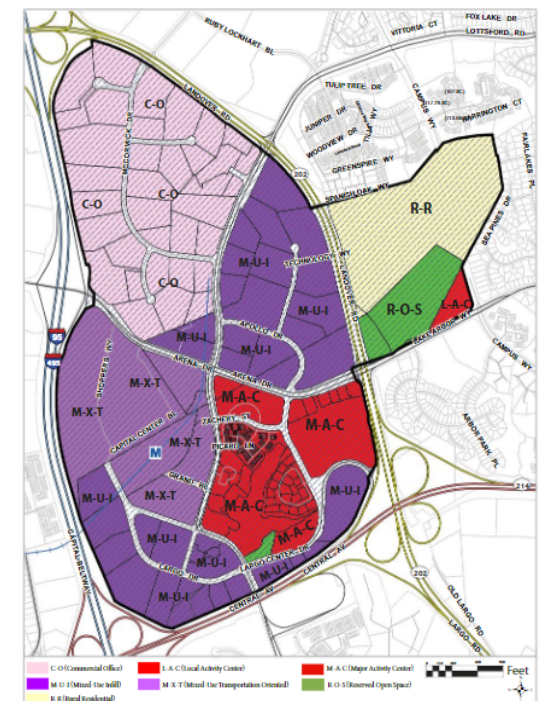


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Chapter 8: Development District Standards

