

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on November 29, 2018, regarding Detailed Site Plan DSP-14008-03 for The Crescents at Largo Town Center, Parcel 1, the Planning Board finds:

1. **Request:** The subject application is for approval of a detailed site plan (DSP) to allow an "Assisted Living Facility" and "Nursing or Care Home" as permitted uses on the subject property.

2. **Development Data Summary:**

	EXISTING	APPROVED
Zone(s)	M-U-I/D-D-O	M-U-I/D-D-O
Use(s)	Multifamily	Assisted living facility/ Nursing or Care Home
Gross Acreage	3.89	3.89

3. **Location:** The subject property is located in the southeast quadrant of the intersection of Largo Center Drive and Harry S Truman Drive, in Planning Area 73 and Council District 6.
4. **Surroundings and Use:** The original DSP application included 24 parcels, in addition to proposed townhouse Lots 1–7, Block A; Lots 1–26, Block B; Lots 1–30, Block C; and Lots 1–13, Block D, of the Largo Town Center, all of which are platted. The 2013 *Approved Largo Town Center Sector Plan and Sectional Map Amendment* (Largo Town Center Sector Plan and SMA) rezoned the property from the Major Activity Center (M-A-C) Zone to the Mixed Use–Infill (M-U-I) Zone.

The property that is the subject of this amendment is roughly rectangular and is located at the far western end of the original DSP application, surrounded by public rights-of-way, except along the eastern edge where it adjoins the remainder of the Crescents development. North of the property is Largo Center Drive; across Largo Center Drive are the Towns of Lake Largo townhouse development in the M-A-C Zone and Lake Largo Park in the Reserved Open Space (R-O-S) Zone. To the west is Harry S Truman Drive; across this roadway are office and employment uses and vacant land in the M-U-I Zone. To the south is MD 214 (Central Avenue).

5. **Previous Approvals:** In December 2013, the Largo Town Center Sector Plan and SMA rezoned the subject property to the M-U-I Zone and specifically designated it (Parcels 1–4, Block B)

within the Largo Town Center Development District Overlay (D-D-O) Zone.

On October 23, 2014, the Prince George's County Planning Board approved PPS 4-13028, (PGCPB Resolution No. 14-98) with conditions. The PPS has been reconsidered twice to add additional units, variations and variances. On July 14, 2015, the District Council approved Detailed Site Plan DSP-14008, subject to eight conditions (PGCPB Resolution No. 15-35). The DSP was subsequently amended two times at the Planning Director level; a summary of the prior approvals is discussed in Finding 9 of this report.

The site also has an approved Stormwater Management (SWM) Concept Plan, 39406-2005-02, which is valid until March 25, 2018. However, the proposed amendment does not impact stormwater management issues.

6. **Design Features:** The original DSP consisted of two pods of development comprised of a townhouse community and a multifamily community of four separate buildings and a central pool and bath house on approximately 18.01 acres of land in the M-U-I Zone. The subject DSP amendment is limited to adding an assisted living facility and nursing or care home as permitted uses on Parcel 1, which was previously shown with a multifamily residential building. The site improvements as approved in the original DSP are not proposed to change with this application, and any changes to them may require a future DSP amendment.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The original DSP was reviewed for conformance with the requirements of Sections 27-546.17, 27-546.18, 27-546.19, and 27-442, 27-548.23 and the site plan design guidelines of the Prince George's County Zoning Ordinance. The proposed application to amend the table of permitted uses on the subject property will not alter the previous findings regarding conformance with these requirements. Future DSP amendments may require a reanalysis of conformity.
8. **2013 Approved Largo Town Center Sector Plan and Sectional Map Amendment:** The site is within the 2013 *Approved Largo Town Center Sector Plan and Sectional Map Amendment* (Largo Town Center Sector Plan and SMA), which modified the D-D-O Zone established by the 2004 *Approved Sector Plan and Sectional Plan Amendment for Morgan Boulevard and Largo Town Center Metro Areas*. In addition, the sector plan placed the subject property and the entire sector area in the 2002 Prince George's County Approved General Plan's Developed Tier, to ensure consistency between the transit-oriented development-supportive 2002 General Plan visions for the Developed Tier and the Largo Town Center metropolitan center. Detailed Site Plan DSP-14008 was approved by the Planning Board and found to be in conformance with the sector plan, with several amendments to D-D-O standards.

