

RESOLUTION

WHEREAS, the Prince George's County Planning Board is charged with approval of Specific Design Plans pursuant to Part 8, Division 4 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on March 9, 2000, regarding Specific Design Plan SDP-8954/13 for Largo Town Center, Friendly's, the Planning Board finds:

1. The Specific Design Plan is in conformance with all applicable conditions of the approved Basic Plan, A-9280/81. Condition 13 requires that:

All Specific Design Plans for Parcel A shall be approved by the District Council.

2. The Specific Design Plan is in conformance with the applicable design standards and other requirements of the approved Comprehensive Design Plan, CDP-8804.
3. This project is also subject to Sections 4.3, Parking Lot Requirements, and 4.4, Screening Requirements, of the *Landscape Manual*. The plan fulfills Section 4.3a, Landscape Strip requirements. The plan is also subject to Section 4.4, Screening Requirements, because of the loading area and dumpster facility visible from a public road. Screening of the loading area and dumpster is adequate.

The Site Development Data for the Friendly's restaurant is as follows:

Zone	M-A-C
Gross Site Area	29.9 acres
Area of Parcel 3	1.74 acres
Bank, 3a	32,866 sq. ft.
Friendly's, 3b	43,059 sq. ft.
Use	Integrated Shopping Center (Retail)
Square Footage Permitted	284,000 sq. ft. plus 20,000 sq. ft. outdoor sales and display area plus 3,000 sq. ft. for common area is not included towards square footage permitted

Site Uses:

A-1 -	Retail mall with anchor stores	262,110 sq. ft. (GFA)
-	Less elec/mech/manag	<u>-2,875 sq. ft. (GFA)</u>
	Total (GFA)	259,235 sq. ft. (GFA)

A-3a -	Chevy Chase FSB	2,880 sq. ft.(GFA)
A-3b -	Friendly*	3,793 sq. ft.(GFA)
A-4 -	McDonald's restaurant	4,720 sq. ft.(GFA)
A-5 -	Mobile gas station	936 sq. ft. (GFA)
A-7 -	Taco Bell restaurant	1,989 sq. ft. (GFA)

Total 278,137 sq. ft.(GFA)

Parking Required: 1 sp/250 sq. ft. Gross Leasable Area (GLA)

A-1	259,235 GFA	
	<u>+20,000</u> Garden Center	
	279,235 GLA	1,117 spaces
A-3a		12 spaces
A-3b	16 spaces	
A-4		19 spaces
A-5		4 spaces
A-6		13 spaces
A-7		8 spaces
A-8		<u>19 spaces</u>
Total Parking Spaces Required:		1,208 spaces

Parking Provided: 1 sp/250 sq. ft. Gross Leasable Area (GLA)

A-1		1,128 spaces
A-3a		23 spaces
A-3b		52 spaces
A-4		55 spaces
A-5		5 spaces
A-6		14 spaces
A-7		29 spaces
A-8		<u>67 spaces</u>
Total Parking Spaces Provided:		1,373 spaces

Loading Required (overall):	6 spaces
Loading Provided:	9 spaces

Loading Required (lease area):	None (less than 10,000 sq. ft. of GLA)
Net Lot Green Required:	20 percent (9,585 sq. ft.)
Net Lot Green Provided:	41 percent (19,852 sq. ft.)
Parking Lot Area:	25,147 sq. ft.
Internal Green Required:	10 percent (2,515 sq .ft.)
Internal Green Provided:	10.2 percent (2,569 sq. ft.)

4. The Specific Design Plan conforms to the approved Preliminary Plat of Subdivision, 4-88195, PGCPB No.88-558. Portions of Parcel 3 are leased to Chevy Chase Bank and Friendly's Restaurant. A lease line delineates Parcel 3 and the plan should be revised to indicate that the bank site is 3a and the Friendly's site is 3b.
5. The Specific Design Plan revision (SDP-8954/13) is in compliance with the conditions of the approved Specific Design Plan (SDP-8954) for the Shopping Center that have to do with the design of the pad site, including driveway entrance locations, architectural design, screening of service areas and landscaping.
6. The subject application includes the review of architecture. The main facade building material is dryvit, which resembles stucco. A standing seam metal roof is proposed as well as shutters, wide trim around doorways and windows, awnings and flower boxes. Lighting fixtures are part of this application and they are of the gooseneck wall-mounted variety.
7. The Specific Design Plan is in conformance with the Woodland Conservation and Tree Preservation Ordinance. The Natural Resources Division has determined that the site is exempt from the requirements because the site contains no woodlands.
8. The Transportation Planning Section has indicated that the development of this site must be in accordance with CDP-8804 and Preliminary Plat of Subdivision 4-88195. Both cases contain a number of transportation-related conditions. All requirements for physical modifications to the roadway system have been met. The condition requiring a financial contribution toward modifications to MD 212 has already been made for the subject parcel.

The access and circulation plan for this site is acceptable.

The finding for a Specific Design Plan requires that the site be served adequately within a reasonable period of time by transportation facilities which are existing, programmed or which will be provided as part of the development. While the transportation adequacy findings for the subject property are quite old, nothing has occurred which would invalidate them. Therefore, the transportation staff finds that the submitted plans are in conformance

with past approved plans. The subject property was the subject of a finding of adequate facilities made in 1988. Insofar as the basis for that finding is still valid, the transportation staff finds that the subject property will be adequately served within a reasonable period of time with transportation facilities which are existing, programmed, or which will be provided as a part of the development if the development is approved.

9. Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties. The site has an approved Stormwater Management Concept Plan (CSD# 908000-110).
10. Signage for the Friendly's restaurant is in accordance with the requirements for signage design for the Shopping Center as specified in the approved Specific Design Plan SDP-8954/06.

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 APPROVED the Specific Design Plan, SDP-8954/13 for the above-described land, subject to the following conditions:

1. Prior to signature approval the plans shall be revised/or information provided for the following:

The overall plan shall be revised to indicate that the bank site is Parcel 3a and the Friendly's restaurant site is Parcel 3b.

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 adoption of this Resolution.

* * * * *

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 Boone, seconded by Commissioner Brown, with Commissioners Boone, Brown, McNeill and Hewlett voting in favor of the motion, at its regular meeting held on Thursday, March 9, 2000, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 30th day of March 2000.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

TMJ:FJG:EW:meg