CHAPTER 6: OVERVIEW OF ZONING RECOMMENDATIONS

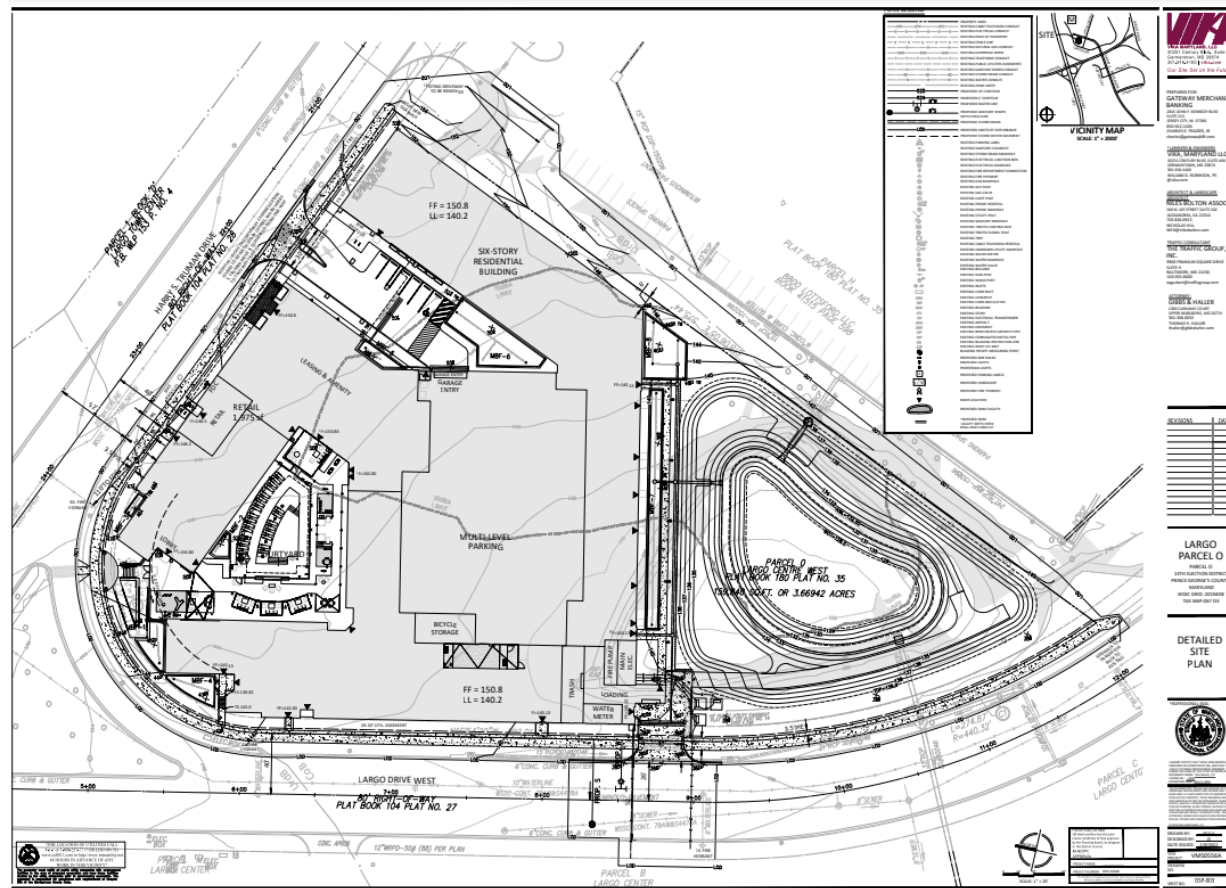