Pursuant to the provisions of Section 27-548.22 of the Zoning Ordinance, uses allowed in the D-D-O Zone shall be the same as those allowed in the underlying zone for the particular property, unless modified by the development district standards approved by the Prince George's County District Council. In this case, the sector plan amends the use table for the M-U-I Zone to prohibit

an assisted living facility on the subject site and identifies a nursing or care home as “P,*” which is permitted *only* upon condition that it meets the standards in Section 27-317(a)(1), (4), (5), and (6), and conforms to the recommendations in the master plan, master plan amendment, or sector plan.

Section 27-548.26(b) of the Zoning Ordinance provides that a property owner may request to change the list of allowed uses, as modified by the development district standards. The request to amend the table of uses shall be considered by the District Council through its consideration of a DSP.

The applicant has requested an amendment to the Table of Uses to permit the assisted living facility and nursing or care home uses. This use change must be approved by the District Council. Section 27-548.26(b)(2) of the Zoning Ordinance provides that, as part of a request to amend the table of uses, the District Council shall find that the proposed development conforms with the purposes and recommendations for the Development District, as stated in the master plan, master plan amendment, or sector plan, meets applicable site plan requirements, and does not otherwise substantially impair the implementation of any comprehensive plan applicable to the subject development proposal.

It is noted that the 2013 Largo Town Center Sector Plan and SMA recommends medium-density, mixed-use residential development with limited retail uses within the southeast quadrant, and envisions a “variety of neighborhoods with a range of housing types” including “mixed-income and workforce housing in a variety of housing types, which range from single-family attached townhomes to higher-density, mid- to high-rise apartment buildings containing units of various sizes.” In elaborating upon this vision, the sector plan observes that such “a range of housing types provides county residents in the Largo Town Center sector plan area the option to “age in place” without fear of involuntary displacement or other loss in their quality of life.” Therefore, it is noted that the proposed amendment to add “Assisted Living Facility” and “Nursing or Care Home” as permitted uses on the subject property furthers the purposes of the Development District and will not substantially impair implementation of the Largo Town Center Sector Plan. The Planning Board recommends that the District Council approve the property owner’s request.

9. **Preliminary Plan of Subdivision 4-13028:** Preliminary Plan of Subdivision (PPS) 4-13028 was approved by the Planning Board on September 11, 2014 and adopted on October 28, 2013 (PGCPB Resolution No. 14-98). A reconsideration was approved by the Planning Board on March 19, 2015 for the addition of eight townhouse lots, for a total of 84 townhouse lots and 350 multifamily units (PGCPB Resolution No. 14-98(A)), with 25 conditions. Several variances and variations were also approved. Another reconsideration request limited to the addition of two multifamily dwelling units was also approved by the Planning Board on April 2, 2015 and included a total of 352 multifamily dwelling units and 84 townhouse lots on 24 parcels. The current DSP amendment for the addition of permitted uses, with no changes in site improvements, only influences conformance to one PPS condition of approval as follows:

12. **Total development on this property shall be limited to uses which generate no more than 241 AM and 279 PM peak hour trips. Any development [sic] generating an impact greater than that identified herein above shall require a new determination of the adequacy of transportation facilities.**

The Planning Board reviewed an analysis of the proposed assisted living facility which showed that it fits within this prescribed trip cap.

10. **Detailed Site Plan DSP-14008:** Detailed Site Plan DSP-14008 was approved at the Planning Board on April 16, 2015, for 84 townhouse units, 352 multifamily units, with amendments to the D-D-O standards. This approval was affirmed by the Prince George's County District Council on July 14, 2015. The relevant conditions of DSP-14008 have been met. Detailed Site Plan DSP-14008 has been revised two times since the original approval. Detailed Site Plan DSP-14008-01 was approved by the Planning Director on August 2, 2017, for the purpose of approving a pool house on Parcel B. Detailed Site Plan DSP-14008-02 was approved by the Planning Director on April 19, 2017, for the purpose of the addition of an interior townhouse model the 'Clarendon.' It is noted that many of the conditions of approval are no longer outstanding, as they were complied with through the certification, permit, and construction processes, which has already commenced.
11. **2010 Prince George's County Landscape Manual:** Section 27-548.23(d), Development District Standards, of the Zoning Ordinance specifies that landscaping, screening, and buffering of development for applications within the development district are subject to the 2010 *Prince George's County Landscape Manual* (Landscape Manual) standards. Conformance was found with the applicable landscape standards with the approval of DSP-14008. The landscape plan is not being revised with this application and the addition of permitted uses does not alter the previous findings of conformance.
12. **Prince George's County Tree Canopy Coverage Ordinance:** The property is subject to the requirements of Subtitle 25, Division 3, Tree Canopy Coverage (TCC) Ordinance. Conformance with the requirements of the ordinance, as found in the original DSP approval, are not being changed with the addition of new permitted uses on the subject property.
13. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This property is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square feet in size and it contains more than 10,000 square feet of existing woodland. A Type 2 Tree Conservation Plan (TCP2-003-15) was approved with the original DSP application, and the TCP2 tree conservation plan is not being revised with this application. The requested amendment to add permitted uses on the subject site does not change the findings of conformance made with DSP-14008 in relation to the TCP2.