Map 27: Rezoning Plan



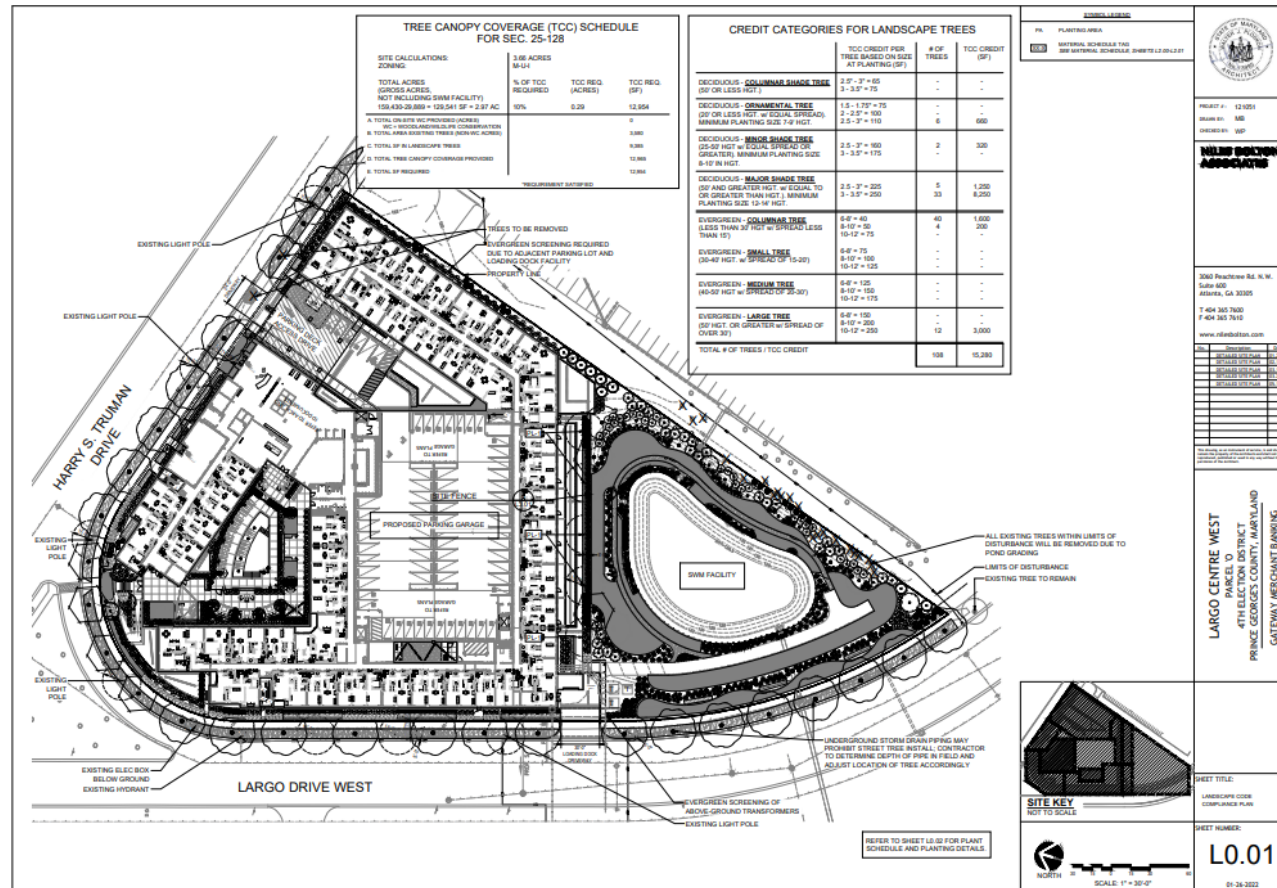
Chapter 6: Overview of Zoning Recommendations