14. **Further Planning Board Findings and Comments from Other Entities:** The subject application was referred to the appropriate agencies and divisions. The referral comments are summarized as follows:
- a. **Historic Preservation**—The Planning Board adopted, herein by reference, a memorandum dated September 13, 2018 (Stabler to Bishop), and noted that the subject application will have no impact on any Prince George’s County historic sites or resources. There are no known archeological resources that will be affected by the application. A Phase I archeology work plan for a portion of the site was approved on July 17, 2014, and work commenced on the site on July 18, 2014. After a thorough search of the site for grave shafts or archeological resources, none were identified, and it was determined that no additional archeological investigations are necessary on The Crescents at Largo Town Center property.
 - b. **Community Planning**—The Planning Board adopted, herein by reference, a memorandum dated October 16, 2018 (Exantus to Bishop), which offered an in-depth discussion of the DSP’s conformance with the 2013 Largo Town Center Sector Plan and SMA, which is incorporated into Finding 8 above.
 - c. **Transportation Planning**—The Planning Board adopted, herein by reference, a memorandum dated October 15, 2018 (Thompson to Bishop), and noted that the underlying Preliminary Plan of Subdivision (PPS) 4-13028 established a trip cap of 241 AM and 277 PM peak-hour vehicle trips. The estimated trip cap generation for the proposed change of use in this application is within the originally approved trip cap.
 - d. **Subdivision**—The Planning Board adopted, herein by reference, a memorandum dated October 12, 2018 (Turnquest to Bishop), which provided an analysis of the DSP for conformance with the approved PPS and noted that the DSP is in substantial conformance with the preliminary plan and record plat; therefore, no subdivision issues were raised with this application.
 - e. **Permits**—The Planning Board adopted, herein by reference, a memorandum dated October 11, 2018 (Chaney to Bishop), and noted that the permit-related issues have been addressed through revisions to the plans.
 - f. **Trails**—The Planning Board adopted, herein by reference, a memorandum dated October 16, 2018 (Shaffer to Bishop), and noted that the site was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and/or the appropriate area master/sector plan in order to implement planned trails, bikeways, and pedestrian improvements. It was noted that the prior conditions of approval for the subject application have been substantially addressed or completed during the construction and permitting phases of this project. Therefore, due to the limited scope of this application, the Planning Board noted that no additional conditions of approval were required at this time.

- g. **Environmental Planning**—The Planning Board adopted, herein by reference, an email dated September 26, 2018 (Reiser to Bishop), and noted that there are no exterior revisions shown on the site plan and therefore, no revisions are needed to the stormwater management or environmental approvals at this time.
 - h. **Prince George's County Fire/EMS Department**—The Prince George's County Fire/EMS Department did not offer any comments.
 - i. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—DPIE provided comments in the Stormwater Management (SWM) Concept approval (39408-20005-02) related to the development of this site and incorporated herein by reference. The approved SWM concept plan is not proposed to change with this application and ensures that the development of this site will not result in any on-site or downstream flooding. Additional comments related to permits and stormwater management will be addressed through DPIE's separate permitting process.
 - j. **Prince George's County Health Department**—The Prince George's County Health Department did not offer any comments.
15. Based on the foregoing and as required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
16. Section 27-285(b)(4) of the Zoning Ordinance provides the following required finding for approval of a DSP:
- (4) The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

The site contains regulated environmental features that have been preserved and/or restored in a natural state to the fullest extent possible, as found with previous approvals.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and:

- A. Recommends APPROVAL of a change to the list of permitted uses of the 2013 *Approved Largo Town Center Sector Plan and Sectional Map Amendment* to allow an assisted living facility and a nursing or care home on the subject property, Parcel 1.
- B. APPROVED Detailed Site Plan DSP-14008-03, Crescents at Largo Town Center, Parcel 1, with the requirement to clearly note the subject request on the DSP prior to certification.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

* * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Doerner, with Commissioners Washington, Doerner, Bailey, and Hewlett voting in favor of the motion, and with Commissioner Geraldo temporarily absent at its regular meeting held on Thursday, November 29, 2018, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 10th day of January 2019.

Elizabeth M. Hewlett
Chairman

By Jessica Jones
Planning Board Administrator

EMH:JJ:NAB:gh