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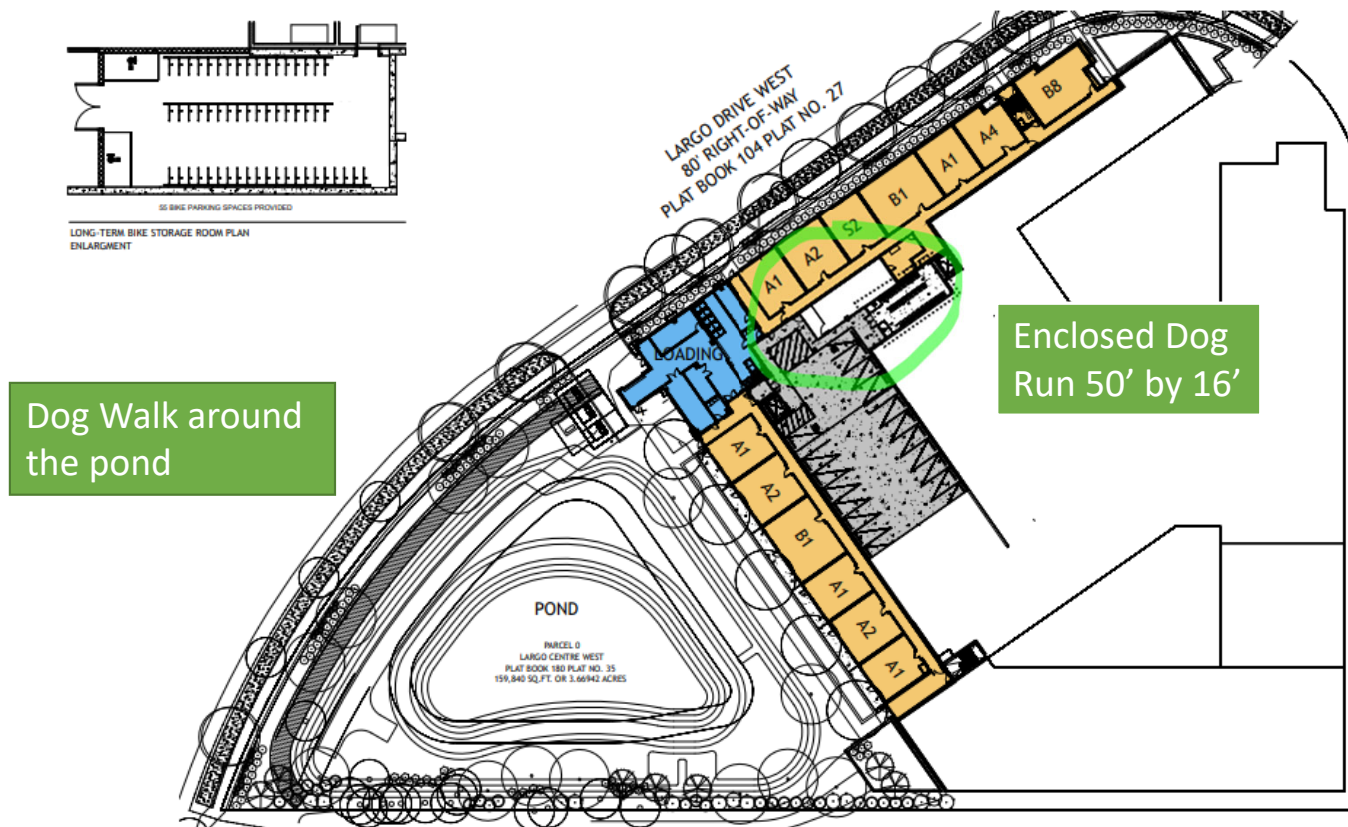
DETAILED SITE PLAN



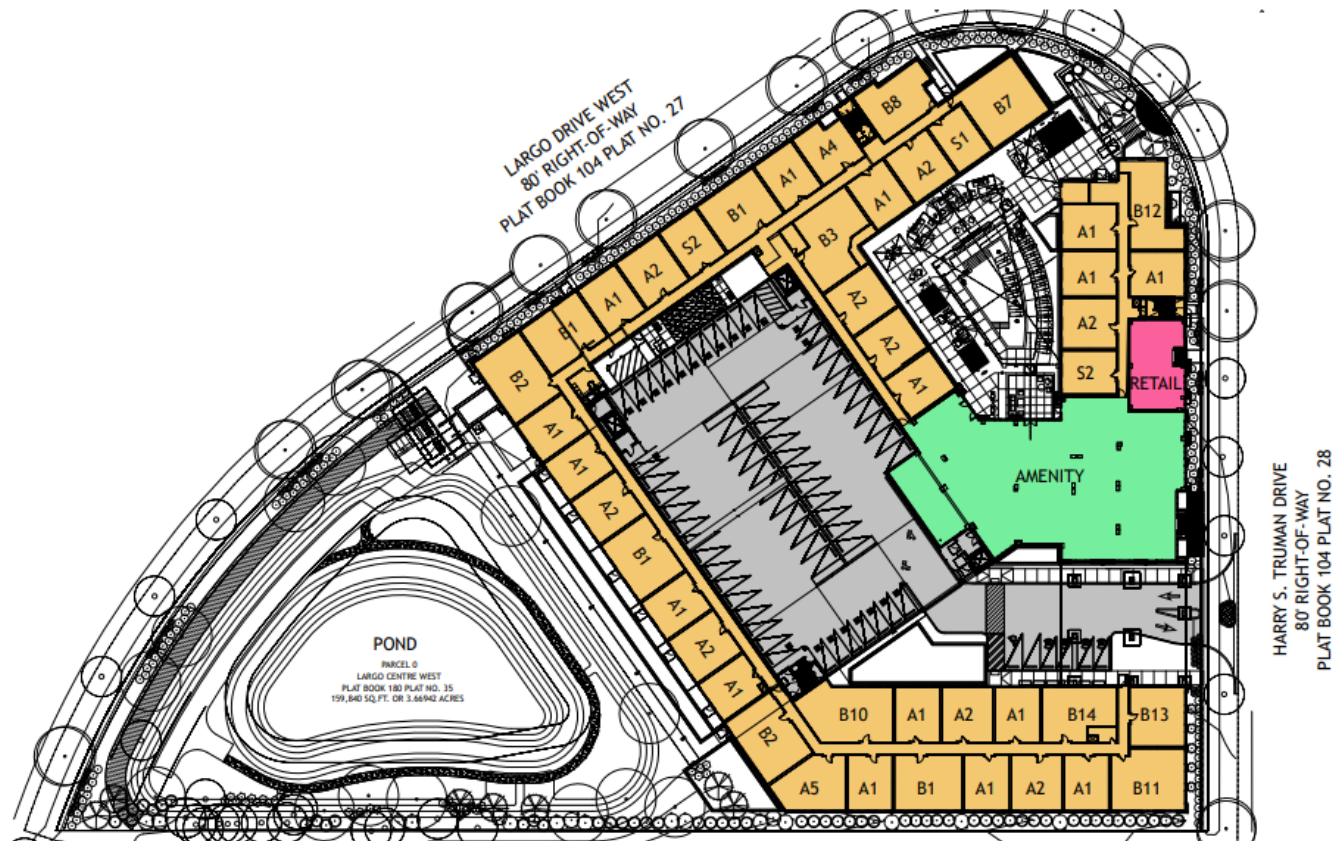
LANDSCAPE PLAN



PLAN – LEVEL 1



PLAN – LEVEL 2



UNIT MIX BY EACH FLOOR

PARCEL O MIXED USE MULTIFAMILY - TOD PRINCE GEORGE COUNTY, MD.

NILES BOLTON ASSOCIATES
3060 PEACHTREE RD.
ATLANTA, GA 30305
WWW.NILESBDOLTON.COM
404.365.7600

Submissions:

1. Preliminary Detailed Site Plan - 12/29/2021
2. Detailed Site Plan DSP-21049 - 03/25/2022



DRAWINGS LIST

G0.01	COVER SHEET AND MATRIX	A4.01	RENDERED PERSPECTIVES
A1.01	LEVEL 1 PLAN	A4.02	RENDERED PERSPECTIVES
A1.02	LEVEL 2 PLAN	A4.03	RENDERED PERSPECTIVES
A1.03	LEVELS 3-5 PLAN	A4.04	RENDERED PERSPECTIVES
A1.04	LEVEL 6 PLAN	A5.01	SIGNAGE INFORMATION
A1.05	LEVEL 7 PLAN - MEZZANINE	A5.02	SIGNAGE INFORMATION
A2.01	BUILDING SECTIONS		
A2.02	BUILDING SECTIONS		
A3.01	ELEVATIONS		
A3.02	ELEVATIONS		
A3.03	ELEVATIONS		
A3.04	ELEVATIONS		

Parking Schedule			
Levels	Standard	Accessible	Van Accessible
3	44	2	45
4	67	2	69
3	67	2	69
2	67	2	69
1	66	2	68
	313	7	320

BUILDING MATRIX

						Total								Unit Mix			
Level	Residential	Residential	Amenity	Outdoor	Service	Retail	Garage	Garage SF	GRHSF	GSF	Efficiency	Total SF		S	A	B	Total Units
	NRSF	Core & Service									Residential			1	1	2	Beds
MEZZ	2,995			5,230.00					2,995	2,995	100%	8,225		0	0	0	0
Level 06	36,255	5,695	405	615.00					41,950	42,355	87%	42,970		2	23	16	41
Level 05	48,895	7,325					45	17,790	56,220	56,220	87%	74,010		3	33	21	57
Level 04	48,895	7,325					69	22,775	56,220	56,220	87%	78,995		3	33	21	57
Level 03	48,895	7,325					69	22,775	56,220	56,220	87%	78,995		3	33	21	57
Level 02	37,360	6,320	6,900	10,540		1,960	69	22,775	50,580	52,540	88%	85,855		3	27	15	45
Level 01	9,480	2,855	0	0	2,535		68	24,215	14,870	14,870	77%	39,085		1	8	3	12
Totals	232,775	36,845	7,305	16,385	2,535		320	110,330	279,055	281,420		408,135		15	157	97	Units
Percentages							118.96%				87.40%			5.58%	58.36%	36.06%	100.00%

		UNIT MATRIX																				TOTALS
		UNIT S1	UNIT S2	UNIT A1	UNIT A2	UNIT A3	UNIT A4	UNIT A5	UNIT A6	UNIT A7	UNIT A8	UNIT A9	UNIT A10	UNIT A11	UNIT A12	UNIT A13	UNIT A14	UNIT A15	UNIT A16	UNIT A17	UNIT A18	
SF		598	648	668	864	750	825	825	755	951	890	841	998	1331	1083	1374	1200	1028	1368	828	1148	977
LEVEL 6		1	1	1	2	6			1	1	1	1	1	1	1	2	4		2	1	1	41
LEVEL 5		1	2	19		9		1	2	1	1	5				4	4	2		1	1	17
LEVEL 4		1	2	19		9		1	2	1	1	5				4	4	2		1	1	17
LEVEL 3		1	2	19		9		1	2	1	1	5				4	4	2		1	1	17
LEVEL 2		1	2	16		10				1	5	2				5				1	1	16
LEVEL 1		1	4			3					2											10
Totals		1	10	75	2	35	1	5	1	5	1	4	10	1	10	2	12	6	2	3	5	107
Total units by type		15																				15
%		20%	4%	10%	1%	17%	0%	7%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%

NILES BOLTON ASSOCIATES
05.12.2022

COVER SHEET AND MATRIX

PARCEL O
PRINCE GEORGE COUNTY, MD
MNCPPC Application #DSP-21049

G0.01

PERSPECTIVES



PERSPECTIVES



PERSPECTIVES



PERSPECTIVES



ELEVATIONS



ELEVATIONS



BALCONY AND RAILING



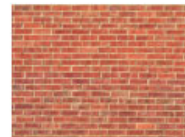
METAL CANOPY



FIBER CEMENT PANEL



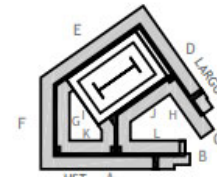
FIBER CEMENT SIDING



MODULAR BRICK



LIGHT TAN BRICK



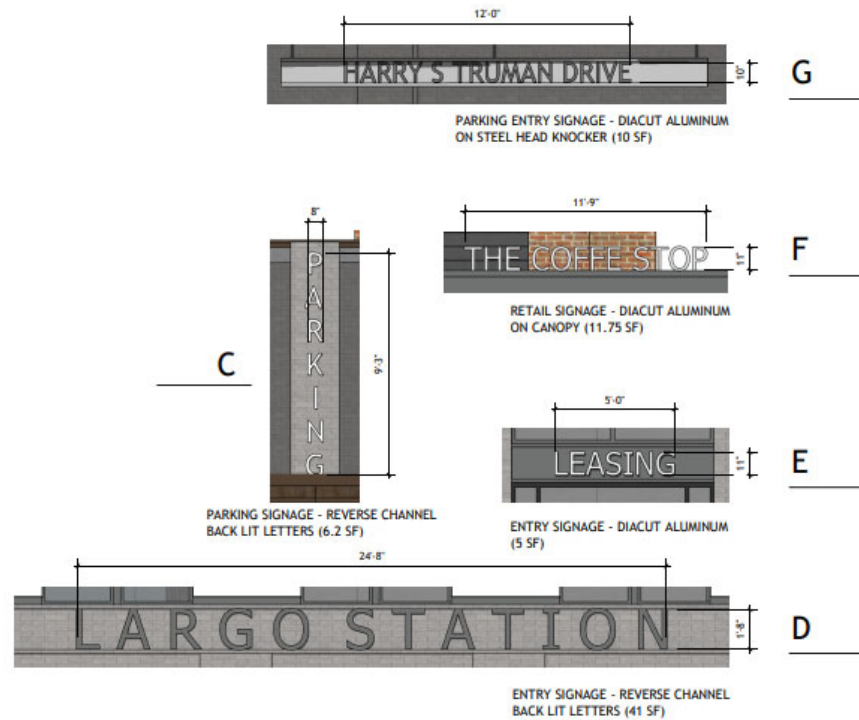
ELEVATIONS



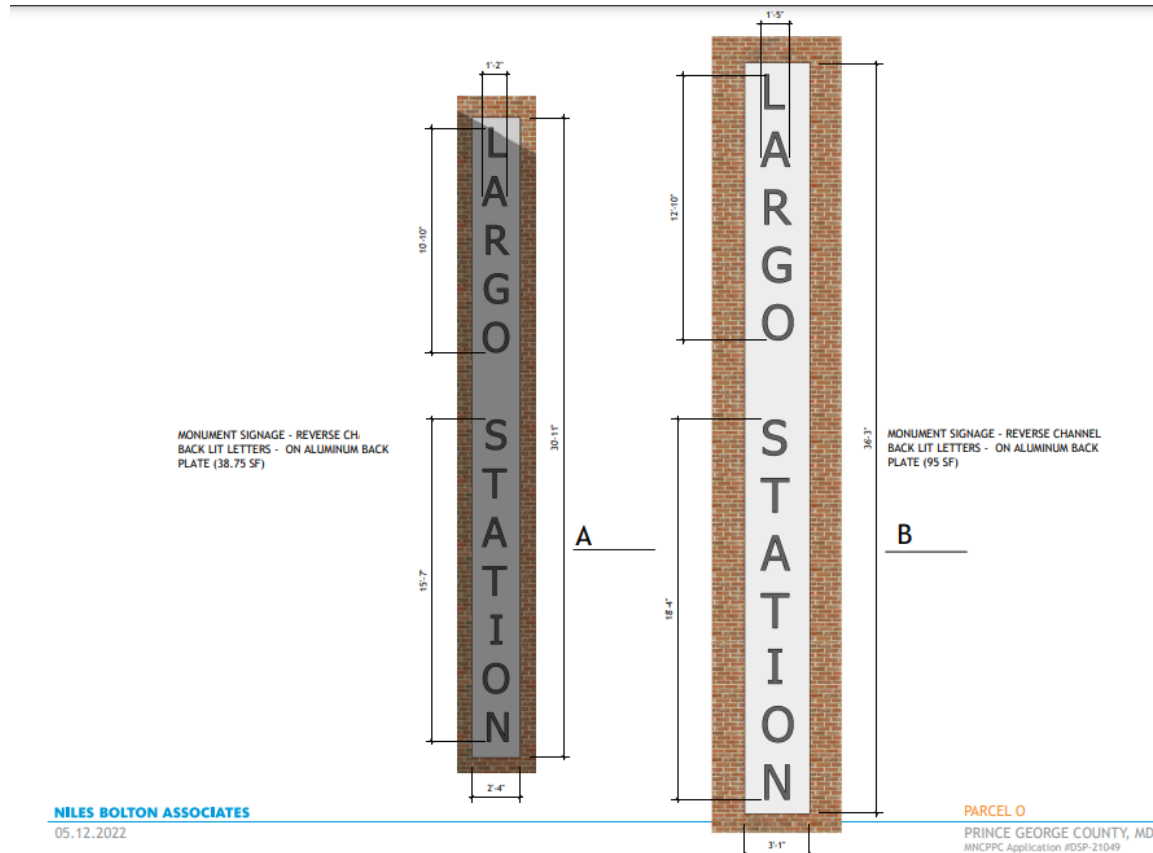
ELEVATIONS



SIGN ELEVATIONS



SIGN ELEVATIONS



STAFF RECOMMENDATION

APPROVAL with 2 conditions

of 2 Alternative Development District Overlay Zone Standards for

- **Street Design Criteria | Complete Streets** (page 143)
- **Architectural Design Criteria | Building Materials and Elements** (page 162)

Major/Minor Issues:

- No

Applicant Community Engagement:

- January 6, 2022 Informational Mailing